



# BOWNDS™

REAL ESTATE BROKERAGE

REALTORS®

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

## The Barns

22.38± Acres Vanderpool • Bandera County \$259,000



RECREATION OR  
FULL TIME LIVING  
DESTINATION

VARIETY OF  
BEAUTIFUL  
HARDWOODS

IDEAL BUILDING  
SITE

BEAUTIFUL VIEWS



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**BRANDON BOWNDS**  
**BROKER**

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**ACREAGE**

22.38± offering 1/3 Shared Interest in BOTH sides Superb Live Water on 2.59± Acres.

**LOCATION**

Vanderpool, Texas • Bandera County

**ACCESS**

FM 187 Frontage. Access off of Foster Ranch Road.

**WATER**

Interest in BOTH sides of Strong Flowing Sabinal River Frontage on 2.59± Acres.

**TOPOGRAPHY**

Level Bottomland with terraced Elevated Building Site overlooking potential Lake Site. Solid Rock Bottom Sabinal River.

**VEGETATION**

Beautiful Live Oak. Cypress and Sycamore shade the Riverbanks. Native Grasses and Prolific Plant Community.

**WILDLIFE**

Prime habitat for free roaming wild game. Whitetail, Axis, Turkey and a diverse array of birdlife. Bass, Perch, Catfish.

**SURROUNDINGS**

Larger properties

**HIGHLIGHTS**

Interest in BOTH sides of Impressive Sabinal River Frontage on 2.59± Acres

Quality Swimming Hole. Perfect for Relaxing.

Ideal Elevated Building Site with a Beautiful Views of the Surrounding Hills from your Back Patio. Ideal Lake Site.

**PRICE**

\$259,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

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