

MEDINA RIVER RANCH

DR

DR
DULLNIG
RANCH SALES

DESCRIPTION

Nestled along the bank of the Medina River, just outside of the city limits of the charming town of Castroville, TX, is the personal oasis of Medina River Ranch. With over a mile of river frontage, this ranch provides an ideal setting for fishing, kayaking, swimming, or just relaxing. Hilltop views, mature hardwood trees, and plenty of surface water create a serene environment that is perfect for both recreational and agricultural use, or just a great place to call home.

IMPROVEMENTS

A neatly renovated 1880's rock homestead lies near the river bottom, offering a perfect blend of historic charm and modern comfort. Along with the home, a pavilion with water and electricity in place offers a great hang out spot for social gatherings, and two barns provide adequate storage for anything that you may need to keep on property. The ranch is low fenced, with the Medina River making up the majority of the northern boundary. A well maintained, black rock gravel road system traverses the ranch.



361± Acres

Medina County



361± Acres
Medina County



WATER

There is no shortage of water on Medina River Ranch. With about a mile of Medina River Frontage, the BMA Canal on property which offers the ability to purchase water when the level of Medina Lake allows, and a 1.5± acre pond, surface water on the ranch is plentiful. There is an Edwards irrigation well on the property that feeds a 19± acre pivot, giving the owner the opportunity to grow crops.

WILDLIFE

Wildlife on the ranch consists of species native to the region including Whitetail Deer, hogs, varmints, turkey, as well as an abundance of dove thanks to the pivot on the property and surrounding farmland. The Medina River offers a great fishing opportunity, with bass, catfish, perch, carp and gar residing in the river. The abundance of surface water on the property also helps attract ducks and other seasonal waterfowl.



361± Acres
Medina County



VEGETATION/TERRAIN

The Medina River helps grow large hardwoods such as Oak, Cypress, Pecan, and Elm trees. Lying in the transition zone of South Texas and the Hill Country, the vegetation on the ranch helps offer a fantastic blend of large hardwood trees, and South Texas brush such as mesquite, guajillo, white brush, prickly pear cactus and persimmons.



361± Acres
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TAXES

\$2,449.83 (2024). Wildlife Exemption.

MINERALS

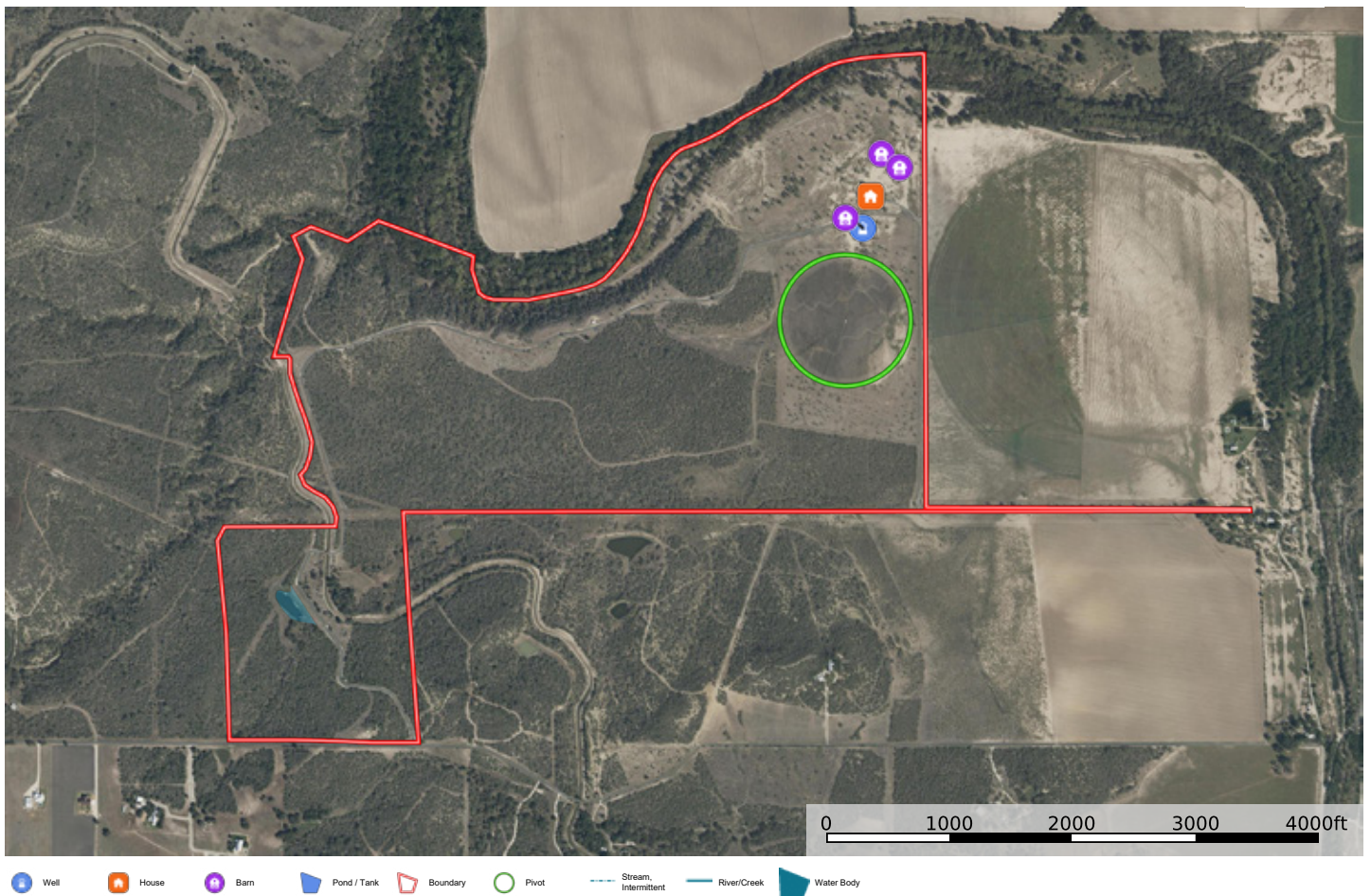
Negotiable.



361± Acres
Medina County

MAP

[Click here to view map](#)



361± Acres
Medina County



361± ACRES MEDINA COUNTY COUNTY ROAD 466 CASTROVILLE, TX

Medina River Ranch is located off of the paved CR 466, that runs just north of Castroville, TX. 2.5± miles from Castroville, 15± miles from San Antonio, 107± miles from Austin, 223± miles from Houston. Along with frontage on CR 466, a 40' owned lane that runs from CR 478 offers an alternative access point, as well.

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

PROPERTY WEBSITE

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VIDEO LINK

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