



# BOWND'S™

REAL ESTATE BROKERAGE

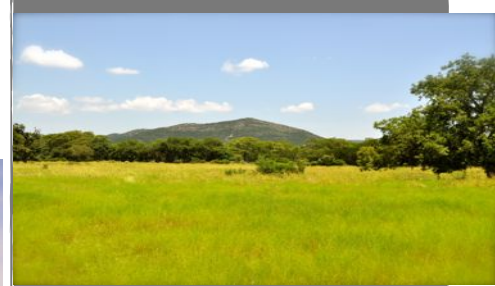
REALTORS®

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



## The Terrace

44.26± Acres Vanderpool • Bandera County \$331,950



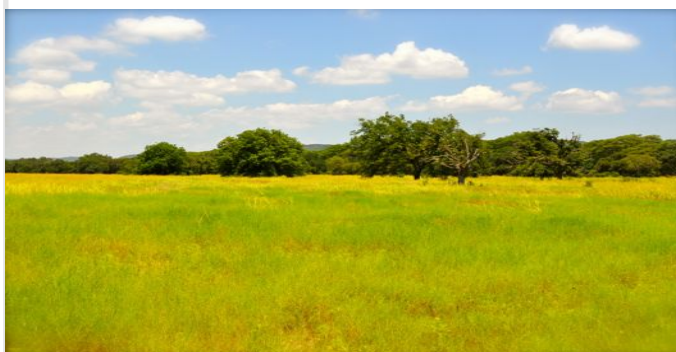
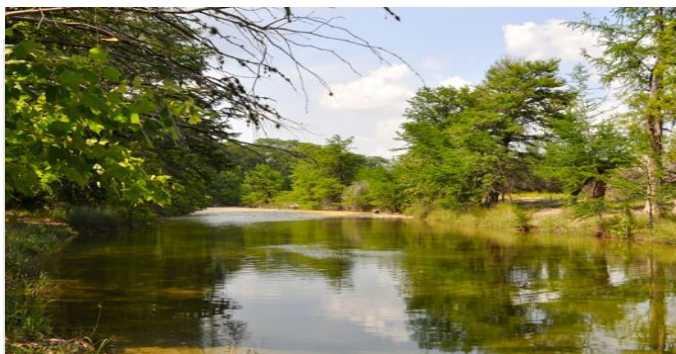
SPECTACULAR  
VIEWS

BEAUTIFUL  
HARDWOODS

ESTABLISHED  
TRAILS

QUIET LIVING

EXCELLENT  
BUILDING SITE



**BRANDON BOWND'S**  
**BROKER**

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

**(830)966-6111**

Fax (830)966-6107

EMAIL

[INFO@BOWND'SREALTORS.COM](mailto:INFO@BOWND'SREALTORS.COM)

**WWW.BOWND'SREALTORS.COM**

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

## ACREAGE

44.26± Acres with Interest in Private 2.5± acres on BOTH sides of the Strong Flowing Sabinal River.

## LOCATION

Vanderpool, Texas • Bandera County

## ACCESS

Entrance off Foster Ranch Road

## TOPOGRAPHY

Level to gently rolling pastoral fields with fertile soil and flourishing native grasses. Gradual incline, nice elevations, flat shelving perfect for building. Heavily wooded with massive Oaks and an abundant variety of other trees native to the Hill Country creating the privacy for excellent building site overlooking panoramic views.

## VEGETATION

Some vegetation include Live Oak and Spanish Oak, with Sycamore and towering Cypress lining the shady river banks.

## WILDLIFE

Including but not limited to Whitetail, Axis, Turkey, Bass, Perch, Catfish.

## SURROUNDINGS

Serene Ambience. Boundless panoramic views across the Texas Hills. Larger ranches border the property.

## HIGHLIGHTS

Prime Unimproved Hill Country with Panoramic Views

Interest in 2.59± Acres on BOTH sides of the Cypress Lined Sabinal River, Gated Entrance, Deep Holes, Shallow Pockets, Strong Flowing

County Road Access

Excellent Building Site

Large Hardwoods

Privacy

Great property for Hunting, Skeet Shooting, Target Practice, Fishing, Swimming, Exploring or just for the simple enjoyment of peace and quiet with astounding views to feast your eyes upon.



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

Perfect for a Full-Time, Retirement or Recreational Home. Think...Expansive Windows, Private Patios, Amazing Views and Beautiful Sunsets. Relieve your stresses. Relax!

Convenient location between Utopia and Vanderpool. A few short minutes to Lost Maples State Natural Area, and a beautiful scenic drive along the picturesque Highway 337 over to Garner State Park. Walking distance to a piece of your own private oasis on BOTH sides of the Crystal Clear Sabinal River.

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

Explore the Hill Country. Stand under the shades of the towering Cypress. Build your Dream House! Hike the established trails or go off road and create your own. Amazing views across the Sabinal Canyon.

Private Park-like setting along the River bank serves as a Prime Picnic Spot and great hang out. Beat the Summer Heat, Go Swimming, Relax on the Inner Tube! This is definitely a place to make a splash! Enjoy the sounds of the laughter of friends and family or SILENCE!

## PRICE

\$331,950

## 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)