



BOWNDSTM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

The Waterhole

6.14± Acres Vanderpool • Bandera County \$189,000



PRIME RECREATION
OR FULL TIME
LIVING
DESTINATION

IDEAL BUILDING
SITE OVERLOOKING
BOTH SIDES OF THE
SABINAL RIVER

HUGE CYPRESS



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

6.14± Acres with BOTH sides of Impressive, Strong Flowing, Crystal Clear Sabinal River Frontage.

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Turn off FM 187 to Foster Ranch Road. Access property off Cypress Banks Road.

WATER

BOTH sides of the Deep, Strong Flowing, Crystal Clear Sabinal River.

TOPOGRAPHY

Level Building Site. Solid Rock Bottom Sabinal River. Elevated Shelving provided for a perfect site for building one's dream home or just something simple for a weekend recreational retreat. Upland spots create that nice place with beautiful panoramic views with tall peaks as the backdrop.

VEGETATION

Enormous shade casting Cypress, abundant Sycamore, beautiful Large Live Oak, Mountain Laurel, Native Grasses and Prolific Plant Community. Heavily wooded for Privacy.

WILDLIFE

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

SURROUNDINGS

Similar sized acreages to the North. Larger properties surrounding East, West and South boundaries.

HIGHLIGHTS

Impressive and Extensive BOTH sides of Sabinal River Frontage

Deep Pools, Shallow Pockets and Solid Rock Bottom perfect for Swimming, Fishing, Kayaking and Floating

Exceptional Natural Beauty

Ideal Elevated Building Site with a Gorgeous View of the River and Surrounding Hills from your Back Patio

Shady Riverbanks, Prime Picnic Spots, Superb Year Round Live Water



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Great Improvement Potential with Endless Possibilities

Excellent for Picnics and BBQs with Family and Friends, Pitching a Tent for the Kids or Grandkids to Experience the Outdoors, Ideal Swimming, Perfect Oasis.

PRICE

\$189,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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