

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

**\$330,000**  
17.15± Acres  
Bandera County



**Great Escape Ranch**  
**Vanderpool, TX / Bandera County**

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**SUMMARY**

**Address**

1231 B & R Road null

**City, State Zip**

Vanderpool, TX 78884

**County**

Bandera County

**Type**

Ranches, Undeveloped Land, Recreational Land

**Latitude / Longitude**

29.671911 / -99.526839

**Acreage**

17.15

**Price**

\$330,000

**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



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## Locator Map

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## Locator Map

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## Satellite Map

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**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

Castroville, TX 78009

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://capitalranchsales.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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