



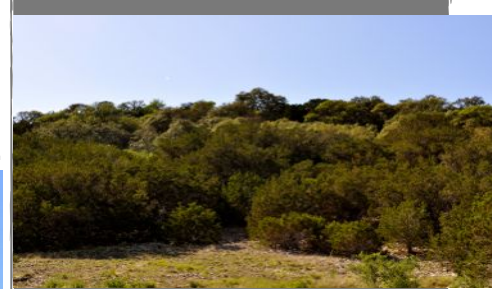
**BOWNDS**<sup>TM</sup>  
REAL ESTATE BROKERAGE

REALTORS<sup>®</sup>

*'Let us show you... Texas'*

# Indian Post Ranch

60.61± Acres Vanderpool • Bandera County \$436,392

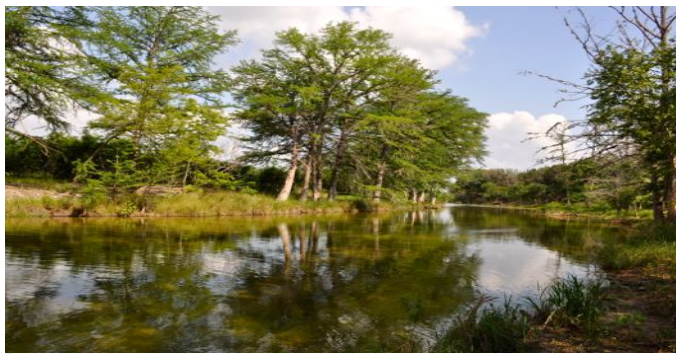


EXCELLENT FOR  
RECREATION OR  
FULL TIME LIVING

INTEREST IN 2.59±  
ACRES ON BOTH  
SIDES OF THE  
SABINAL RIVER

GREAT BUILDING  
SITES

INDIAN MOUND



**BRANDON BOWNDS**  
BROKER

1223 Main Street  
P.O. Box 617  
Utopia, Texas 78884

**(830)966-6111**

Fax (830)966-6107

EMAIL

[INFO@BOWNDSREALTORS.COM](mailto:INFO@BOWNDSREALTORS.COM)

**WWW.BOWNDSREALTORS.COM**

Information is believed reliable, but is not guaranteed by Realtor<sup>®</sup>. Property is subject to prior sale, correction or withdrawal without notice.

**ACREAGE**

60.61± Acres with Interest in BOTH sides of the Strong Flowing Sabinal River.

**LOCATION**

Vanderpool, Texas • Bandera County

**ACCESS**

FM 187 Frontage

**WATER**

½ Interest in 2.59± Acres on the BOTH sides of the strong flowing Sabinal River.

**TOPOGRAPHY**

Level to gently rolling pastoral fields with fertile soil. Gradual incline to the steep, rugged green hilltops.

**VEGETATION**

Lush Greenery. Flourishing Native Grasses covered with the Spring's vibrant array of wildflowers. Heavily wooded with an abundant variety of Beautiful Towering Hardwoods and prolific plant community, including but not limited to: Live Oak, Spanish Oak, Blue Oak, and many more. Cypress and Sycamore studded River banks.

**WILDLIFE**

Including but not limited to Whitetail, Axis, Turkey, Hogs, Ringtail, Raccoon, Cottontail, Jack Rabbit, Variety of Birds, Squirrel, Dove, Roadrunners, Red Birds, Blue Birds, Crane, Bass, Perch, Catfish.

**SURROUNDINGS**

Surrounded by large ranches. Additional adjoining acreage available.

**HIGHLIGHTS**

Prime Hill Country Land with Panoramic Views overlooking the Sabinal Canyon.

Interest in BOTH sides of the Impressively Strong Flowing Crystal Clear Sabinal River on 2.59± Acres with Quality Pipe Gated Entrance

Many Excellent Building Sites with Picture Perfect Views

Indian Mound

State Highway Frontage

Beautiful variety of Hardwoods

Private

WWW.BOWNDSREALTORS.COM



**BRANDON BOWNDS**  
**BROKER**

1223 Main Street  
P.O. Box 617  
Utopia, Texas 78884

**(830)966-6111**

Fax (830)966-6107

EMAIL

[INFO@BOWNDSREALTORS.COM](mailto:INFO@BOWNDSREALTORS.COM)

## DESCRIPTION

Whether it's standing under the shades of the towering Cypress or exploring the trails through the hills, you can have it all! Build your Dream House! Hike the established trails or go off road and create your own. Pitch a tent for a nightly campout. Climb to the top of the Hills and see the sights. Amazing views across the Sabinal Canyon. A great place to Hunt or just check out the abundant variety of free roaming wildlife.

Private Park-like setting along the River bank serves as a Prime Picnic Spot and great hang out. Beat the Summer Heat, Go Swimming! Start out with a good ole fashioned cannonball, accidental belly flop or relaxing on the inner tube, this is definitely a place to make a splash! Cast your rod and reel in the catch of the day. Enjoy the sounds of rushing water, laughter of friends and family, peace and quiet.

## PRICE

\$436,392

## TERMS

Cash to Seller, Third Party Finance

## CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

WWW.BOWNDSREALTORS.COM



BRANDON BOWNDS

BROKER

1223 Main Street

P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

[INFO@BOWNDSREALTORS.COM](mailto:INFO@BOWNDSREALTORS.COM)