

BRALEY LANE & MEDINA BEND ROAD  
MEDINA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

NEW LISTING

# MEDINA RIVER BEND



**BOWNDS  
RANCHES**<sup>TM</sup>

BRANDON BOWNDS, BROKER

**36.91± ACRES**

**BANDERA COUNTY**





**ACREAGE.** 36.91± Acres

**LAND TYPE.** Texas Hill Country  
Live Water  
Recreation  
Hunting  
Full-Time, Weekend, Seasonal Rural Living

**LOCATION.** Located only a mile and a half from the center of Medina the property boasts a super convenient location to town. Quick access to the local convenient store, fuel, several eateries, library, Family Dollar and more.

Bandera, the “Cowboy Capital of the World” is only about a 15 minute drive and Kerrville is approximately 30 minutes from the property where you can find entertainment, shopping and major conveniences for all of your essential needs.

**ACCESS.** The property has two points of access fronting Medina Bend Road and Braley Lane. Fresh new interior roads and trails have been meticulously designed and expertly crafted to enhance accessibility and navigation within the property. The paths were cleared and mulched to perfection ensuring a smooth transition from Point A to Point B.

**LAND.** The land boasts an abundant forest cover, providing a serene environment where privacy and seclusion reign supreme! Lush green canopies offer a shield for shade and the densely wooded surroundings not only enhance the property’s aesthetic appeal but also serves as a natural barrier between you and your surrounding neighbors. The yard area near the cabins highlight beautiful mountain views in the distance and a calm setting for relaxing around the fire pit.

Venturing down to the river bottom feels like stepping down into a hidden paradise just waiting to be enjoyed. The landscape envelops you upon reaching the serene banks and inviting atmosphere. The tall Cypress shade the banks laying out the perfect grounds for outdoor recreation and entertainment.



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## **WATER.**

**MEDINA RIVER FRONTAGE.** The property boasts exceptional frontage on the Medina River with an elevated view from the home sites above. Measuring out to a stretch of about 700± feet of optimal Medina River frontage, its definitely a feature that embraces a lifestyle of luxury. The river becomes more than just a body of water but a companion to a sense of calm in everyday life. It is a most welcoming atmosphere and environment for riverside barbecues, impromptu gatherings and the simple pleasure of embracing a slower pace of life.

**WATER WELL.** There is a water well located near the cabins.

**IMPROVEMENTS.** The improvements have been strategically positioned out of the flood plain, adhering to safety regulations and contributing to peace of mind.

- **Two cabins placed side-by-side**
  - One cabin is equipped with all of the necessities including a sleeping area, kitchen and full bath.
  - The other cabin is more suited to be a bunkhouse with an open layout with plenty of room for several beds and plenty of guests.
- **Fire pit looking out to views**
- **Storage Shed**
- **Two gated entrances**— one off of Medina Bend Road and one off of Braley Lane.

## **WILDLIFE.**

The area is a true haven for native wildlife that frequently inhabit the property and surrounding area. They roam freely and bring an element of natural beauty and wonder. From the woodland birds chirping melodiously in the trees to the small animals scurrying about, enjoy the opportunity to sit back, relax and enjoy the harmonious symphony that these creatures create. You can often spot Whitetail and Axis deer gracefully grazing on the land and squirrels playfully hopping from branch to branch. Every year, like clockwork, migratory birds embark on their incredible journeys across vast distances and occasionally grace the property as they pass through, giving moments of marvel. The presence of the native wildlife undoubtedly add an extra layer of charm and calm.



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**VEGETATION.** The property is heavily wooded with predominantly Post Oak, Live Oak and Cedar, which is ideal for privacy and wildlife. Cypress along the river banks frame an environment that beckons you to embrace the outdoor scene and make lasting memories underneath the shady canopies. Huge Mountain Laurels stand out with their exquisite clusters of vivid blooms that offer a splash of color to the landscape and draw in hummingbirds and butterflies with their sweet aroma.

**SOILS.** The majority of the property features anhalt clay. The moderately deep and well drained soils hold a bounty of benefits for the adventurous gardener willing to explore their potential. Plants rooted in this type of soil have a steady supply of moisture and nutrient levels that catalyze thriving plant growth. Framing the cozy cabins with lush greenery, vibrant flowers and the careful placement of rugged rocks will definitely add to the curb appeal that grabs your attention.

**POWER.** Electricity is already on the property and connected to the existing improvements. The convenience allows for easy tie-on to fuel tools for future projects and activities that bring the property together.

**NOTES.** This riverfront property has so much to offer including an ideal build site positioned out of the flood plain with incredible views. This type of setting makes it impossible not to feel relaxed and in awe of the beauty around you. Soothing sounds, stress reduction, unlimited recreational opportunities, two cabins, water well, great views and a relaxing atmosphere maximize your quality of lifestyle and investment. Purchase Live Water!

### **MOST UNIQUE FEATURES OF THIS LIVE WATER PROPERTY.**

Medina River Bend, is nestled along the high bank side of the river featuring a picturesque location with stunning views of the mountains in the distance and the serene water below. With hardly any flood plain to worry about, you can relax and enjoy the tranquility that comes with living in such peaceful setting. The beauty of being riverside without concerns of flooding adds an extra layer of charm to the property.

NEW LISTING

**PRICE**

**\$1,150,000**

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