

Sagecreek Ranch

1,609± ACRES | MEDINA COUNTY, TEXAS



TEXAS RANCH SALES, LLC
830.741.8906
INFO@TEXASRANCHSALES.INFO
TEXASRANCHSALESLLC.COM

SAGECREEK RANCH

The breathtaking Sagecreek Ranch is a gentleman's ranch, master planned and inspired by a true sportsman. The ranch is a collaboration of western elegance, immaculately groomed grounds and the gently rolling South Texas landscape. Sagecreek Ranch showcases all the essentials of a five-star sportsman's paradise. The ranch is in Medina County off Squirrel Creek Road, five miles south of D'Hanis, Texas. Sagecreek Ranch features a 12-acre lake that has been professionally managed for a number of years and produces up to 10-pound bass. The water on the ranch is tremendous encompassing a three-acre lake, two ponds, an Edwards well and over a mile and one-half of the wet-weather East Squirrel Creek and a half mile of the wet-weather Seco Creek.





🇹🇽 Medina County

🇹🇽 1,609± Acres

🇹🇽 Located in D'Hanis, Texas

🇹🇽 Meticulously Groomed

🇹🇽 12± Acre Lake

🇹🇽 5BR/5BA Home

🇹🇽 2BR/4BA Lodge

🇹🇽 Abundant Wildlife







Acres: 1609± Acres

Location: Located approximately 5 miles South of D'Hanis, TX in Medina County. Sage Creek Ranch can be accessed via Squirrel Creek Rd from the West and via Deer Creek Rd from the East.

Description: The highly-improved Sage Creek Ranch features a gently rolling South Texas terrain covered in an extraordinary variety of high protein brush species, huge oak trees and blanketed with thick native grasses, as well as a large food plot. The combination of grasses, oaks, the wet-weather East Squirrel Creek and Seco Creek create an ideal property for your recreational, hunting and agricultural desires.

Wildlife: Native wildlife on the Sage Creek Ranch is healthy including whitetail deer, dove, quail, and flocks of turkey. A combination of whitetail does and bucks of improved genetics have been released onto the ranch to improve the already strong native South Texas genetics. Sage Creek produces numerous bucks over 200 B&C annually.

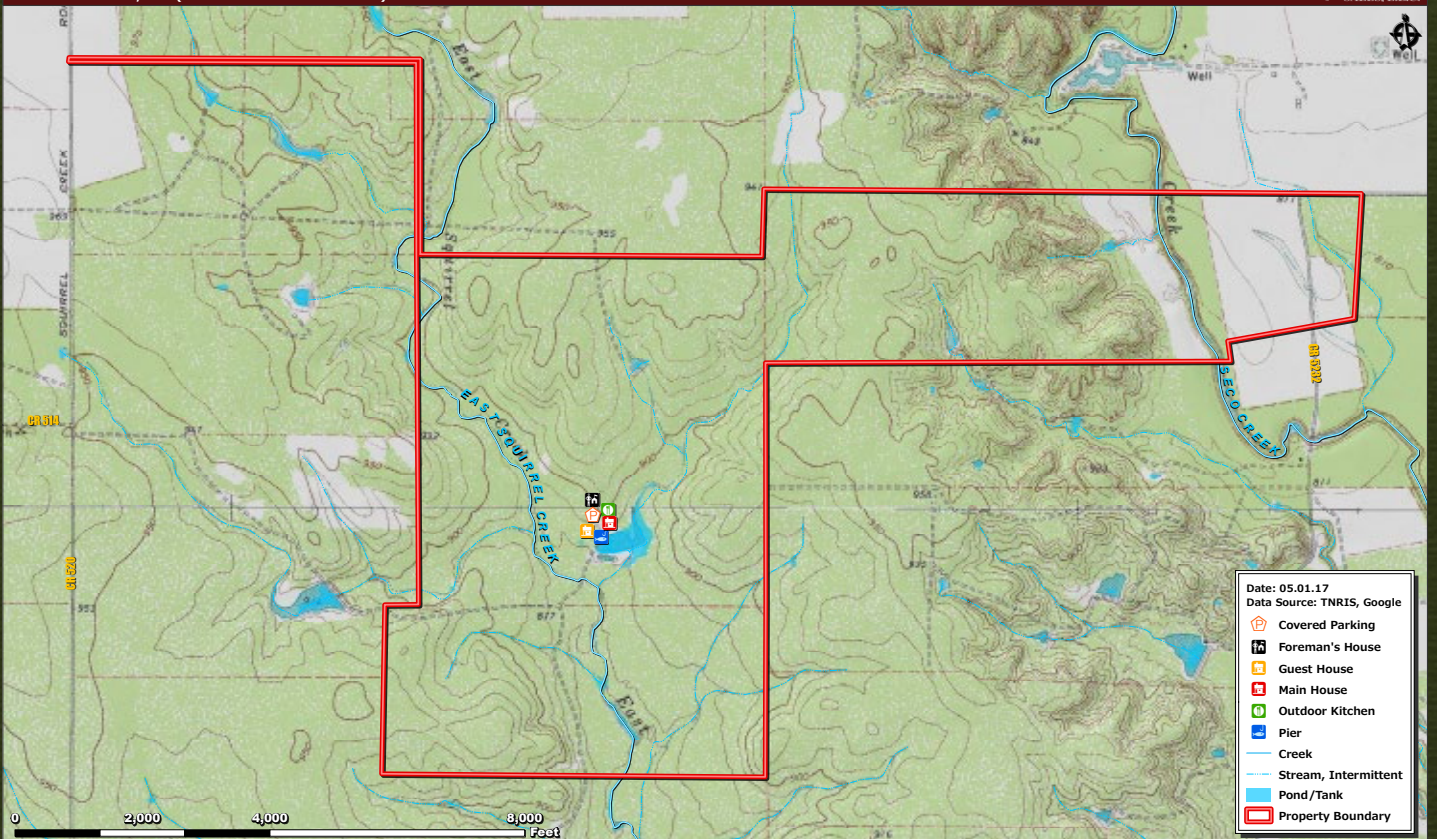
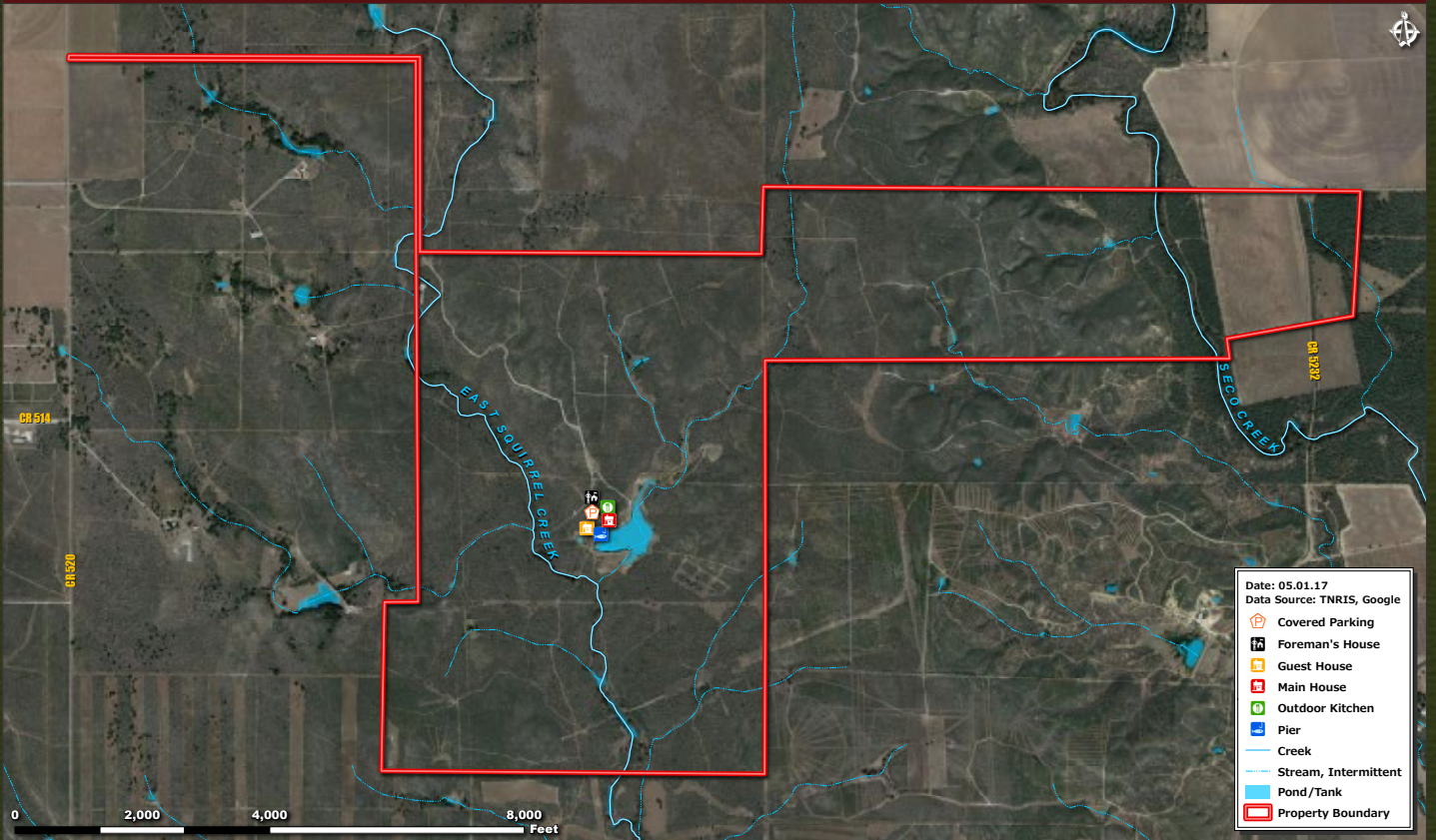
Water: Sage Creek Ranch features a 12-acre lake that has been professionally managed for a number of years producing 8-pound bass. Other water features include a 3-acre lake, 2 ponds, 1 bait pond and a 1648' Edwards water well with 8" steel casing that is permitted for 30 acre feet annually. Over 1.5 miles of wet-weather East Squirrel Creek which runs through the western portion of the ranch and over half a mile of wet-weather Seco Creek which runs through the eastern portion of the ranch. There is also a 25,000-gal. water storage tank which holds water for all the improvements on the ranch and over 5 miles of underground waterlines to all ponds and water troughs.

Improvements: Sage Creek Ranch has 1,057+/- acres within the game fence and the remaining is low-fenced. Three and one-half miles of paved road meanders from the front gated entrance to the ranch headquarters and main house which is 3,800 +/- sq/ft consisting of 5 bedrooms, 5 bathrooms, a very nice spacious kitchen with stainless steel appliances, comfortable seating and an inviting bar to sit at while gathering for a meal. The kitchen opens into a large game/entertainment room situated around the rock fireplace and all western decor. There is a new 3,500 sq/ft hunting lodge with 2BR/4BA, a sizeable bar with seating for 8, a long harvest tables for meals, and big comfortable leather chairs with ottomans for relaxing. The upstairs offers an entertainment room, game room complete with a pool table, game table, and lots of comfortable seating. There is an office, a walk in safe, and a 2BR/2BA foreman's house, work shop and a 40 X 60 barn. The entire premise is masterfully landscaped, beautiful at every turn; it is well maintained and watered by an underground sprinkler system. There are 5 deer pens, many hunting blinds, corn and protein feeders scattered throughout the ranch, one DMP deer pen, walk-in cooler, a rifle range and an outdoor kitchen with stainless appliances.

Remarks: With the level III MLDP whitetail deer management program that has been in practice at the Sage Creek Ranch for the past several years, it is at the top of its class in South Texas' premier deer hunting ranches.

Minerals: Negotiable

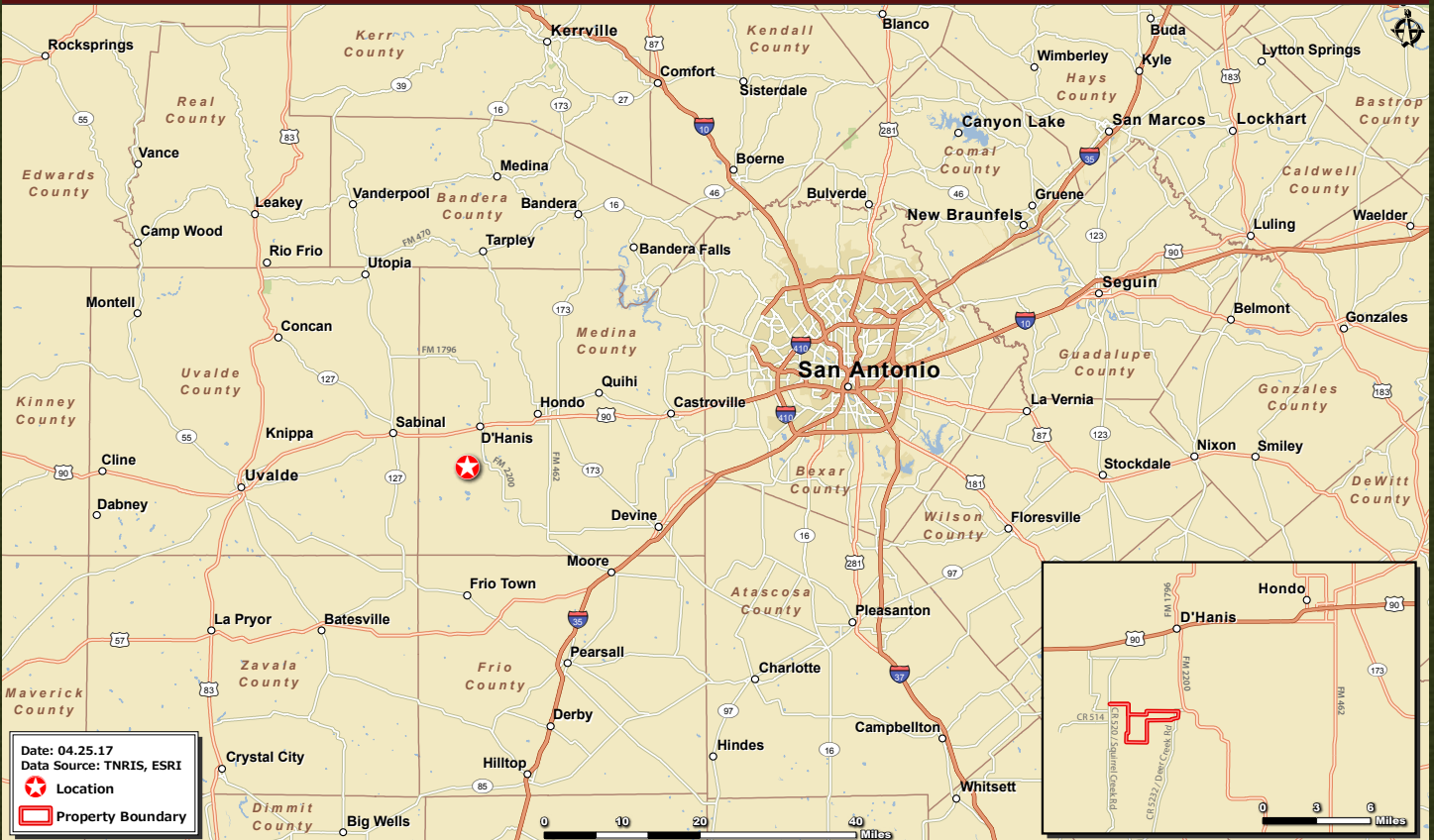
Price: Call for Price.





SAGE CREEK RANCH - 1,609 AC +/-
MEDINA COUNTY, TX (LOCATION OVERVIEW)

TEXAS  RANCH
SALES, L.L.C.



Sheldon Grothaus
5833 County Rd 531 Hondo, TX 78861

P: (830) 741-8906

www.texasranchsales.info

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

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- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
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- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	