

MEDINA COUNTY RANCH

260 ± Acres • Medina County



This impressive South Texas Ranch is located approximately 4 ½ miles north of Hondo, off Texas FM Road 462 and accesses on Kohler Lane, Medina County, Texas. The 260 ± acre ranch is completely high fenced with a gated entrance for privacy. There is also a paved road that leads up to the house and improvements. The ranch terrain displays that of south Texas with a touch of rolling hills. It has a native but diverse landscape of huge oak trees, mesquites, mountain laurels, persimmon, elm and cedar. There is an abundance of high protein brush and grasses that are native to the area which makes good habitat for the wildlife. Half of the ranch is brush, ¼ improved costal grass and 1/4 being improved Klein grass. Wildlife on the ranch includes quality whitetail deer from introduced genetics and numerous native bird species. The water on the ranch is supplied by an Edwards well and a rural water meter. There is a nice pond located on the ranch which dove seem to love. Seller owns 100% minerals and will convey all but of course this will have to be determined at the time of the new title commitment.

Improvements



3000 \pm sq. ft. Custom Rock Home with metal roof and attached 2 car garage; concrete circular drive-way; covered front and back porches the entire length of the house; cathedral ceilings; 3 bedrooms; 2 $\frac{1}{2}$ baths with 2 jacuzzi tubs; large customs closets; custom tile floors; open floor plan with a gourmet kitchen-dining-great room area; kitchen island/bar with sink and ice maker; granite countertops, upgraded appliances; large country pantry; rock wood burning fire place; spacious gun/utility room with sink.



Nicely landscaped yard with all the bells and whistles: swimming pool, Jacuzzi, covered patio area with fireplace; BBQ area, storage;



Dog kennel; 30x80 \pm foot equipment barn; 40x60 \pm foot drive through horse barn with 4 stalls, tack and storage rooms; riding arena; cattle pens; walk in cooler; completely high fenced; working cattle pens.



A nice, cozy guest house



GATED ENTRANCE AS YOU COME OFF KOHLER LANE



PAVED ROAD THAT LEADS UP TO HOUSE AND CIRCULAR DRIVE-WAY



HOUSE, TWO CAR GARAGE AND CONCRETE CIRCULAR DRIVE WAY



GOURMET KITCHEN WITH GRANITE COUNTERTOP • DINING AREA • GREAT ROOM



MASTER BATH AND JACUZZI



BEDROOMS AND UTILITY ROOM





BACK OF HOUSE – COVERED PORCHES BACK AND FRONT



COVERED PATIO = FIRE PLACE & BBQ AREA – SWIMMING POOL & JACUZZI





GUEST COTTAGE



EQUIPMENT SHED – HORSE BARN – STALLS – PADDOCK – HORSE WALKER





ROPING AND RIDING ARENA



DOG KENNEL



¼ OF THE RANCH IS IMPROVED COSTAL GRASS, ¼ OF THE RANCH IS IMPROVED KLEIN GRASS AND HALF THE RANCH IS NATIVE BRUSH WHICH MAKES GOOD HABITAT FOR THE WILDLIFE.



TERRAIN IS FLAT TO ROLLING HILLS



AERIAL OF THE 260 ± ACRES

The ranch is close to the Hondo airport, approximately 40 minutes from San Antonio and 30 minutes to Bandera. This ranch is pretty much a turnkey operation just waiting for you to step right in and take charge.

PRICE: 2,000,000.00.

CALL FOR YOUR APPOINTMENT TODAY!

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