

FM 2828
BANDERA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

2828 RANCH



**BOWNDS
RANCHES™**

BRANDON BOWNDS, BROKER

65± ACRES

BANDERA COUNTY



ACREAGE. 65± Acres
Additional adjoining 45± acres available

LAND TYPE. Texas Hill Country
Wet-Weather Creek Frontage
Residential Full-Time, Weekend or Seasonal
Home Office
Wildlife & Recreation

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. Convenient location to Medina, Bandera, Camp Verde, Kerrville and surrounding cities.

8± minutes northwest of Medina, located off of FM 2828, the setting offers a warm welcoming environment for full-time living.

A convenient location that makes daily errands a breeze with easy access to groceries, fuel, shopping and a variety of eateries, finding everything you need within close reach.

ACCESS. Paved Farm to Market road frontage enhances the property's accessibility. Tucked in off the road is an electric gated entrance that opens up to the driveway and clean ranch land studded with Live Oaks. Just down the road is another electric gated entrance that opens up to the area of improvements.

LAND. This 65± acre property offers a unique mix of natural beauty and modern outdoor amenities. The land is level with a few gentle rolling contours and a stone bottom creek bed. Excellent usable land. Whether you're looking to establish a new full-time residence, a ranch, or start a business, this clean lay of land is a solid foundation for your plans.

From the open field to the wooded areas, 2828 Ranch offers plenty of privacy and seclusion without being too far from everyday conveniences. It is a great place to relax after a long day's work and take in the sweeping views of the surrounding landscape.

Ideal habitat that attracts free-roaming wildlife.



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WATER.



CREEK FRONTAGE

2828 Ranch boasts a wet-weather creek that runs along the property's edge. During a rainy wet-weather season, the creek has the opportunity to fill and run creating a soothing soundtrack of flowing water, an excellent secondary cool-off in the summer, and a haven for free-roaming wildlife.



LAKE SITE POTENTIAL

Development ideas? With a few evaluations to conduct before doing so, you might find a perfect location on the ranch to construct a lake for a year-round water feature to highlight and maximize the potential of the land.



WATER WELL

There is one water well on the ranch tapped in at 550± feet, with a new large pressure tank and producing good quality water.

WILDLIFE.

Low fencing allows the native wildlife to roam freely without the constraint of a tall barrier. From whitetail deer, hog and turkey to dove, quail and a vast array of songbirds, this ranch is welcoming to a diversity of species who participate in their natural behaviors and benefit off the land as they forage freely.

A 30,000± square foot area of the ranch is currently dedicated for an animal nursery. The area is bordered with a high-fence perimeter and complete with water supply, shade and a storage building that suits perfectly for a feed and tack room. This area of the ranch would also make an exceptional location to build an equipment barn or workshop.

VEGETATION.

In maintaining the health and aesthetics of the vegetation, dead trees and scrub cedar has been cleared. The land takes in a scene of large Live Oaks, Southern Walnut, Pecan and Sycamore. Proper maintenance and preservation efforts were made to benefit the health and aesthetics of the vegetation.

SOILS.

The majority of the ranch is underlain with Pratley Clay soils. This soil is known to have exceptional properties that make it highly beneficial for water retention capabilities, like building a fishing pond, lake, earthen structure, or taking on a big landscaping project due to the optimal moisture levels that allow plant growth to thrive. Kerrville Gravelly Clay Loam underlies the topsoils on a portion of the ranch also providing nutrients that support healthy vegetation development.



POWER. Power is on the property. Solar powered lighting accents and illuminates the entry gate to the improvements.

IMPROVEMENTS.

GATED ENTRANCES

Two electric gated entrances not only function as privacy barriers but also welcoming entries to different facets of the ranch. Inset from the paved farm-to-market road is a gate that opens to the driveway and forestry of the ranch. Leading up to the improvements you are greeted by another electric gated entrance that opens to the area where the improvements are located.

4 BEDROOM - 2.5 BATHROOM HOME

Near the center of the ranch sits a 4 Bedroom - 2.5 Bathroom perfect family oasis offering quiet and comfort. Spacious rooms with an option for a home office or home gym, an attached 3-car garage, which is always super convenient and open flagstone patios with great amenities. An enjoyable home for hosting family and friends or enjoying the still and quiet evenings.

ATTACHED 3-CAR GARAGE

An attached oversized garage...an unsung hero of convenience and practicality. Like the access to the ranch and area of improvements, the garage doors open at just the push of a button. The whole way home, ushered without having to get out of your vehicle to open a gate or lift a heavy garage door. Super convenient. Need to unload groceries in the rain? No problem. You have direct access to the home through the garage. The extra space is great for storing tools, bicycles, pool toys or those bulky boxes of holiday decor. All-in-all, the attached garage/storage simply makes life a tad bit smoother, convenient and more relaxed.

COVERED PORCH

Raining outside and feel like stepping out on the porch to enjoy the sounds and scents that it brings with it...the covered porch is a perfect place for that. Sliding glass doors open to the porch from the main living area. Ideal for setting up some lounge chairs and taking in the views while still feeling connected to your guests inside playing a game of pool in the family area.



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 OPEN FLAGSTONE PATIO & AMENITIES

The backyard consists of a blended mix of flagstone and wood decking that really enhances the outdoor space. Views in the distance, relaxed seating areas, swimming pool and sauna create a space that you can build memories of watching your children or grandchildren grow up... or memories of your friends acting silly dancing around the fire or taking a drunken slip into the swimming pool. Soak up the sun and unwind in style. Invite guests over for a BBQ and enjoy al fresco dining. After all, if things run a little late into the night, theres a guest cabin a far stones throw from the main home for your guests to rest easy and make it home safely the following day—of course after they remember where they're at!

 **SWIMMING POOL** - Simply put, swimming pools are fun. Whether hosting a pool party, getting some exercise or lounging on a float, theres nothing better than taking a refreshing dip in your own private pool. This swimming pool is surrounded by a lounge deck, charming gazebo and views that stretch for miles. **GAZEBO** - Adjacent to the pool, the gazebo allows for comfortable shaded lounging and a sheltered retreat from the sun. A perfect spot to set the ice chest full of beverages, read a book under the shade or set up a table for covered outdoor dining. **FIRE RING** - Built and incorporated into the open flagstone patio is a fire ring perfect for everyone's enjoyment. A good focal point for social gatherings and a cozy source of warmth on cool evenings. Seamlessly integrated and adds a nice touch to the outdoor living space. **SAUNA** - Indulge in the views while relaxing in the sauna. Whether taking in the comforting warmth to ease aches and pains or feeling frisky and wanting to soak in the heated waters on a cool evening, the sauna is a great added feature. **THE GUEST CABIN**

The guest cabin is within sight of the main home but far enough away for privacy. The cabin with sleeping loft is an excellent accommodation for visitors. Efficient use of space and cozy atmosphere. The large deck is a standout feature providing ample space for lounging and enjoying the surrounding nature scene. Simple, inviting and functional, this guest cabin is a great addition to the ranch.



NOTES.

Whether starting a new chapter in life or simply looking for a get-away, look no further. These beautiful 65± improved acres show a meticulously maintained ranch boasting a blend of open views, wooded acreage and strategic infrastructure with ample space for additional development and land use possibilities.

MOST UNIQUE FEATURES OF THIS CREEKFRONT RANCH.

A promising ranch for any prospective buyer!

Checking off all of the boxes:

A desired and convenient location.

Easy and secure access.

Great usable land.

Quality improvements - house, guest cabin, outdoor amenities.

Creek frontage.

Paved road frontage.

Views.

Privacy.

NEW LISTING

PRICE

\$1,675,000

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

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