



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

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

**JUST REDUCED**



## THE DIVIDE RANCH

126± ACRES • VANDERPOOL, TX • BANDERA CO.

**\$779,000**

1BED/2BATH HOME  
WITH LOFT AND  
LARGE ADDITION

2 CAR GARAGE

40'X50' WORKSHOP

HIGHWAY FRONTAGE

ELECTRIC GATE  
ENTRANCE

MANICURED YARD

AG TAX EXEMPTION



**BRANDON BOWNDS  
BROKER**

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

**(830)966-6111**

EMAIL  
info@bowndsrealtors.com

WEB  
www.bowndsrealtors.com

## ACREAGE

126± Acres

## LOCATION

Vanderpool, Texas • Bandera County

The ranch is located just a few miles North of Vanderpool off HWY 187 up on the "Divide".

## ACCESS

Access the ranch off Highway 187 North. Enter the ranch through a Quality Electric Gate Entrance.

## WATER

Water Well • Stock Tank

## TOPOGRAPHY

The property is located up on the area we know as "The Divide". The topography of the surrounding area displays a range of dramatic hills, canyons and incredible views in all directions. This ranch is within the Transition Zone between Hills and Flats. There is a combination of Level Lands, Low Lands, Open Land and Dense Tree Coverage Areas.

## VEGETATION

Including but not limited to: Live Oak, Post Oak, Blackjack Oak, Mountain Laurel. Some of the Oak Trees produce a heavy acorn crop, a preferred food source for deer and Exotic Wildlife. The Owner has also planted several trees and flowering plants to highlight the Front Yard.

## WILDLIFE

Free-Ranging Wildlife including Whitetail, Axis, Turkey, Hog and occasional Bobcat. Vast variety of birdlife.

## IMPROVEMENTS & HIGHLIGHTS

1/Bedroom - 2/Bathroom Log Home with Loft and Large Addition

Large Covered Front and Rear Porches



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Viking Spa

Storage Room/Garden Closet

Manicured Yard and Front Yard Fencing

2 Car Garage

42'x40' (1,680± Sq. Ft.) Workshop

2 Car Covered Parking Carport

Covered RV Storage

TuffShed Storage Building

Bunkhouse

Low Perimeter Fencing

Full Working Corral

Electric Gated Entrance

Highway Frontage

Water Well • Septic • Electric

**TO BE CONVEYED**

100% Owned Minerals

Most Furnishings

All Appliances

Firewood Rack, Firewood and Wood Splitter



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**TAXES**

Currently Ag Exempt

**PRICE**

\$779,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

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Mobile (210)288-4325



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