



Protecting Clients. Conserving the Land.

Bedinghaus Ranch

381+/- acres, Medina County



Harrison King, Agent

Office 512-840-1175

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King Land & Water LLC

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Location

Bedinghaus Ranch is located between D'Hanis and Sabinal on paved Squirrel Creek Road (CR 520). With San Antonio only an hour's drive away, the ranch is easily accessible from all parts of the state.

Acreage

381 +/- Acres in Medina County.

Description

Bedinghaus Ranch is a turn-key hunting, cattle, and recreation ranch uniquely located in the transition zone of the Hill Country and the South Texas Brush Country. From rolling, brushy hills with long views to winding lakes tucked into draws lined with towering oak and elm forests, Bedinghaus Ranch offers diverse habitat and terrain under one fence with exceptional improvements that allow for day one use and enjoyment.

Much of the ranch consists of rolling hills covered in a mixture of brushes such as guajillo, blackbrush, mesquite, laurels, etc. and are dotted with large heritage oaks. Along two large lakes, a dense canopy of oak and elm trees provide great habitat for wildlife as well as a gorgeous spot to relax or recreate. Among the brush and in scattered open pastures lies a healthy base of native grasses ideal for grazing. Additionally, a low-fenced 50-acre tillable field near the entrance providing the perfect area for grazing, growing hay or other crops.

Water and Wildlife

Two well-fed tanks are situated along an unnamed creek that flows down to East Squirrel Creek as it traverses a corner of the property. These tanks are supplied by an Edwards irrigation well powered by a diesel pump. The well is approximately 1,350' deep and feeds an underground network of piping leading to both tanks as well as the tillable field. Seller owns 100 acre-feet of permitted water rights and will retain 50 acre-feet of unrestricted water. Water to the main house, barn and water troughs are supplied by West Medina Water Supply Corp.

The diverse mixture of shrubs and trees along the two creeks creates excellent habitat that has the property covered in wildlife. An introduced whitetail population, along with healthy populations of quail, turkey, and dove call Bedinghaus Ranch home. The abundance of water on the ranch, in combination with the utilization of surrounding land, presents a tremendous opportunity for dove hunting as well as migratory duck hunting. Fishing in the lakes is exceptional with stocked populations of bass and catfish. A multitude of songbirds, and other species such as red-tailed hawks and great blue herons also call the property home and create an opportunity for wildlife watching or photography.

Improvements

After entering through the beautiful limestone gate, an excellent paved road winds along through the ranch up to a gorgeous main house perched on a hill with excellent views over a lake, ranch and to the horizon.

Main House

- 3,500+/- square foot custom home containing 4 beds and 4 ½ baths
- Conveys fully furnished and is move-in ready
- Large great room with high cathedral ceilings and gorgeous wood beams
- Open kitchen with custom cabinets, granite counters, island and bar
- Stainless steel Bosch appliances
- Media room with theatre seating, large movie screen, and surround sound
- Large master with sitting area, built in entertainment cabinet, 2 walk-in closets
- Master bath features 2 vanities, walk-in tile steam shower, and separate oversized tub
- Beautiful Office/Study with hardwood floors and glass French doors
- Large screened porch with rock fireplace and views out to pool and beyond
- Laundry room with freezer, sink, washer and dryer
- Gun room with secure combination for access
- Sound closet with security & speaker systems wired throughout house and patios
- Rock patio surrounding in-ground swimming pool
- Concrete circle drive with 4 car attached carport
- Expansive sprinkler system for yard

Boat Dock

- Floating metal boat dock
- Boat lift
- Concrete and gravel walkway leading from house
- Large concrete fire ring and entertainment area

Barn

- 3,200 sq. ft. metal barn on concrete slab (40 x 80 ft)
- 2 open bays and 2 covered bays with metal roll-up doors
- Deer cleaning station
- 2 drive-up gas/diesel storage tanks
- Electricity, water, and paved parking area

Other Improvements

- Perimeter is fenced with 8' net wire game proof fencing
- Cross-fenced with 5 strand barbed wire
- Metal well house
- Dog kennel/run
- Rock and rod iron electric entrance gate
- Small set of cattle pens

Minerals

All mineral and executive right owned will convey. To be more accurately determined by new title commitment.

Price

Reduced from \$3,100,000 to \$2,990,000

Contact

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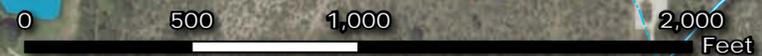
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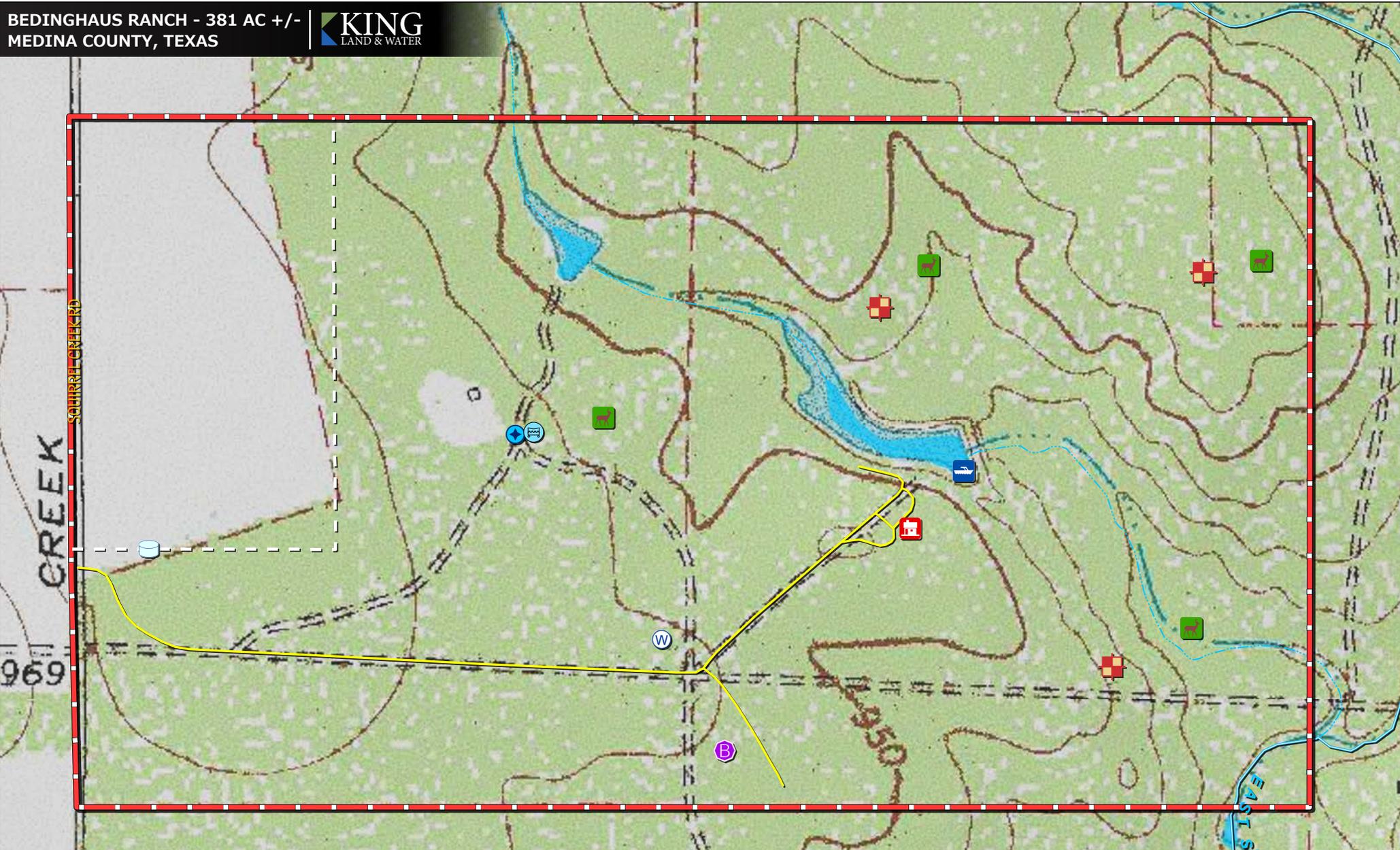
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Date: 03.05.18
Data Source: TNRIS, ArcBruTile

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|-----------|------------|--------------------|----------------------|-------------------|
| Barn | Feeder | Water Storage Tank | Fence | Pond/Tank |
| Blind | Main House | Well | Primary Road | Property Boundary |
| Boat Dock | Trough | Windmill | Creek | |
| | | | Stream, Intermittent | |





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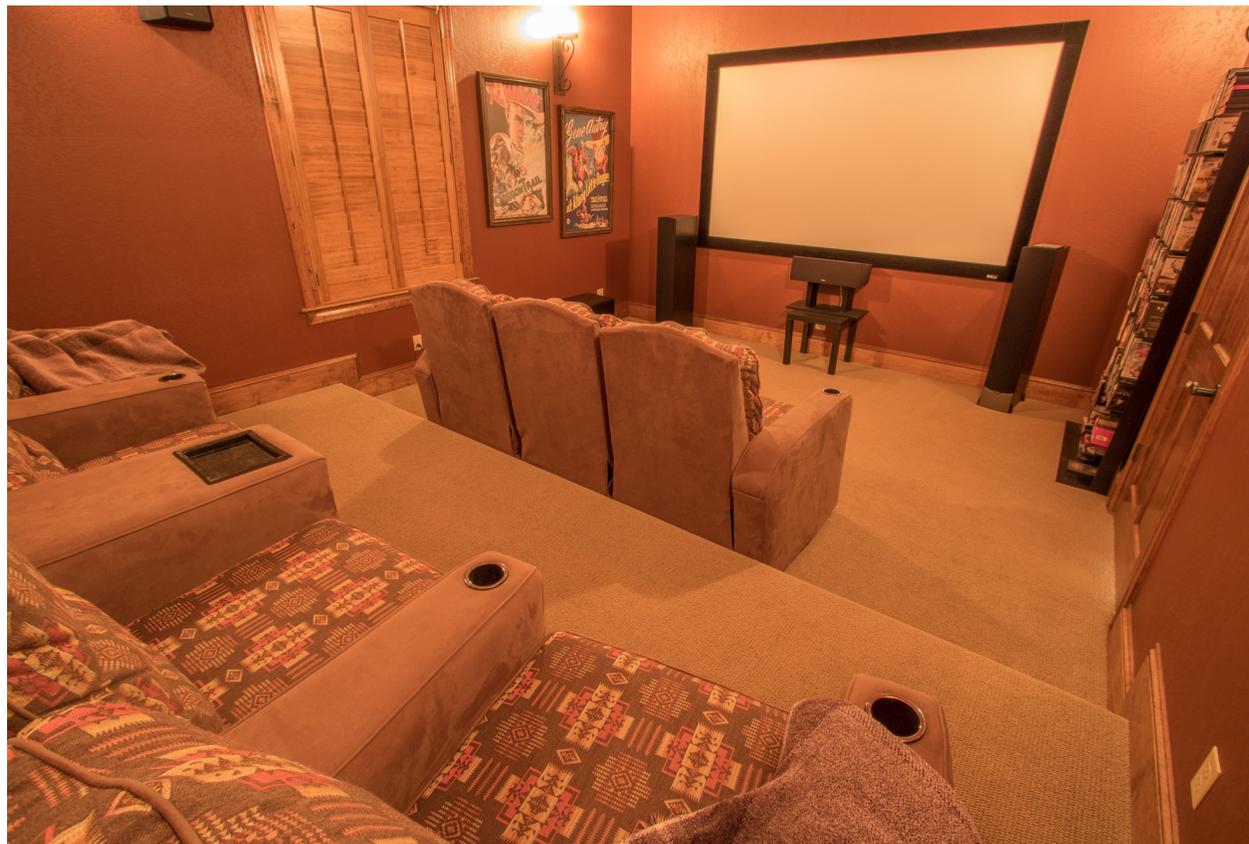
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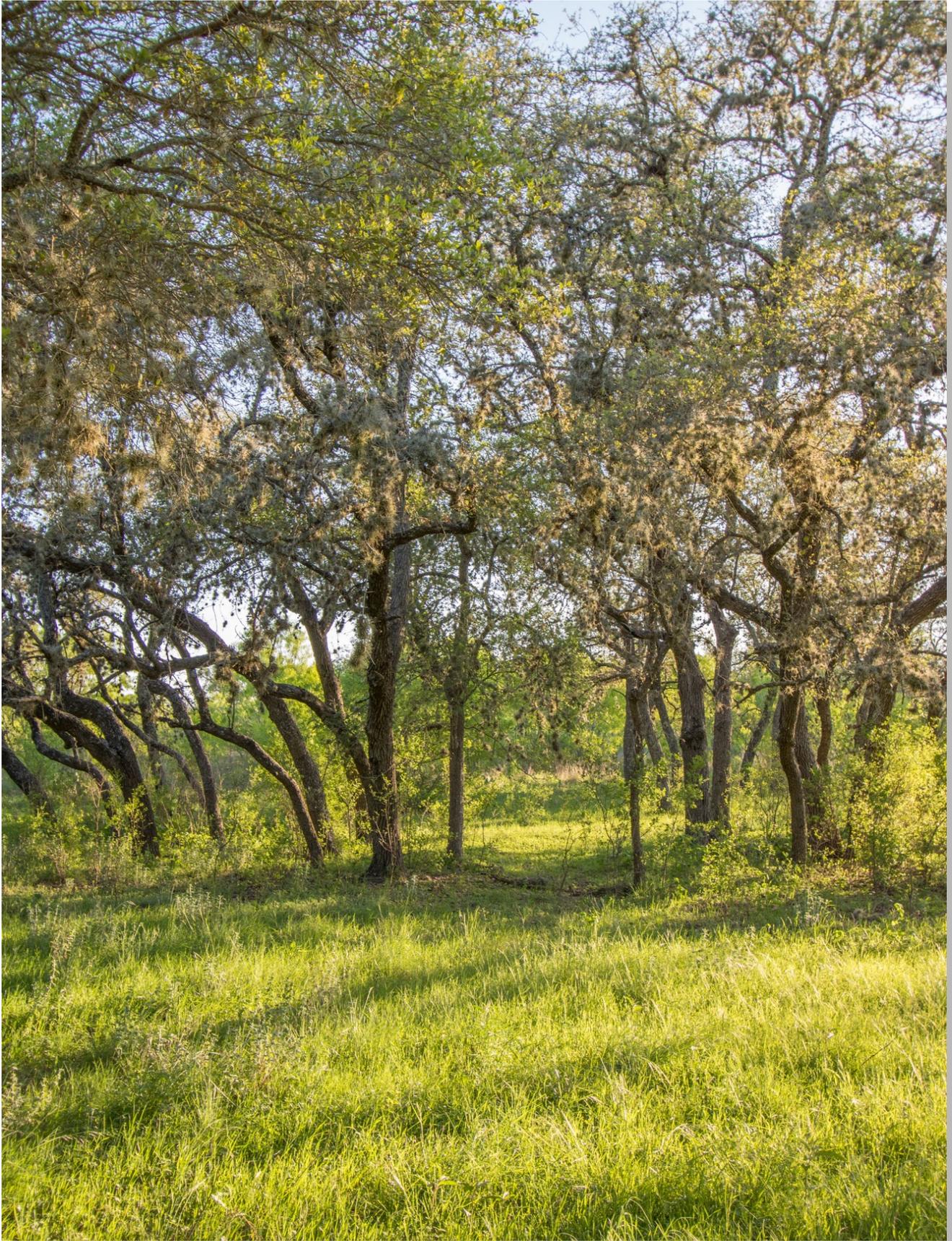
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Information About Brokerage Services

Texas law requires all real estate licensees 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 sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT 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. 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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
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Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date