



BOWNDSTM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

Vista Verde Ranch

63± Acres Vanderpool • Bandera County \$434,700



IDEAL RECREATION
OR FULL-TIME
DESTINATION

BEAUTIFUL
HARDWOODS

SUPERB ELEVATED
BUILDING SITES

PHENOMENAL
VIEWS

SWIM, HUNT, FISH



BRANDON BOWNDS
BROKER

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Information is believed reliable, but is not guaranteed by Realtor[®]. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

63± Prime and Serene Recreational Acres

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Entrance off FM 187

WATER

1/6 Ownership in OVER 2 Acres on BOTH sides of some of the best recreational live water on the Crystal Clear Sabinal River. Wet Weather Draw. Ideal Tank Site.

TOPOGRAPHY

Gently rolling bottomland with fertile soil, well established native grasses. Gradual incline to steep and rugged elevations nearing 2,000 feet! Ideal building sites with boundless panoramic views across the Texas Hills. A gentle declining slope down to the level riverbanks and solid rock bottom Sabinal River.

VEGETATION

Heavily wooded with Massive Hardwoods, some to include Live Oak, Spanish Oak, Blue Oak and scattered Cedar. Towering Bald Cypress and Sycamore line the river banks casting a blanket of most welcome shade. Between the beautiful display of mature hardwoods and bright shades during fall foliage, spring wildflowers blooming in the lush green native grasses and prolific plant community and the clear limestone-bottomed Sabinal River, Vista Verde Ranch showcases the pure natural beauty of the Hill Country.

WILDLIFE

Free Roaming wild game to include: Whitetail, Axis, Turkey and Feral Hog. A variety of other creatures associated with the Texas Hill Country inclusive of Rabbit, Raccoon, Ringtail, Fox, Lizards of all sorts and an array of Birds find this ranch to be a prime and diverse habitat. Bass, Perch and Catfish can be seen swimming through the Crystal Clear River with the presence of frog and toad calls in the background.

SURROUNDINGS

Vista Verde Ranch is perfectly set amidst large neighboring ranches. Serene Ambience. Extensive 360° views.

IMPROVEMENTS

Topnotch Quality entrance down to the Sabinal River

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HIGHLIGHTS

Prime Unimproved Hill Country Land

1/8 Ownership in 2.5+ acres including BOTH sides of strong flowing Sabinal River with Quality Pipe Gate Entrance

FM 187 Access

Ideal Elevated Building Sites

Impressive Views

Mature Shade Casting Hardwoods

Awesome Landscape Boulders

DESCRIPTION

Build the perfect Full-Time, Retirement or Recreational Home. Think... Wood-burning Fireplaces, Expansive Windows and Private Patios. Relieve your stresses. Escape the crowds. Vista Verde Ranch offers an abundance of natural excitement to explore.

Grab the Swimsuits and Lawn Chairs. Take a load off by the river and enjoy the sounds of prime running Live Water and laughter of Family and Friends.

Set up the Telescope and gaze at the stars and planets with clarity. Break out the binoculars and watch the wildlife roaming nearby.

Exceptional elevated building sites featuring breathtaking views and beautiful sunsets. Full-Time, Retirement or Recreational building potential.

Bring the ATVs and UTVs. Explore through the established trails or go off road and create your own. Climb to the top of the Hills and see the beauty of the Texas Hill Country. Amazing views across the Sabinal Canyon.

Set up blinds, fill your feeders and load up the gun collection. Great for Hunting, Skeet shooting or Target practice.

PRICE

\$434,700

TERMS

Cash to Seller, Third Party Finance

CONTACT

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