

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS™**  
REAL ESTATE BROKERAGE

*New Listing*  
**7 STICKS**  
**ON THE RIVER**  
*Rare Opportunity*

**25.31± ACRES**

**10770 E RANCH ROAD 337  
VANDERPOOL, TEXAS  
REAL COUNTY**

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



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Property is subject to prior sale, correction or withdrawal without notice.





## PRICE

# \$749,000

- Located off FM 337, one of the most beautiful areas in the Texas Hill Country
- Over 1,230± Feet of Cypress-Lined West Sabinal River Frontage
- 2 Bed / 2.5 Bath Two-Story River Home with a Unique Architectural Design
- Large Bedrooms and Bathrooms
- 3 Fireplaces including one in the Master Bedroom
- Family Room / Study / Office - T&G Ceilings, Fireplace, Beautiful Windows looking out to the River, Widespread Patios
- Great Room - Cathedral T&G Ceiling, Tall Windows, Fireplace, Widespread Balconies, Screened-In Porches
- Oversized Garage with Utility Room, Bathroom and Wet Bar



## Water Features

- 550± Ft BOTH Sides and 686± Ft ONE Side West Sabinal River
- 247± Ft Wilson Creek
- Water Well, Wet-Weather Draw

## Highlights

- River and Mountain Views
- Excellent Family Retreat or Full-Time Living
- Swimming, Fishing, Hunting
- Relaxing Private Setting

## Vegetation

- Live Oak
- Sycamore
- Spanish Oak
- Fern
- Pecan
- Mesquite
- Cypress
- Aquatic Plants

## Wildlife

- Whitetail
- Bass
- Turkey
- Minnows
- Hog
- Songbirds
- Perch
- Migratory Birds



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