

19287 EAST RANCH ROAD 337
VANDERPOOL, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

THE FALLS AT MILL CREEK



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

38.5± ACRES

BANDERA COUNTY



ACREAGE. 38.5± Acres

LAND TYPE. Texas Hill Country
Live Water
Livestock & Wildlife
Hunting & Recreation
Full-Time, Weekend, Seasonal, Vacation Rental

TAX EXEMPTION. 1-d-1 Agriculture Use Tax Exemption
According to the Bandera County Appraisal District, estimated annual taxes for 2025 are approximately \$4,883.33

LOCATION. A sweet spot, a honey hole—the place to be.

This location has it all. Clean land, incredible views, a quality built custom home and direct access to one of the strongest flowing creeks in the area right in your own back yard.

Prime location just East of Vanderpool, situated in a highly desirable area that rarely becomes available. Just a touch over a mile east on FM 337, and only a 2-minute drive from the local post office. Quick access to everyday essentials such as fuel and conveniences 5± minutes away. For more extensive amenities such as groceries, eateries or even a swing at your next golf game, Utopia is an easy 15± minute drive. It's the ideal mix of quiet country feel with close-to-town perks!

ACCESS. Getting to the property is effortless and convenient with direct frontage on paved FM 337, making it easy to come and go any day of the week. There's a gated entrance for added privacy and security, and once you're in, a well-maintained all-weather driveway leads you right to the heart of the property.

LAND. This is the kind of place that **CHECKS EVERY BOX!**

Prime location, live water, beautiful hill country views and top-quality custom built improvements.



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CREEK BOTTOM. This property boasts ownership on both sides of the creek. With no neighbors across the water, your privacy is fully protected, creating a rare sense of exclusivity. Just a short walk downhill from the home, the creek winds through the landscape, its banks towered with Cypress and Sycamore, shaded with lush canopies of greenery creating the most inviting ambiance and atmosphere. An ideal connection to the outdoors, a go-to place to relax and unwind. Whether you're hosting a weekend BBQ with friends and family or simply enjoying a quiet moment alone, the creek bottom delivers an unforgettable outdoor experience.

PASTURE LAND. Land that offers both beauty and functionality. The pastures are mostly level with a gentle roll, dotted with classic Texas live oaks and other native plants that not only look great but provide natural food and cover. The land slopes gradually down to the creek, adding charm and a reliable water source. There's plenty of open grazing pasture mixed with shady motte areas, perfect for running a few head of cattle or just enjoying the quiet, wide-open space.

WATER.

BOTH SIDES OF MILL CREEK. This property delivers with one of the most serene spots in the region and one of the strongest flowing creeks in the area—Mill Creek. It's got a beautiful little natural waterfall that creates welcoming sounds of flowing water that feeds into clear wading pools that are perfect for cooling off on warm days. Along its course are also deeper swimming holes and fishing spots adding to the fun and adventure. The creek runs through **BOTH** sides of the property, so you won't have anyone accessing the creek directly across from you. From the home site above, you have great open views of the panoramic creek below, making it not just a prime feature of the land, but a centerpiece of the lifestyle awaiting.

WATER STORAGE TANK. The water storage tank provides an added peace of mind with a reliable backup water supply. Practical and valuable.

WILDLIFE.

The property is regularly visited by a variety of native wildlife including whitetail deer, turkey, quail, dove and the occasional rooting hog. Kick back by the creek, listen to the frogs at night and watch the fish drift through the water, or drop a line and see what bites...perch, bass or catfish.



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VEGETATION. The property features a diverse and vibrant mix of native vegetation. Scattered live oak mottes provide shade and structure across the landscape, while open pastures are covered in thriving native grasses that support native wildlife. Persimmon and a few cedars add to the natural variety. The creek is lined with towering bald cypress and a few sycamores that burst into vibrant colors during the fall. Along the water's edge, aquatic plants and grasses, including ferns, contribute to the lush, thriving ambiance of the surrounding environment.

POWER. Power is on the property and services the improvements.

IMPROVEMENTS.

TWO-STORY CUSTOM BUILT HOME (BUILT BY BOWNDS CUSTOM HOMES) -

Classic rural Texas Hill Country home with rustic character and modern comfort. Mature oak trees and rolling hills frame the home and property adding to the natural beauty of the setting. The overall first impression is one of a very well-maintained, welcoming home in a serene environment. Brandon Bownds, broker of Bownds Ranches, had the honor of building this home about 18 years ago. The beautifully crafted stone farmhouse perfectly balances rustic authenticity with refined rural living and the construction quality is a testament to craftsmanship and sustainability.

NATURAL STONE EXTERIOR - The hand-hewn stonework gives the home a timeless, sturdy look and blends beautifully with the surrounding landscape.

METAL ROOF - The 24 gauge metal galvalume roof is a practical choice that offers durability and energy efficiency while adding a modern farmhouse touch.

WOOD ACCENTS - Dark trim and posts add a visual contrast and warmth that also emphasize quality craftsmanship and materials.

WARM LIGHTING - Soft amber-toned lighting creates a welcoming glow that highlights the stone texture and give the home an inviting evening presence.

COVERED PORCHES - Both the front porch and back porch are ideal for relaxing and taking in the views of the surrounding hills and creek.



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4 BEDROOM - 4 BATHROOM OPEN LIVING INTERIOR

THE GREAT ROOM - The great room is the heart of the home—a cozy, rustic living space with a warm and inviting atmosphere. The focal point is the tall, stone, wood-burning fireplace that extends up to the high ceiling, the second-level windows that bring in natural light and the distressed architectural beams that give the room a grand feel. A naturally finished wood mantel above the fireplace is the perfect place to hold decorative items and add your own character to the space. Its spacious, open design, easily accommodates generous seating arrangements and invites guests to enjoy the breathtaking views framed by large picture windows. The combination of wood, stone, and warm earth tones gives the room a classic Texas Hill Country or rustic lodge vibe.

OPEN KITCHEN - Stunning kitchen with modern functionality. Rich hickory cabinets, some with bubble glass doors that add a touch of flair to the room. Stainless steel appliances and stone accents pair beautifully with the tile backsplash and sleek granite countertops. The large island provides ample prep space and seating for four, perfect for casual dining or entertaining. Warm tones throughout—from the polished concrete floors to the wood trim and doors—create a cozy, durable, inviting atmosphere and ties the whole room together. Expansive windows and glass doors bring in natural light and offer scenic views of the surrounding landscape. This kitchen is ideal for anyone who enjoys cooking, gathering, and appreciating fine craftsmanship.

THE LOFT - The loft is a super versatile space with sleek powder-coated handrails and a great view overlooking the kitchen and great room below. Exposed beams that extend from the great room give the area an extra pop of character and ties the style together with the rest of the home. Whether you want a spot for watching TV, gaming, setting up a home office, or even a little gym, the loft's a great place to setup.

THE UTILITY - A handy utility room built with practicality in mind. Durable concrete floors and sturdy finishes that can handle the wear and tear of everyday life. A deep utility sink makes cleanup easy after outdoor projects or adventures, and the back door provides direct access to the yard for quick transitions from outside to in. With plenty of storage space for tools, cleaning supplies, and gear, this room keeps everything organized and out of sight while maintaining a solid, low-maintenance feel.



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FOUR BEDROOMS, FOUR BATHROOMS. The bedrooms feature rich finishes and great views that make it easy to unwind. Spacious and functional layouts with quality construction throughout. The bedrooms are well-proportioned, each positioned to maximize privacy and natural light. The primary suite features a generous footprint, private bath, and large windows framing the surrounding landscape. Secondary bedrooms are equally comfortable and versatile, ideal for family, guests, or office use. The bathrooms are finished with durable materials, including custom tile work, granite countertops, and walk-in showers, combining everyday practicality with refined craftsmanship. Solid wood doors, trim details, and energy-efficient windows further highlight the home's enduring build quality. Designed for both comfort and longevity, this residence blends modern construction standards with timeless Hill Country appeal.

FIRE PIT & FLATWORK. The open stone patio and fire pit area are built for laid-back evenings under the stars. The flatwork stretches from the back porch down to the creek and features natural stone laid in a timeless pattern, blending rustic charm with lasting craftsmanship. At its center, the square fire pit is detailed with decorative vent blocks and creates an inviting focal point for gathering.

OUTBUILDINGS. The pumphouse has a classic weathered finish. Next to it is a black poly tank perfect for supplementing additional water supply. The setup blends into the natural surroundings and serves great purpose.

FARM & RANCH FENCING. The perimeter of the property is fenced with farm and ranch field fencing providing a clear boundary.

SUMMARY. This rare find offers the best of both worlds—luxury and natural beauty in one incredible location. With stunning views, peaceful surroundings, and private live water access to BOTH sides of one of the strongest creeks in the area, it's the perfect spot to relax and enjoy a high-end lifestyle. Properties like this don't come up often, making it a special opportunity for anyone looking for a private, refined retreat with great investment potential.

NEW LISTING

PRICE

\$2,450,000

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