



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

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



## MILL CREEK MOUNTAIN RANCH

439± ACRES • VANDERPOOL, TX • BANDERA CO.

**\$3,995,000**

EXTENSIVE  
FRONTAGE BOTH  
SIDES MILL CREEK

FRONTAGE SCENIC  
FM 337

EXCELLENT BUILDING  
SITES

HEALTHY WILDLIFE  
POPULATION

ENDLESS  
OPPORTUNITIES



**BRANDON BOWNDS  
BROKER**

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## ACREAGE

439± Acres. A truly unique and historic offering. This long-time family ranch has been owned by the same family since the 1920's. Not only historic, but truly rare in size for this desirable area and featuring 4,500± Ft of Strong Flowing Mill Creek with 3,630± Ft being BOTH sides.

## LOCATION

Vanderpool, Texas • Bandera County

## ACCESS

Access the Ranch off Scenic Paved FM 337 Frontage

## WATER

4,500± Ft. Strong Flowing Cypress-Lined Mill Creek Frontage, most of which contains BOTH sides. Approximately 3,630 Ft. BOTH sides Mill Creek.

## TOPOGRAPHY

This ranch has a very scenic and diverse topography that ranges from level and gently sloping country to steep and rugged elevations up to 2,220 Ft on the uplands and approximately 1,640 Ft in the Creek Bottoms. Native Rangeland and Heavily Wooded areas provide excellent habitat for Free Roaming Wildlife.

## VEGETATION

The Heavily Wooded areas throughout are made up of a mix of Beautiful Healthy Hardwoods to include Cypress, Sycamore, Live Oak, Spanish Oak, Blue Oak and Madrone. Quite a bit of Cedar has been cleared. Native grasses and prolific plant community.

## WILDLIFE

This ranch offers great hunting opportunities with Free Roaming Game Species that include but are not limited to : Whitetail Deer, Axis, Turkey, Hog. Many species of free-roaming wildlife are attracted to this hardwood studded ranch feeling very secure and welcome.

## **IMPROVEMENTS & HIGHLIGHTS**

Extensive Frontage along Strong Flowing Mill Creek

Paved FM 337 Frontage

Endless Development Opportunities

Excellent Building Sites

Ideal Dam Sites along Mill Creek

Great Hunting

## **COMMENTS**

Rare opportunity to own an exceptional Live Water Ranch with a long-term ownership history dating back to the 1920's. Great location, scenery, and privacy.

## **PRICE**

\$3,995,000

## **TERMS**

Cash to Seller, Third Party Finance

## **CONTACT**

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