



BOWND'S™

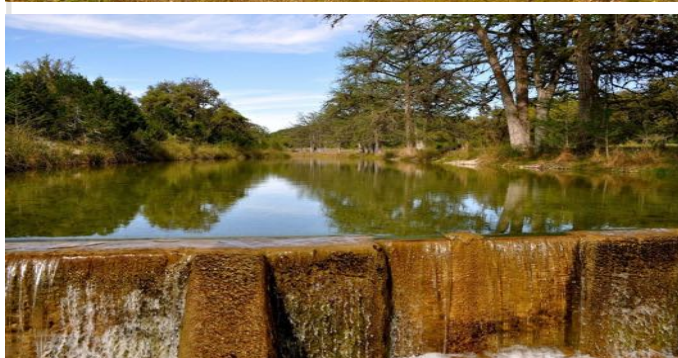
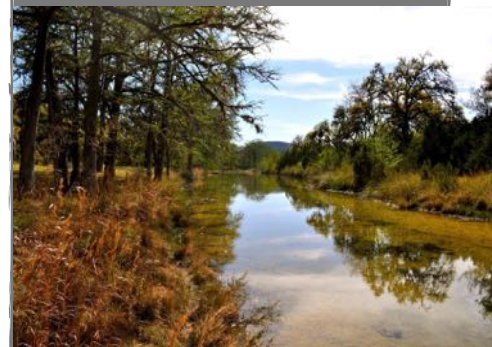
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

Angler's Ranch

156± Acres Vanderpool • Bandera County \$1,995,000



BOTH SIDES
MILL CREEK

TWO
PROFESSIONALLY
DESIGNED &
CONSTRUCTED
FISHING LAKES

EXCELLENT HUNTING

IMMACULATE
IMPROVEMENTS



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

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

156± Secluded Acres with a Private location just a few miles south of Vanderpool offering Exceptional Natural Beauty and Superb Live Water.

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Off FM 187 at the end of Old Mill Creek Road

WATER

BOTH sides of Mill Creek, one of the strongest flowing creeks in the surrounding area. Two Professionally Engineered and Constructed Fishing Lakes * Upper Lake approximately 1 ¼ Acres, 8-9 Feet in Depth and Stocked with Largemouth Bass, Catfish and Blue Gill * Lower Lake approximately 2 ½ Acres, 12 Feet in Depth and Stocked with Striped Bass and Black Bass weighing up to 10.1 pounds!! Superb Live Water Ranch. Water Well. Water is also pumped out of Mill Creek and passed through a Filtration System.

TOPOGRAPHY

Very diverse with many topography changes. Great combination of level and Gently Rolling lowlands with fertile soil to Steep and Rugged Highland Terrain with exceptional views. Many of the upland spots create that nice place with beautiful panoramic views with tall peaks as the backdrop. There are many terraced benches with gentle sloping terrain that lead to the next segment of vast open flat space of land. Around the perimeter of the canyon, there are spectacular overlooks with extensive views all around.

VEGETATION

Years of work have gone into controlling the cedar and this has resulted in a healthy distribution of Live Oak, Elm, Pecan, Mesquite and lush native green grasses on the property. All along Mill Creek are towering, ancient Cypress that cast welcoming shade across the swimming areas and create the much sought after Creekside environment people yearn for. Maple, Smoke, Cherry and Spanish Oak add to the vibrant array of color on the ranch.

WILDLIFE

Wildlife is terrific flowing through the property with lots of diverse habitat. Prime for free roaming wild game. The area abounds with Whitetail Deer, Wild Turkey, Feral Hogs and the occasional Exotic. Bird life is wonderful with the presence of permanent water and ample feed, multiple species make this area their home.

SURROUNDINGS

Angler's Ranch is surrounded by large neighboring ranches.



BRANDON BOWNDS
BROKER

1223 Main Street
P.O. Box 617

Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM

IMPROVEMENTS & HIGHLIGHTS

Immaculate 3Bedroom-2.5Bath Two-Story Limestone Main House, Vaulted Pine Ceilings, Trex Decking Wrap Around Porch, Fully Functional Floor Plan Custom Built-In Cabinetry, Mesquite and Tile Flooring throughout, Large Full-Lite Pella Windows to showcase the amazing views, Welcoming Wood Burning Fireplace

Well Maintained Road System, Covered RV Storage Shed

1Bedroom-1Bath Guest House with Loft, Open Living and attached 3 Vehicle Carport

Metal Barn complete with Workshop/Blacksmith Shop

Unbeatable Serene Texas Hill Country Setting with approximately ¼ Mile of BOTH sides of superb strong flowing Mill Creek backed up by and engineered concrete dam and two Professionally designed and constructed Fishing Lakes. Perfect for High Quality Fishing. Professionally managed for trophy Largemouth Bass, Hybrid Striped Bass, Catfish and Bluegill.

Beautiful Hardwoods that produce an array of vibrant colors during Fall Foliage. Incredibly Serene Pecan Bottoms. Trees include: Maple, Smoke, Cherry, Blue Oak, Live Oak, Spanish Oak and Cypress lined River Banks.

Beautiful Irrigated Landscape, Deer Proof Fenced Irrigated Garden

Water Well and Water is also pumped out of Mill Creek and filtered through a quality Filtration System

Excellent Hunting, Walk-In Cooler

Private and Secluded

Picture Perfect Views across the Sabinal Canyon

TO BE CONVEYED

Kawasaki Mule, JCB Backhoe, 30HP 4WD Kubota Tractor with Implements, 2 Fishing Boats, Walk-In Cooler

PRICE

\$1,995,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

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

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