



Winans Creek Ranch Homesite

10.01 +/- Acres | Bandera County, TX | \$299,000



ADDRESS

0 S Winans Creek RD, TX
Bandera, TX 78003

LOCATION

From Bandera, Texas, take highway 16 west until you reach the turnoff for 470 west. Take 470 west for about 3.5 miles. Winans creek ranch entrance will be on the right hand side. Turn on to Winans creek road and travel north, property will be on the right.

PROPERTY SUMMARY

Welcome to your private Hill Country retreat in **Winans Creek Ranch**, a gated, large-acreage community just **5 minutes from Bandera**. This beautiful **+/- 10-acre tract** (Lot 24) offers a rare combination of open pasture, mature woods, and a seasonal water feature—ideal for building your dream home or weekend getaway. The property is thoughtfully divided with **approximately 6 acres of flat, open pasture** on the **south side of the wet-weather creek**, providing an ideal homesite with plenty of space for additional structures like a barn or guest house. The remaining **4 acres lie north of the creek**, featuring mature **live oaks, native grasses, and wooded terrain** that offer privacy, shade, and natural habitat for local wildlife including **whitetail deer, turkey, dove**, and various small animals and predators. Whether you're looking for a serene homestead, a recreational property, or a smart land investment, this tract offers versatility and long-term value.

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