

BOWNDS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial – Residential

“Selling the Texas Hill Country For Three Generations”

ARCADIA RANCH

PROPERTY: 505+/- acres located just north of Vanderpool, Texas near the beautiful Lost Maples State Park.

LOCATION: Approximately 2 miles north of Vanderpool, Bandera County, Texas.

DESCRIPTION: Beautiful Texas Hill Country property perfectly situated within a picturesque secluded and private location. Accessed by a slightly rugged country road, this ranch offers an abundance of wildlife, both native and exotic, spectacular distant views, an abundance of improvements, activities and much more! There is a ranch home strategically located within the box canyon overlooking the spring-fed lake and shaded by the surrounding hills. Just some of the many features of this ranch include:

Spring-Fed Lake	Abundance of Native and Exotic Wildlife
Deep Box Canyons	-Elk -Black Buck -Turkey
Panoramic Distant Views	-Fallow -Aoudad -Whitetail
Electric Gate Entrances	-Wild Boar -Oryx -Axis
Game Fencing	
Road System	Beautiful Entrance to Ranch
Metal Barn	Lighted Shooting Range
Equipment Shed	4 bed - 3 bath Ranch Home

COMMENTS: Great potential for many recreational activities such as hunting, hiking, relaxing and much more! With its great location in the beautiful secluded and private box canyon, a combination of eye-catching views, bottomland, hills, improvements and recreational activities, you are sure to enjoy everything this hill country ranch has to offer.

PRICE: \$2,400,000.00

TERMS: Cash to Seller

BROKER: Brandon Bownds
830-966-6111

‘Let us show you.. The Texas Hill Country’

Phone: (830) 966-6111
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