

Great Escape Ranch
1231 B & R Road
Vanderpool, TX 78884

\$350,000
17.150± Acres
Bandera County



Great Escape Ranch
Vanderpool, TX / Bandera County

SUMMARY

Address

1231 B & R Road

City, State Zip

Vanderpool, TX 78884

County

Bandera County

Type

Ranches, Undeveloped Land, Recreational Land

Latitude / Longitude

29.671911 / -99.526839

Acreage

17.150

Price

\$350,000

Property Website

<https://capitalranchsales.com/property/great-escape-ranch-bandera-texas/95999/>



PROPERTY DESCRIPTION

Great Escape Ranch

Welcome to Utopia Great Escape Ranch 17-acre retreat nestled in the heart of the Texas Hill Country. Located just 6 miles north of Utopia, 18 miles south of Vanderpool, and 23 miles from Leakey, this property offers both privacy and convenience with scenic drives in every direction. The land features a seasonal wet-weather creek, majestic live oak trees.

This well-equipped property includes two cozy, spray-foam insulated cabins with A/C, perfect for weekend getaways or guest stays. Multiple barns offer ample storage and utility space, while a portable RV cover adds versatility for travelers and guests. A water well ensures reliable water access, making the ranch an ideal blend of comfort and self-sufficiency.

Whether you're looking for a recreational getaway, a homestead site, or a peaceful place to unwind, Utopia Great Escape Ranch delivers a rare combination of charm, functionality, and unmatched Hill Country beauty

Property Features

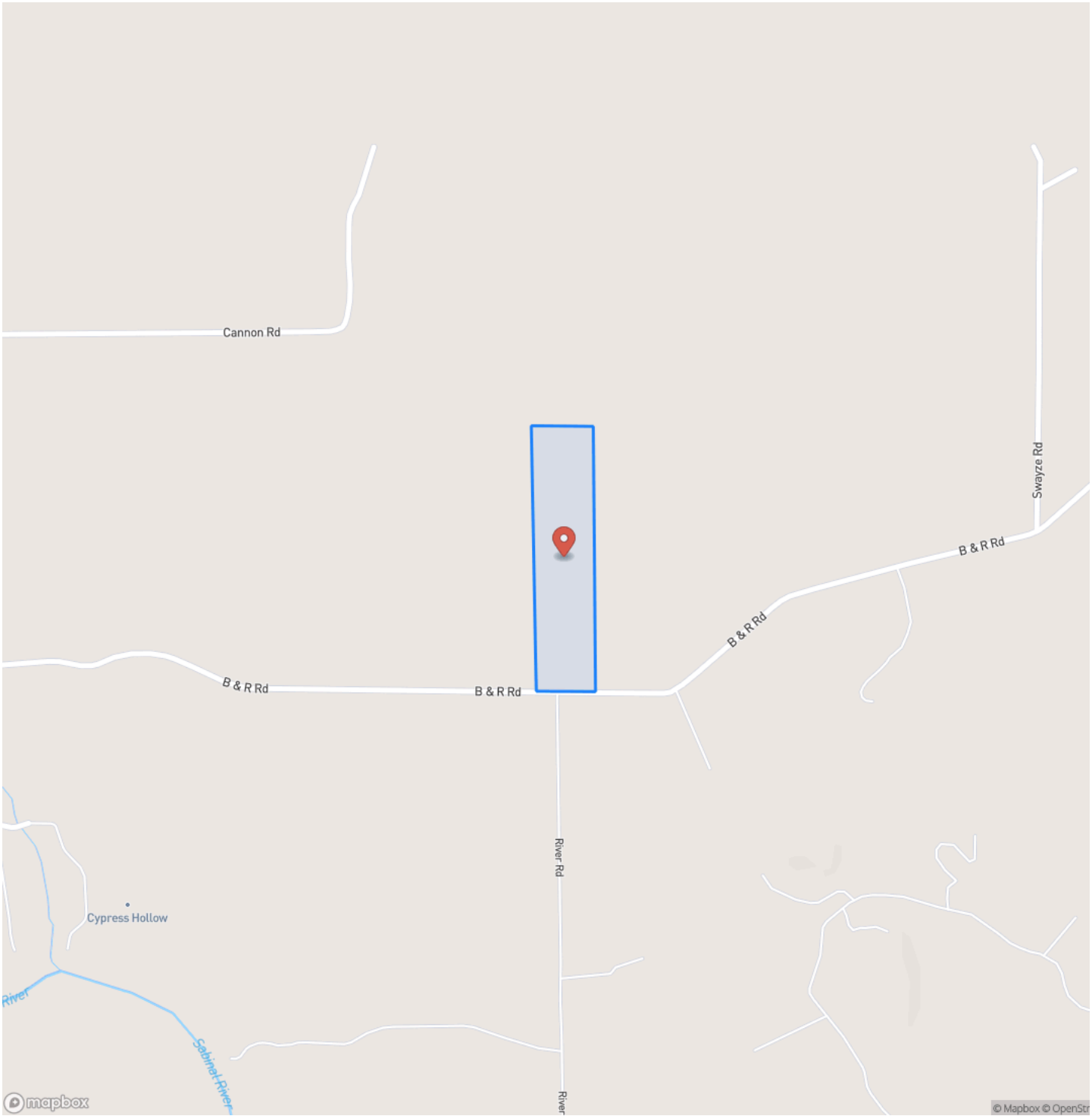
- **Barn Information**
 - Barn(s)
- **Game**
 - Turkey
 - Whitetail Deer
- **Lot Description**
 - Acreage
- **Number of Wells**
 - 1
- **Road Frontage Desc**
 - County



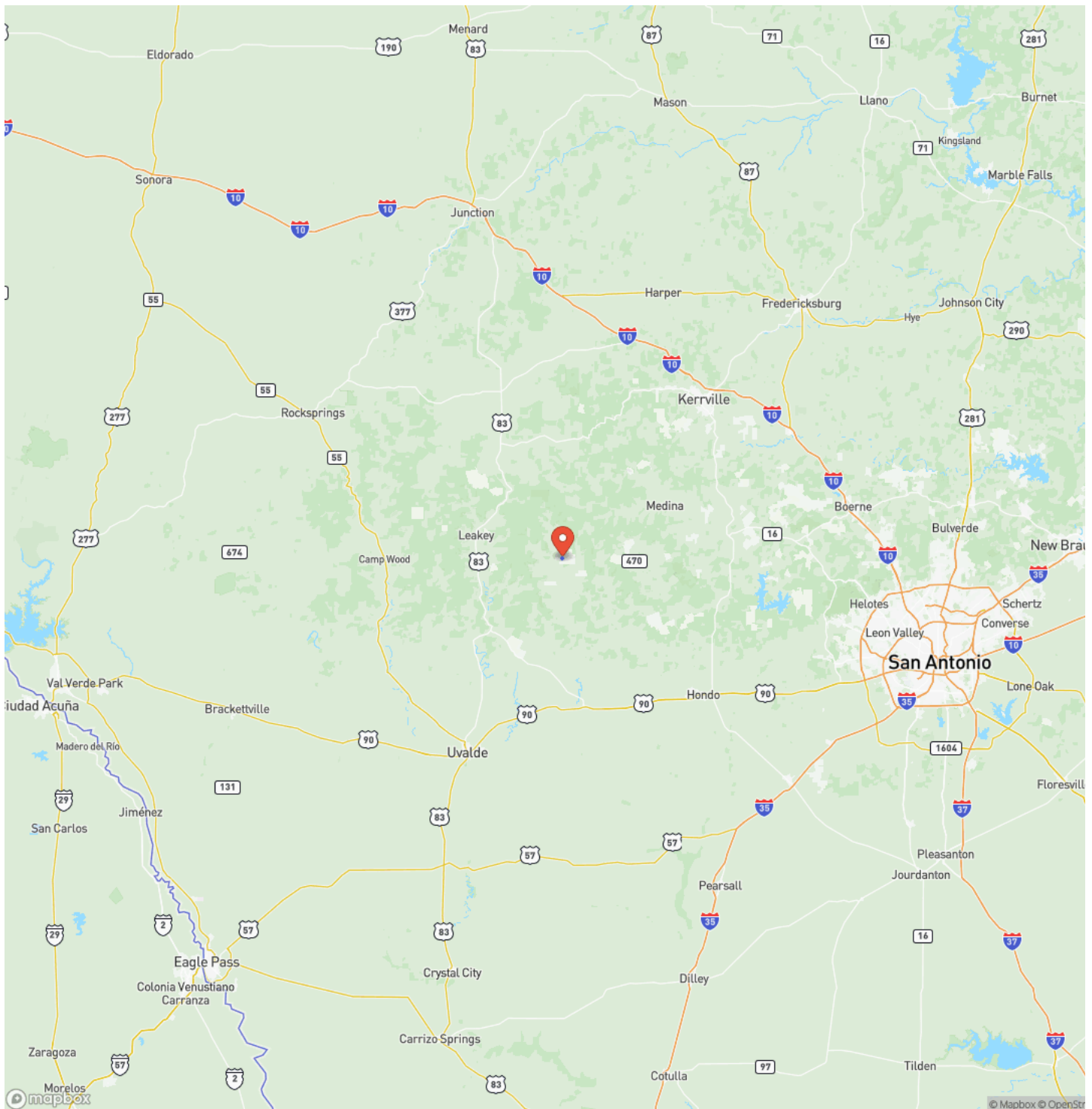
Great Escape Ranch
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Locator Map



Locator Map



Satellite Map



Great Escape Ranch
Vanderpool, TX / Bandera County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Stein

Mobile

(210) 415-1510

Email

Travis@capitalranchsales.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
www.capitalranchsales.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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