

2676 FARM TO MARKET ROAD 2828
BANDERA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED

HICKS CREEK RANCH



**BOWNDS
RANCHES**

BRANDON BOWNDS, BROKER

**110.16± ACRES
BANDERA COUNTY**



ACREAGE. 110.16± Acres

LAND TYPE. Texas Hill Country
Seasonal Live Water
Hunting and Recreation
Livestock and Equestrian
Ranching
Full-Time, Weekend or Seasonal

TAX EXEMPTION. Wildlife Management Tax Exemption

LOCATION. Hicks Creek Ranch is actually located a bit closer to Medina, but is classified with a Bandera address.
Super convenient and excellent location with close proximity to Medina, Bandera, Camp Verde, Kerrville and other surrounding cities.
7± minutes east of Medina (5± miles)
12± minutes northwest of Bandera (9± miles via FM 3240)
10± minutes southwest of Camp Verde (10± miles)
25± minutes south of Kerrville (22± miles)
According to the fastest routes recommended, travel times from larger cities aren't bad—after all, Texas is a big state!
Less than 1 hour northwest of San Antonio
2 hours 20± minutes southwest of Austin
4.5± hours west of Houston
5.5± hours southwest of Dallas

ACCESS. The ranch has nearly 2,000± feet of frontage on paved FM 2828. Accessed through an electric gated entrance. Maintained caliche driveway. The home site is accessed through a heavy-duty steel electric gated entry accented with solar powered lighting. Miles of riding trails cleared. ATVs, UTVs, Dirt Bikes, or Horses, they're all suitable. There's also a road down the creekside and through the woods. Very accessible.

LAND. A noticeable scene of a well maintained ranch. Pristine land and an appealing shape. A great combination nearing 50/50 open pasture and wooded area.

This ranch has been hand-cleared and is virtually 100% usable land. Caliche deposits are ideal for low cost road construction and maintenance. Bottom land, level and gently rolling, subtle contours near the creek.



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WATER.



HICKS CREEK

Hicks Creek is a contributing tributary to the Medina River. The ranch boasts approximately one-half mile of seasonal Hicks Creek. An optimal portion of the west side of the creek runs on the ranch. Several areas would be perfect for construction of a dam. According to the owners, its typical for the creek to run for three to six months out of the year with normal rainfall. The creekside is accented with hand-crafted cedar rail fencing with cedar cut from the ranch—a great rustic photo-op.



WATER WELL & PUMP HOUSE

Surface water like rivers, creeks, streams and otherwise indicate a natural sign of sufficient groundwater. Hicks Creek Ranch is located in an excellent part of the county for sub-surface water. There is one water well on the ranch tapped in at 550± feet, with a new large pressure tank and producing good quality water. On top of having no monthly reoccurring water bills, the water well on the ranch pumps out a better quality water, consistent water supply and is low maintenance. New water softener system. Fresh is best!

WILDLIFE.

The wildlife management plan has been set in place for many years and has resulted in a noticeable increase in the abundance of native wildlife and birdlife. Whitetail, Turkey, Hog, Dove and Quail are known to frequent the area.



ANIMAL NURSERY

The ranch owners have dedicated an area of the ranch for an animal nursery. Think goats, lambs, chickens or other small livestock. The area is high-fenced to enclose approximately 30,000 sq. ft. and is equipped with everything you need—storage building, shade building and water supply. The dedicated area is also an excellent location for construction of a barn.

VEGETATION.

A clean spread of land that has been cleared of dead trees and scrub Cedar. Studded with huge Live Oaks, Southern Walnut, Pecan, Sycamore.



PLANTING BEDS & GREENHOUSE

If you like gardening, this is a great ranch for it! The exterior of the home is decorated with numerous planting beds lined with red lava rock for low maintenance. There is also a high-fenced greenhouse structure that would be perfect to throw a shade cloth over for garden shade or livestock shade. The clay soils provide a great foundation for roots to anchor firmly.



SOILS. The ranch is underlain with three different types of soils consisting of clayey sediments. Kerrville gravelly clay loam, Oakalla silty clay loam and Pratley clay. These soils produce great vegetation to dress the ranch with native growth. Good for grazing pastures, recreation, woodland, wildlife food and cover. Clay loams are excellent for lake construction as the clay particles ideally compact abling the grounds to hold water. There is definite potential on this ranch for constructing a stunning lake to your design, a view that could be seen from inside the home.

POWER. Power is on the ranch.

IMPROVEMENTS.



GATED ENTRANCES

There are two electric gated entrances on the ranch. One is off the main highway entering into the ranch and the other opens up to the home site and yard space. The home entrance, built in 2018, is accented with solar powered lighting adding an attractive nightly ambiance.



YARD SPACE

To define the “yard space”—an area fully fenced with quality fencing and measuring to encompass about 2.3 acres. The “yard space” holds the main improvements of the ranch being: the home, over 3,500 sq. ft. of native stone patios and decking, swimming pool, spa and storage shed.



THE MAIN HOME

Solid and spacious single-story 4 Bedroom - 2.5 Bathroom main home with 4,400± sq. ft. under roof and 3,400± sq. ft. heated and cooled. The exterior of the home is illuminated with extensive lighting enhancing the home’s curb appeal.

The rear of the home is your main entrance while the front of the home sets strategically away from the harsh west setting sun and looks out to excellent views of the ranch and surrounding hills. The exceptionally large windows are the eyes of the home bringing the views from the outside-in.

The front of the home emphasizes grassy shelving with stone accents and planting beds that can add pops of seasonal color to your views. The surrounding exterior of the home is zero-scaped with red lava rock adding a splash of color and nice canvas to plant whatever your eyes desire.



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GREAT ROOM

The focal point of the great room is the amazing views of the ranch. Large thermal pane windows, transoms and a full-lite sliding glass door really bring the outside-in through natural light and pleasing scenery. Large enough space for a comfy lounge setup around the floor-to-ceiling native stone fireplace and a game table of your choice for added entertainment: pool, ping-pong, air hockey, foosball, shuffleboard... Durable tile flooring is excellent for low maintenance and makes for an easy clean. Definitely a great room to gather and unwind.



KITCHEN/DINING

Anyone would appreciate a spacious kitchen—an entertainer's kitchen. More space for cooking, baking, storage and entertaining. Tons of granite counter space, pantry and storage allow organization and accommodation for those larger appliances; and nothing beats a dining room with great views! At the end of the day, sitting down to dinner with enhanced views only adds to the relaxation and ambiance. Both the dining area and kitchen display scenes looking out to views of the ranch and triple-panel sliding glass doors open out to the widespread patio, pool and spa area.



UTILITY

Set between the garage and the kitchen, the utility room is a great functional room with space for a full size washer, dryer and even chest freezer. An excellent laundry and boot room with counter space for folding and cabinetry for additional storage.



4 BEDROOMS - 2.5 BATHROOMS

The main home features 4 bedrooms and 2.5 bathrooms. Currently, the fourth bedroom has been converted into a home office. Considering the location and large space, this ranch offers a perfect work-from-home opportunity. Fast internet and good cell service.

A huge en-suite master bedroom lends itself to some great views of the ranch. The bedrooms feature shutter blinds that open up beautifully to let the natural light in. Four bedrooms allow for more options: a guest room, multi-purpose room, hobby/craft room, exercise room, office or other.



ATTACHED 3-CAR GARAGE

The attached garage is easy to access just outside of the utility room. Convenient during inclement weather and provides a great deal of space.





GUEST CABIN

The guest cabin is a little over 500 sq. ft. in size. A “dollhouse cottage” with a full kitchen, bath and its own septic system. Large windows and full-lite sliding glass doors lend this cute cottage to some gorgeous views. Then, add an eye-catching 300± sq. ft. covered porch and open deck—a place you can sit and relax with a cup of coffee, glass of whisky or sneak in a pajama hunt right off the porch! Totally renovated in 2019 with all new window trim, plumbing fixtures, recently roofed and painted, basically its ready for your guests, just tell them to pack a bag and get on the road, maybe add a decorative sign in the cabin that reads “STAY FOR A WHILE BUT NOT TOO LONG” because once they get there they’ll love it enough to want to stay! The cabin is situated away from the main home ensuring privacy.



PATIOS & DECK WITH POOL, HOT TUB, GAZEBO & FIRE RING

Now this is entertainment central! Inviting widespread custom native flagstone patios with built in fire ring. A fun place to gather around the fire on a cool night, watch the grandkids soak in the jacuzzi and roast marshmallows and hot dogs over an open fire. Freshly renovated gazebo and railings. These amenities are definitely not only an added value to the home, but an added value to your health. How? Family time, exercise, stress reduction and a chance for everyone to socialize, put down the electronics and get outside!



STORAGE BUILDING

200± sq. ft. TuffShed storage building for all of your tools and gadgets.

NOTES.

Less noise, more space, cleaner air... Less pollution, exposure to nature, peace and quiet... Live a home-based ranch lifestyle and feel good about yourself and your investment. Rural living is one of the best choices you can make for your life and your mental health, lower your stress, and surround yourself with a healthier self-sufficient lifestyle.

JUST REDUCED

PRICE

\$1,995,000

MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

Super clean ranch land. No immediate work required. Optimal frontage along Hicks Creek stretching at least half a mile. Immaculate home with great interior and exterior space. Perfect full-time or seasonal ranch.

BRANDON BOWNDS, BROKER

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