



BOWNDS™
REAL ESTATE BROKERAGE

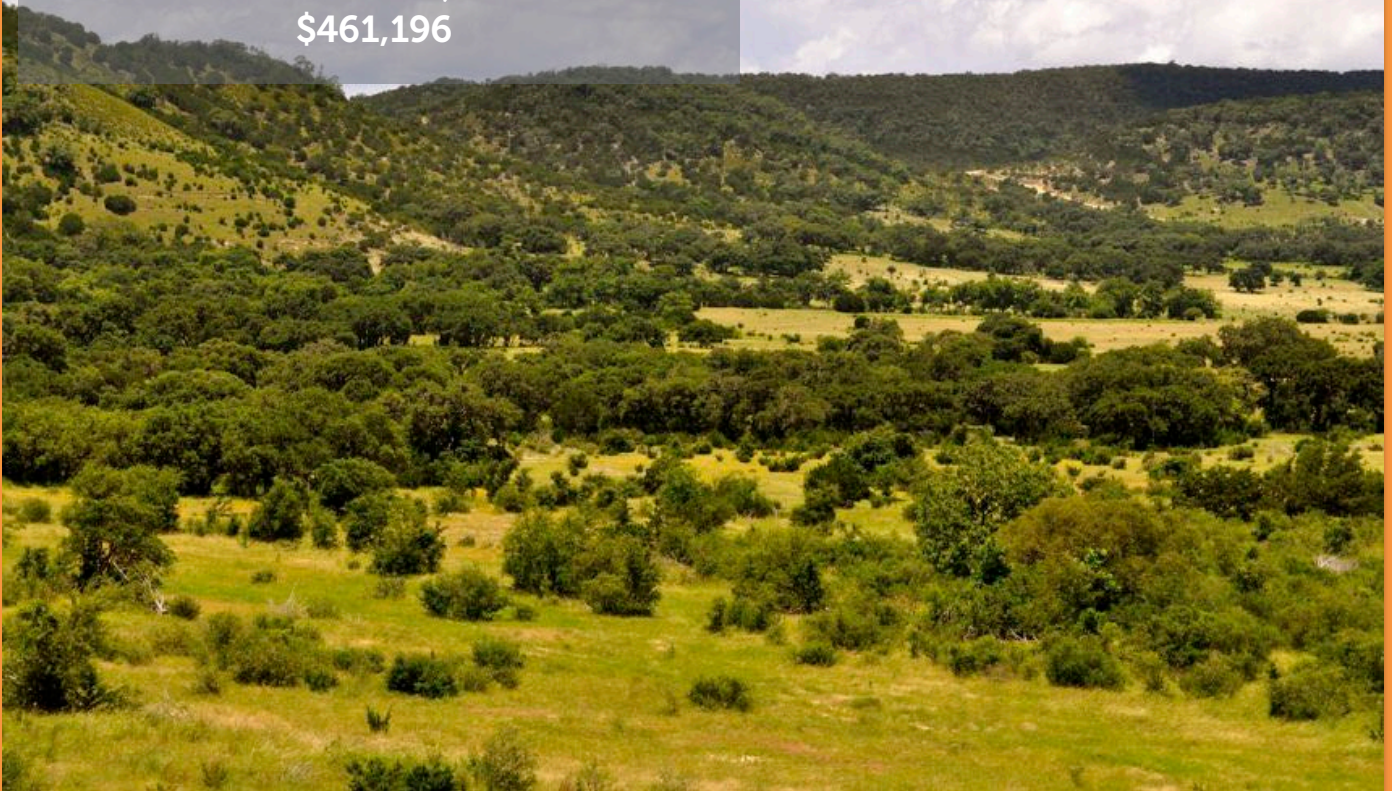
REALTORS®

'Let us show you... Texas'

ZEPHYR HILL RANCH

66.84± ACRES • VANDERPOOL, TX • BANDERA CO.

\$461,196



1/6 INTEREST IN
ACREAGE ON BOTH SIDES
OF THE SABINAL RIVER

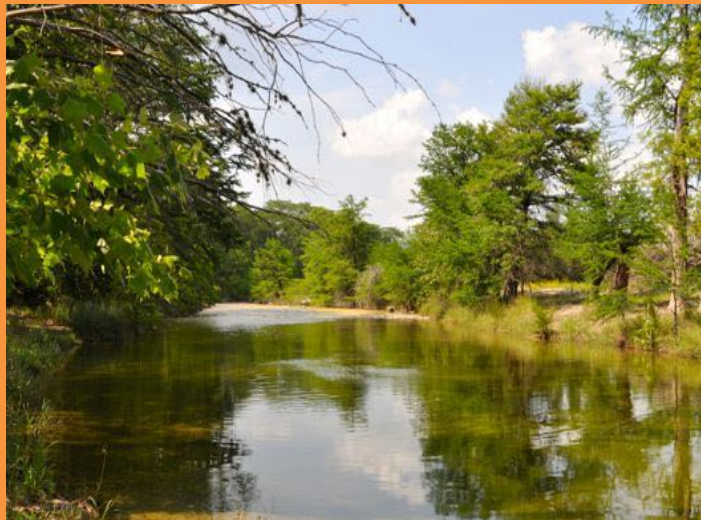
IDEAL ELEVATED
BUILDING SITES

BEAUTIFUL HEALTHY
HARDWOODS

EXQUISITE VIEWS

PRIVATE

EXCELLENT HUNTING,
FISHING, HIKING AND
SWIMMING



BRANDON BOWNDS
BROKER

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

(830)966-6111

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www.bowndsrealtors.com

ACREAGE

66.84±ac Unimproved Acres with 1/6 interest in 2.59± acres on BOTH sides of the Strong Flowing Crystal Clear Sabinal River.

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Access to Ranch off Paved FM 187 and All Weather Foster Ranch Road

WATER

1/6 Ownership in 2.59± acres featuring BOTH sides of some of the strongest flowing frontage of the Crystal Clear Sabinal River in the area. Ranch provides for an ideal Lake Site.

TOPOGRAPHY

A great combination of good usable bottomland with fertile soil, well established native grasses. Gradual incline to steep and rugged hillside. Heavily wooded with massive Oaks and an abundant variety of other trees native to the Hill Country creating privacy for excellent building site overlooking the vast panoramic views across the Sabinal Canyon.

VEGETATION

Cypress-Lined and Sycamore studded Riverbanks, Live Oak, Spanish Oak, Blue Oak, Cedar Elm, Mountain Laurel, scattered Heart Cedar. Abundant variety of beautiful hardwoods, prolific plant community and sure to please with a vast array of color showcasing the Springtime Wildflowers and lush green grasses or the bright shades of the leaves during Fall Foliage.

WILDLIFE

Including but not limited to : Whitetail, Axis, Turkey, Hog, Coyote, Ringtail, Fox, Raccoon, Cottontail, Jackrabbit, Squirrel, Dove, Roadrunner and many other free roaming wildlife. A diverse array of birds: Red Bird, Blue Bird, Hawk, Crane... Bass, Perch, Catfish.

IMPROVEMENTS & HIGHLIGHTS

Premium Quality Gated Entry to Sabinal River

Exceptional Sabinal River Frontage along 2.59± Acres with Quality Pipe Gated Entrance

Superb Live Water perfect for Swimming and Fishing. Deep Pools and Shallow Pockets, Solid Rock Bottom



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Serene Riverbanks. Prime Picnic and Hang Out. A veritable parade for lawn chairs, swimsuits, cold drinks, weekends and long summer stays

Great Pasture Land perfect for Grazing for Horses or Cattle

Exceptional Elevated Building Sites for Full-Time, Retirement or Recreational Home with Breathtaking views and Beautiful Sunsets

Tall, Towering, Shade Casting Hardwoods

Stock Tank

Hunt, Skeet Shoot, Target Practice

Established trails ideal for ATVs and UTVs

Showcasing Spectacular Views and Clear Night Skies with an Exquisite

Whether it's standing under the shades of the towering Cypress or exploring the trails through the hills, you can have it all! Build your Dream House! Hike the established trails or go off road and create your own. Climb to the top of the Hills and see the sights. Amazing views across the Sabinal Canyon. A great place to Hunt or just check out the abundant variety of free roaming wildlife.

Private Park-like setting along the River bank serves as a Prime Picnic Spot and great hang out. Beat the Summer Heat, Go Swimming! Start out with a good ole fashioned cannonball, accidental belly flop or relax on the inner tube. This is definitely a place to make a splash! Enjoy the sounds of the laughter of friends and family and most desired peace and quiet!

PRICE

\$461,196

TERMS

Cash to Seller

Third Party Finance

CONTACT

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