



Protecting Clients. Conserving the Land.

Quihi Creek Ranch

140 +/- acres, Medina County, Texas



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Location

Quihi Creek Ranch is located halfway between Hondo and Castroville off FM 2676 near the historic settlement of Quihi and the well-known Quihi Gun Club and Dance Hall. San Antonio is only a 40-minute drive away, making the property a quick escape that is easily accessible from all parts of the state.

Acreage

140 +/- Acres in Medina County.

Description

Live water Quihi Creek was what brought Henri Castro to settle the area in 1845 and the same spring fed waters still flow through Quihi Creek Ranch today. In more than 30 years, the current owners have never seen the springs on the property go dry, and the 2/3 of a mile of deep pools lined by huge oak and elm trees has been a constant source for recreation, wildlife, and livestock. Four large well-fed stock tanks parallel the creek, connecting with an irrigated pecan orchard of around 100 trees for domestic and wildlife use.

Around 30% of the ranch consists of wide, rolling improved fields dotted with heritage oak trees. The fields have been meticulously cleared of rock over the years and provide for great pastoral views of the land. The western side of the property is made up of a beautiful old-growth oak/elm forest along Elm Creek, loaded with deer, birds, and other wildlife.

Wildlife

The diverse mixture of shrubs and trees along the two creeks creates excellent habitat that has the property covered in wildlife. A surprisingly large white-tailed deer population can be found on the property, accessing the creek and hiding in the thick cover of the forest. The abundance of water on the ranch, in combination with the utilization of surrounding land, presents a tremendous opportunity for dove hunting. 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 and Water

The many improvements are oriented around a large custom home situated under a stand of massive oak trees surrounded by several outbuildings and amenities that are well thought out and designed for enjoyment of all aspects of the property. Quihi Creek Ranch is an ideal place for families to gather or entertain, offering everyone something to do. Whether its swimming, hunting, ranching, gardening, or just enjoyment of the scenery, the improvements exist to cater to all.



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Main House

- 10,000 sf custom home ideal for large family
- 4 bedrooms, 5 ½ bath, 1 large dormitory room
- Home office with separate entrance
- Canning room, game room, solarium
- Full apartment on 1st floor
- Elevator
- 3-car garage
- Swimming pool with bathhouse and hot tub
- Screened Gazebo with built in BBQ pit
- Long concrete driveway through all improvements

Outbuildings and other Improvements

- 90x60 steel frame barn with several bays, concrete floors, and workshop
- 40x20 carport along concrete driveway
- 2 covered equipment sheds with concrete floors
- 2 covered sheds with dirt floors
- Covered RV shed
- 2 bed, 2 bath caretaker's cottage
- Cattle pens
- Greenhouse and Irrigated garden
- Steel footbridge over the house tank
- Irrigated pecan orchard for domestic and wildlife use

Water

- 2/3 mile of live water Quihi Creek
- 3/4 mile wet weather Elm Creek
- 4 large stock tanks
- 2 submersible wells supplying orchards and tanks
- 1 windmill

Price

\$ 1,950,000

Contact

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Disclaimer

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.



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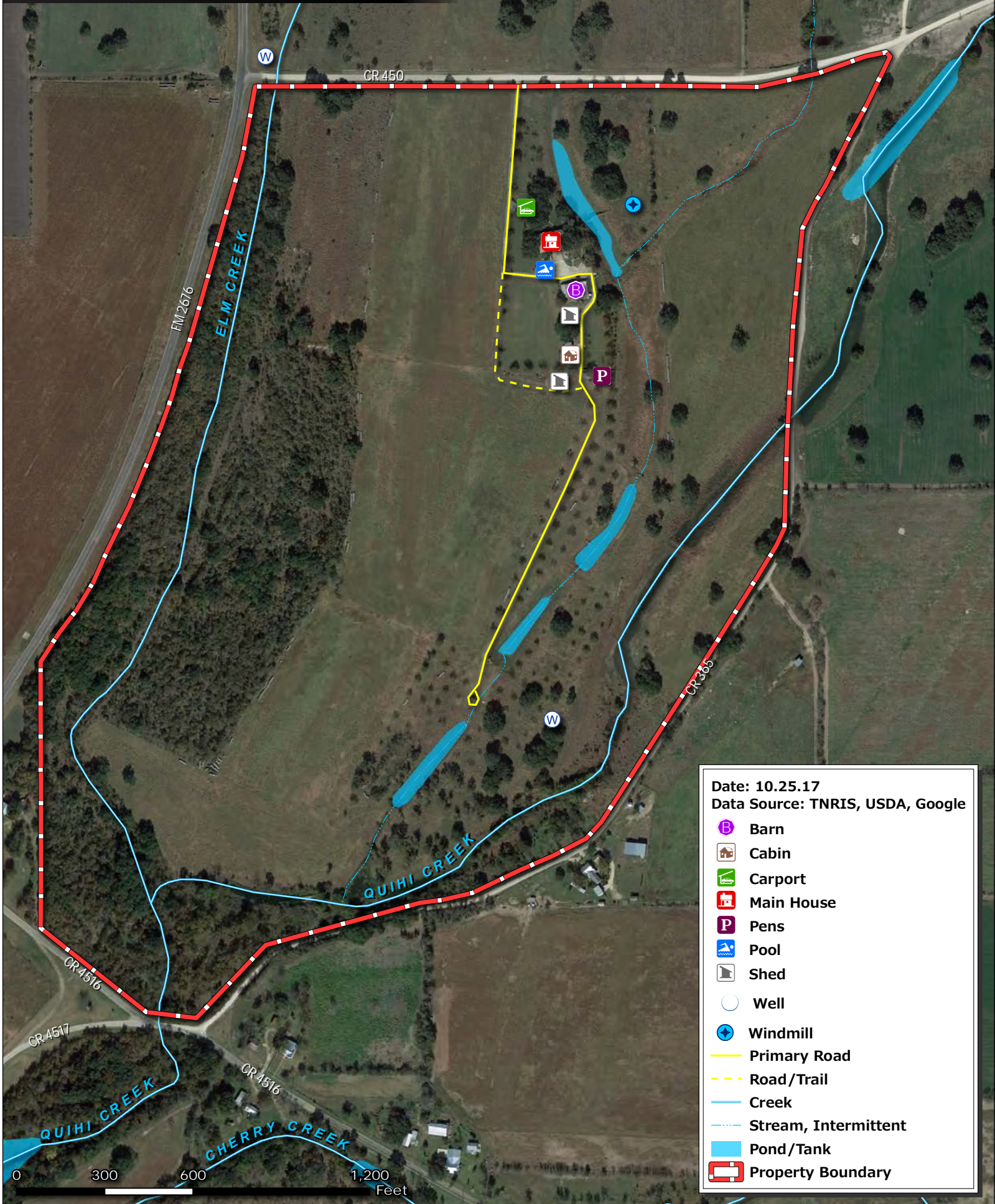
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Data Source: ESRI



Property

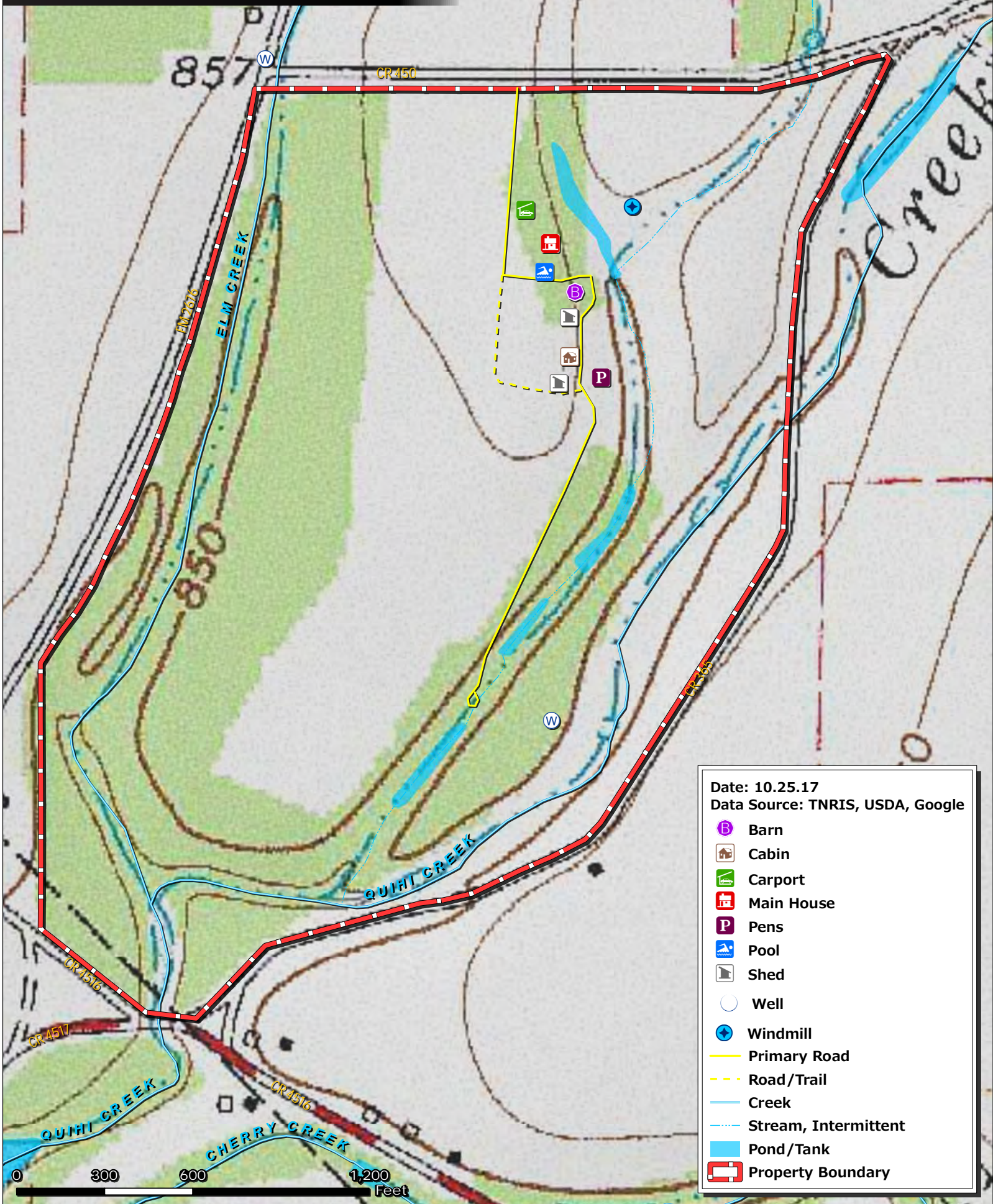


Property Boundary



Date: 10.25.17
Data Source: TNRIS, USDA, Google

- Barn
- Cabin
- Carport
- Main House
- Pens
- Pool
- Shed
- Well
- Windmill
- Primary Road
- Road/Trail
- Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary



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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.

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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