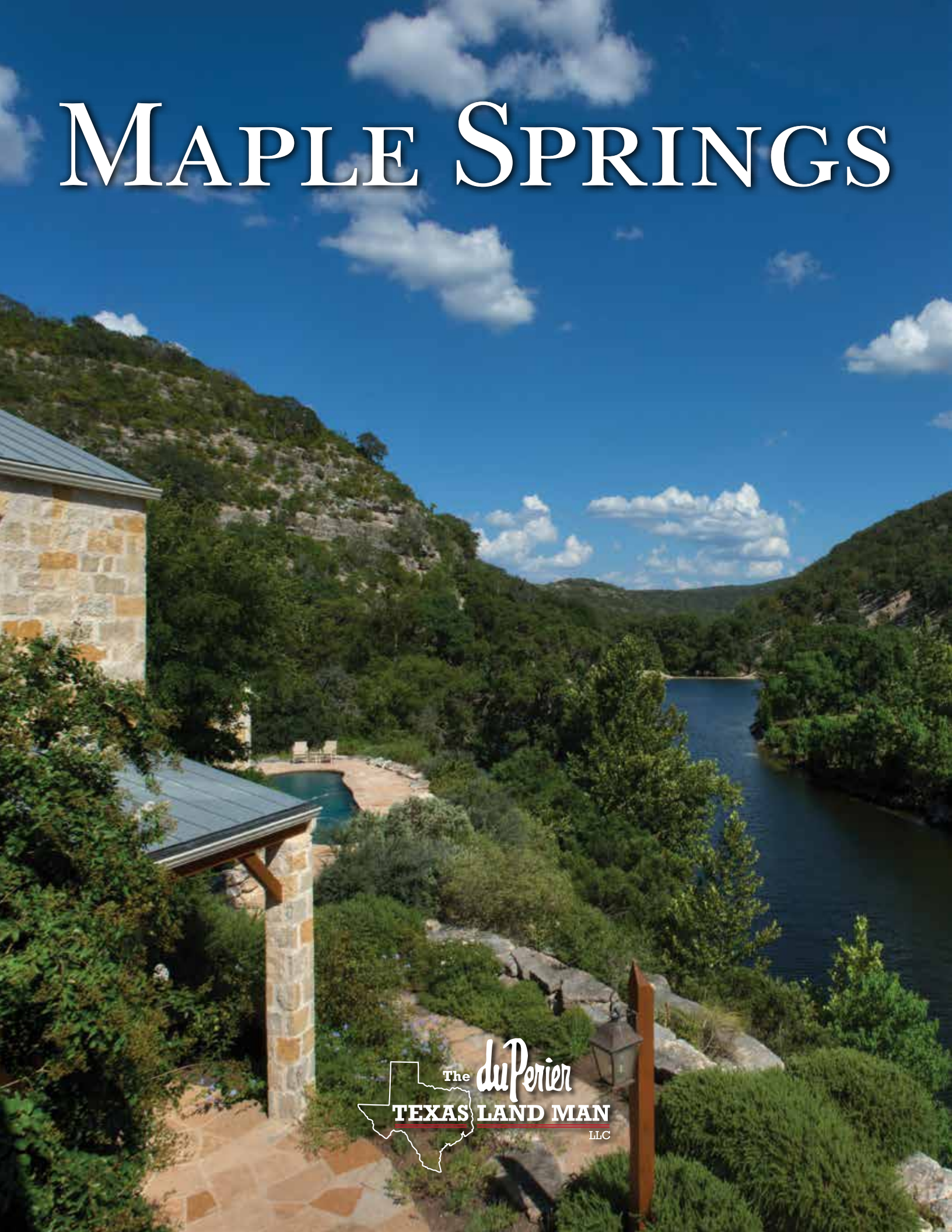


# MAPLE SPRINGS



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## MAPLE SPRINGS RANCH

1,350± ACRES • VANDERPOOL • BANDERA COUNTY

Maple Springs Ranch is located about 3 miles north of Vanderpool, 15 miles north of Utopia, Texas, approximately 90 miles northwest of San Antonio and just right next door to the famous Lost Maples State Park. The Texas hill Country has always been noted for its beauty and this ranch offers that and more. The ranch has about 1,350 acres and is located in Bandera County, with about 335 of that acreage being in Real County. The terrain ranges from valleys with bottom land to steep ledges, to high mountain tops, with elevations from about 1600 feet in the valley to 2300 feet to the mountain top. There are 13 canyons and two strong spring fed lakes. The primary tree cover on the ranch is Blue Oak, Live Oak, Spanish Oak, Cypress, Madrone, Maple, and Cedar. The perimeter boundary of the ranch is completely game fenced. All the trails and roads throughout the ranch are maintained and are in excellent condition. The wildlife is amazing, with Axis, Fallow, Sika, Whitetail, Audads and other native to the area. The ranch is currently under Wildlife Exemption. Other improvements that the ranch offers is two water wells located in the Cal Creek Aquifer, one at 767 feet and the second at 807 feet deep with two pump houses and storage tanks, water softeners, filters, one RO and on UV system; concrete dam; equipment barn with bedroom, bath and kitchen; a beautiful two story custom rock home with about 8,000 sq. ft living space: upstairs: 3 bedrooms, 3 full bathrooms, exercise room with 1/2 bath, entertainment and game room with balcony, library/sitting area, elevator; down stairs: beautifully decorated foyer, open floor plan that showcases a gourmet kitchen, huge granite island, dining area, family room with rock fire place, 1/2 bath, office-library with built in shelves and desk, huge master bedroom with fire place, spacious master bath with his and hers closets, large pantry with plenty of storage, 2nd office with built in desk and shelves, utility room with sink and lots of storage and about a 3000 sq. ft. 4 car garage with storage . The house was professionally landscaped and decorated: imported rocks, outdoor lighting and post lights along the road to the house, sprinkler system, commercial aerobic septic system, diesel Kohler 40 generator and 5 Trane AC units with heat pumps. There are two covered patios both leading out to the swimming pool, walk way that leads down to the lake and canoe area, ADT security system and three automatic iron gates. This ranch is secluded and secure and offers a lot of diversity with swimming, fishing, hiking, bird watching, hunting and for the more adventurous minded, exploration of caves and Indian mounds.



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