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"Selling the Texas Hill Country for Three Generations"

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Ranches, Recreational Properties, Commercial

THE VIEW AT VANDERPOOL

PROPERTY: 143+/- acres

LOCATION: Approximately 14 miles north of Utopia, Bandera County, near Vanderpool.

TERRAIN: The 143+/- acre ranch has a combination of terrain ranging from good bottom land, two box canyons and mountains reaching up to 2,200 feet in elevation. Lying in a part of the bottom land is an orchard consisting of mostly pecan trees.

IMPROVEMENTS: A three bedroom two bath home with one screened in porch and two additional porches overlook this scenic 143+/- acre ranch. There is also a two bedroom and one bath guest house and a barn on the property.

TREES: Blue Oaks, Live Oaks, Spanish Oak, Post Oaks, Cherry, Madrone, Cedar and other trees native to the Texas Hill Country.

WATER: This live water paradise features frontage on the Sabinal River and both sides of Marler Creek. Other water features include two ponds, several springs, one earthen dam, several water wells, and water rights.

GAME: Whitetail deer, free ranging exotics, Aoudad Sheep, Turkey, Hogs and other native game.

TAXES: Exemption in place

COMMENTS: If you're looking for a scenic live water retreat this is it. With river frontage, both sides of a strong creek, springs, and ponds you are sure to enjoy everything this Texas Hill Country ranch has to offer.

TERMS: Cash to seller

AGENT: Brandon Bownds, (830) 966-6111

*Above information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction, or withdrawal without notice.

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