

BREWINGTON LAKE RANCH



176± Acres Bandera County
Brewington Creek Road
Medina, Texas

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

Brewington Lake Ranch is an exceptional live water property with a private 12± acre constant level spring-fed lake. There is a new “Hill Country Classics” home overlooking the lake, which is in the final stages of construction and offers the opportunity for a buyer to step in and finish out the house and start enjoying their dream ranch immediately!



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IMPROVEMENTS

The 3 bedroom / 3 bath main house, nearing completion, is ideally situated offering breathtaking views of the crystal clear Brewington Lake, and offers a large 4-bay garage and detached trophy/game room. On the west side of the ranch there is another smaller guest house, which has recently been renovated, and a newly constructed equipment barn with concrete floors and workshop.



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WATER

The crystal clear 12± acre lake is the centerpiece of the ranch. The lake has a healthy population of largemouth bass, and the owner just recently also stocked \$4,000 worth of striped bass. The lake is fed by year-around "Brewington Creek" which bisects the ranch for 4,000± FT. Below the main lake dam, the creek cascades through a series of waterfalls which flow into another smaller lake, offering multiple options to fish, swim, or kayak year-round.

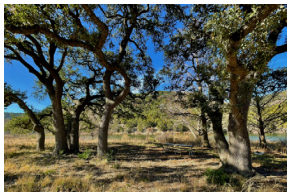
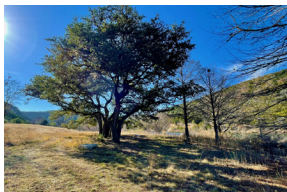


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TOPOGRAPHY

The gorgeous valley which encompasses the lake, is surrounded on all sides by towering hills offering supreme privacy. From the valley floor, elevations climb over 320± FT to a hill-top in the center of the property which has some of the most spectacular views the hill country has to offer. The owner has recently completed construction of a new road to the top of the hill for one of the best sunset spots we have ever seen.



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EQUIPMENT TO CONVEY

2021 20' Pontoon Boat
2021 Model 570 Polaris
2017 Ford F250 4WD (~42,000mi)
2 small utility trailers
Deer Feeders
Turkey Feeders
Fish Feeders
Deer Blinds
2021 Kubota Tractor
2021 Kubota Shredder
Mohawk Chief Shredder
Tractor Weed Sprayer
Riding Lawn Mower
Dump Trailer



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176± ACRES BANDERA COUNTY MEDINA, TEXAS

Brewington Lake Ranch is located 10± miles northwest of Medina and a convenient 1.5± hours from San Antonio along county maintained Brewington Creek Road.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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