

UNDER CONTRACT  
VANDERPOOL, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

# SABINAL VISTA RANCH

31311 FARM TO MARKET ROAD 187



**BOWND'S  
RANCHES**

BRANDON BOWND'S, BROKER

**57.68± ACRES**

+ 1/6 INT. IN 2.59±ACRES ON THE SABINAL RIVER

**BANDERA COUNTY**





**ACREAGE.** 57.68± Acres + 1/6 Interest in 2.59± Acres on the Sabinal River

**LAND TYPE.** Hill Country Ranch  
Live Water  
Hunting & Recreation  
Weekend, Seasonal or Full-Time

**TAX EXEMPTION.** Wildlife Tax Exemption

**LOCATION.** In the heart of the hills, approximately 2 minutes South of Vanderpool and 10± miles North of Utopia, Bandera County, Texas.

**ACCESS.** Automatic gated entrance off paved Farm to Market Road 187. Maintained all-weather drive wanders through the hills. A second automatic gated entrance opening up to a flat grassy landing where both cabins look out to some amazing views. Yes, you can reach the improvements with a 2WD vehicle or car. A 4WD UTV or ATV is recommended for further exploration throughout the ranch. Some places can only be scouted out by foot.

**LAND.** Extraordinary Texas Hill Country and Sabinal River land. First-rate spread for the avid bird watcher, hunter, hiker, retiree, or single-family living. Rolling bottom lands with grassy pasture pockets and scattered hardwoods. The cabin overlook displays superior views of the nearby and distant mountain range. Rising inclines forested limb-to-limb with a variety of trees. Subtle contours, deep, steep and rugged terrain transitions. Own your own Mountain side and top. 360° jaw-dropping views. Bordered by larger ranches and ranches of similar acreage.

**WATER.** 1/6 interest in 2.59± Acres fronting the sought-after crystal-clear Sabinal River. Basically, drive down your driveway, cross the highway and you're there!

✘ Water Well was drilled in 2017 and reported to be 792± ft. in depth, yielding 30 GPM.

✘ Two Poly Water Storage Tanks

✘ Elaborately detailed Drip Pond with natural stone edges created and constructed by the landowners to attract the wildlife and birds who, from the photos, are obviously very appreciative! A highly valuable water source.





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**WILDLIFE.** One Word...WOW! Sabinal Vista Ranch is a wildlife refuge. The owner, a professional wildlife photographer, has caught so much of the action from behind the lens. Game cameras set-up on the organic game trails have exposed those lurking through the wilderness. Incredible images of wildlife in their natural habitat (shared on our website).

 Whitetail, Elk Cow, Aoudad and the occasional Exotic

 Turkey, Hog, Javelina, Gray Fox, Raccoons, Ringtail, Bobcat, Cottontail

 Bass, Perch, Catfish and the occasional Waterfowl

 Woodland and Songbirds Galore! A vast array of birdlife can be seen and heard including: the Golden-cheeked Warbler, Black-throated Green Warbler, Yellow Warbler, Black-chinned Hummingbird, Mourning Dove, Elf Owl, Greater Roadrunner, Painted Bunting, Lesser Goldfinch, Ash-throated Flycatcher, Jay Birds, Orioles, Cardinals, Ravens and more! Check out the incredible photos on our website. Attracted to the sound of the drip pond, they are invited to come drink and bathe.

**POWER.** Power is on the property.

**VEGETATION.** The Sabinal River is notoriously lined with towering Cypress, Sycamore and a spread of aquatic plants familiar to the Hill Country river region. The ranch is blanketed with native grasses and studded with Live Oak, Blue Oak, vibrant color-changing Spanish Oak, Juniper, Persimmon, native brush and more. A spray of wildflowers add pops of beauty and vibrant color.

**SOILS.** The vast majority of the ranch is underlain with Eckrant-Rock outcrop which is beneficial for wildlife use, watershed protection and recreation. The area along the river banks identifies as Oakalla silty clay loam, great for pasture range, woodlands and wildlife.

## **IMPROVEMENTS.**

Both cabins were strategically positioned to showcase and display extraordinary views from inside and outside of the homes.



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## MAIN CABIN

2 Bedroom - 1 Bathroom FURNISHINGS & APPLIANCES TO CONVEY.

**EXTERIOR:** Wood Exterior, Metal Roof, Covered Porch overlooking some of the best views in the Texas Hill Country

**INTERIOR:** 2 Bedrooms + Loft Sleeping, 1 Bathroom, Kitchen, Utility with Full-Size Washer and Dryer. Simple, minimal country living.

## GUEST CABIN

1 Bedroom - 1 Bathroom FURNISHINGS & APPLIANCES TO CONVEY.

**EXTERIOR:** Wood Exterior, Metal Roof, Covered Front and Rear Porches taking in the views of the Sabinal Canyon and the Mountaintop backdrop.

**INTERIOR:** 1 Bedroom, 1 Bathroom, Kitchen, Living Area

## BARN & GARDEN

Metal Equipment Barn and/or Workshop, Roll-Up Door...and guess what?

**BONUS!** You get the tractor too!

Fresh Garden Boasting a healthy gathering of Zucchini, Squash and Tomatoes

## NOTES.

So let's add it up... 2 Cabins, 1 Shop, 57.68± Acres of beautiful Hill Country land with some of the most incredible views around plus 1/6 interest ownership in 2.59± acres on the Cypress shaded Sabinal River. That equals one awesome opportunity.

## MOST UNIQUE FEATURES OF THIS RIVER PROPERTY.

Published in the American Birding Association, Sabinal Vista Ranch boasts a notable and extraordinary bird habitat. An advantageous viewpoint for front row seats to some of the most prestigious Stargazing experiences in Texas and in some cases it's world-class.

UNDER CONTRACT

# PRICE

# \$1,200,000

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