

751 FARM TO MARKET ROAD 337
MEDINA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

THE WEST PRONG



**BOWND'S
RANCHES**TM

BRANDON BOWND'S, BROKER

**21.8± ACRES
BANDERA COUNTY**



ACREAGE. 21.8± Acres

LAND TYPE. Texas Hill Country
Live Water (Frontage on The West Prong Medina River)
Wildlife, Livestock & Recreation
Full-Time, Seasonal or Investment Living

TAX EXEMPTION. Agriculture Use Tax Exemption

LOCATION. Medina, Texas - Bandera County
Less than 1 mile west of Medina
30± minutes to Kerrville
15± minutes to Bandera
1± hour to San Antonio

ACCESS. Paved FM road frontage makes this property easy to access in all weather conditions. Its a premium feature that is definitely desirable and adds to the “better infrastructure”. As you approach the gated entrance, the anticipation grows as you begin to drive under the shady canopies with sunlight peeking through the leaves. The atmosphere envelops you and sets the tone for the lifestyle that awaits just beyond.

The winding gravel driveway leading up to the property’s improvements transitions into a smooth concrete pathway beyond the yard’s fence, creating an aesthetically pleasing feature. The attention to detail showcases a professional approach to both functionality and design ensuring a welcoming and polished entrance to the property.

The improved access allows you to enter the home without tracking in dirt or mud, leaving it outside where it belongs!

LAND. 21.8± acres of river front hill country land boasting a variety of desirable attributes. Wooded acreage provides privacy and a natural setting. Lush grazing pastures not only contribute to the aesthetic appeal of the land but also provide opportunity for agricultural pursuits or livestock and wildlife grazing. Harmonious and versatile environment that is both visually appealing, practical and functional.



© Bownds Ranches 2024

Information is believed reliable but is not guaranteed by *REALTOR®*.
Property is subject to prior sale, correction or withdrawal without notice.

TERRACED KOI PONDS

The koi ponds are nothing short of awesome. Its a pretty unique feature that adds some pizzazz to the outdoor entertainment area. Constructed with a terraced design and stone border, the ponds blend effortlessly into the landscape. Equipped with an aerator to keep the water circulating, it also enhances the sounds of flowing water which adds to all of the ambiance. Lily pads float on the water's surface, while narrowleaf cattails stand tall and canna lilies adorn the edges, all adding a splash of color and vibrancy.

WATER WELL

Knowing where your water comes from is extremely important and having a private water well is an ideal water source to have on your property. The West Prong has one water well that supplies sufficient water to the improvements.

SOILS. The majority of the land is underlain with Anhalt Clay soils which is darker in color, rich in organic matter and well-suited for native Texas grasses, wildflowers and drought-tolerant plants. The river bottom soil classification is Orif-Boerne association which can typically be found in the Hill Country along with river banks or on uplands and rolling hills. Characteristics of these soils is of rocky nature and loamy texture.

VEGETATION. In addition to the native vegetation including Live Oak, Cypress, Sycamore wildflowers and lush grassy pastures, the property owners have transformed the landscape with a wide range of trees and shrubbery to elevate the outdoor space. The landscaping around the home enhances both curb appeal and outdoor functionality. The lawn is well-manicured and the home is bordered by vibrant flower beds filled with seasonal blooms and greenery, creating a welcoming first impression. Raised garden beds add visual interest and seasonal color. Overall, the yard is thoughtfully designed with a mix of textures, colors and functionality creating an inviting space that complements the architecture of the home and supports outdoor living and air quality.

- Chinese Pistache • Eastern Redbud • Southern Live Oak • Post Oak
- Texas Sage • Primrose Jasmine • Chinquapin Oak • Chinese Tallow
- Bradford Pear • Autumn Sage • Crepe Myrtle • Yellow Bells • China Rose
- Scarlet Firethorn • Bignonia Crossvine • Mealycup Sage • Peacock Flower
- Pecan • Chinese Photinia • Princess Tree



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by *REALTOR®*.
Property is subject to prior sale, correction or withdrawal without notice.



POWER. Power is already on the property servicing the improvements.

IMPROVEMENTS.

THE EXTERIOR OF THE HOME

The essence of a cozy home doesn't only lie within its walls ; its whats on the outside that matters too! The exterior of the home exudes stability, standing sturdy with full masonry siding strongly bearing the load of the structure while the standing seam metal roof promises longevity holding up to the elements.

The yard also plays a significant role in the aesthetic curb appeal. Well-maintained and thoughtfully designed, the hardwoods and flowering plants make a remarkable difference, enhances the home and creates an inviting environment, whether coming home everyday, visiting for the weekends with family and friends or for guests if you choose to add it to the rental pool for some additional invested income.

From the inviting patio to the snug living room, this home helps put you at ease from the stresses of everyday life ready to make lasting memories.

THE "TIKI BAR" PATIO

With a feeling of being on vacation right in your own back yard, the tiki bar is a great hang out. The "tiki bar" is a great cabana area nestled near the poolside and overlooks the terraced koi ponds just below. A perfect gathering place for BBQs, music and good times. The bamboo-faced bar is a great place to add an outdoor beverage center along with adding a grill, TV, seating and sound system you'll find yourself immersed in the comforts of the outdoor living style this property is made for.

THE PERGOLA PATIO

The outdoor living space continues to spread throughout the back yard. Beneath the huge oaks, the pergola patio lends itself to the perfect balance between the shade and sunlight. The area can be outfitted with string lights, fans, heaters, curtains or even a sound system to make it come alive.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by *REALTOR*®.
Property is subject to prior sale, correction or withdrawal without notice.

THE RIVER BOTTOM

The river bottom sets the tone for hours-long recreational fun. The serene park-like setting nestled under the shades of the towering Cypress trees creates an ambiance that's hard to want to leave—cool breezes, tranquil sounds of rustling leaves, wind, birds, and calm water. Mind you, Texas has been in an exceptional drought, but with steady rainfall, the flows can contribute to awesome fishing, swimming and floating opportunity. The wharf, extends out from the shores over the open water, a perfect spot to enjoy the beauty that surrounds you.

THE PASTURES

Excellent nutrient rich soils help keep the lush grazing pastures rich in vegetation. Ideal for livestock such as cattle or horses and free-roaming wildlife. Dense native grass cover, minimal weeds. A habitat that really draws in the wildlife.

THE YARD

Over an acre of fenced yard space visually defines the “home” area—making it clear where the living space begins and the working ranch ends. It creates a great atmosphere for “controlled landscaping” keeping the grazing wildlife out, allowing you to maintain your lawn, garden, flower beds or other landscaping that wouldn't have a chance being in the open pasture. The yard area also gives you peace-of-mind by letting pets roam around without the constant need of supervision.

WATER.

WEST PRONG MEDINA RIVER

This property boasts 1,200± feet of one side of the west prong Medina River frontage offering direct access to exceptional recreation opportunities. Mature trees line the river, enhancing the privacy and creates a peaceful natural setting ideal for picnicking, barbecuing, fishing, swimming, floating or simply relaxing by the water's edge.

IN-GROUND SWIMMING POOL

The swimming pool is definitely the focal point of the back yard and boasts a lifestyle upgrade encouraging family time and is ideal for gatherings, parties or just casual fun. Swimming also improves full-body health by working out joints, muscles, heart health and most importantly stress relief! Surrounding the inviting water is a covered Saltillo tile patio providing a comfortable escape from the sun and an open flagstone patio that invites you to bask in the warmth and soak up some vitamin D. Overall, its an ideal place to gather and unwind.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by *REALTOR*®.
Property is subject to prior sale, correction or withdrawal without notice.

THE PLAYHOUSE

Just outside the fenced yard is a little something extra for the “littles” to play on. Enough to keep them active and room to add on, the wooden playhouse is a timeless classic. A climbing wall leads up to the cabin area or “the fort” with a boardwalk heading over to the slide. Let their imagination run wild

THE LIFE-SIZE BIRD CAGE

Whether they live in it or just flock to it, the huge bird cage structure is a cool and unique feature. Hang feeders and swings to attract native birds or bring in an exotic that loves the outdoors.

OUTBUILDINGS

BARN

The barn, with its aged red color, has seen many seasons under the sun. Metal exterior, wood-framed window shutters and nestled under the oaks, the barn is a great place to house ranch equipment or store livestock feed. Whether tending to animals or the fields, the barn is a great structure to keep everything in order.

THE GREENHOUSE

There's something exciting and magical about bringing something to life. If you've ever found yourself in need of an escape into the calm or if you've got a green thumb, the greenhouse is a great place to spend some time. Letting in plenty of natural light and providing shelter from the elements, the greenhouse is where you can plant and watch seedlings eagerly spread their tiny roots and stretch their growing leaves in anticipation of future transplant.

THE INTERIOR AT “THE WEST PRONG”

Let's talk about the inside, room by room...

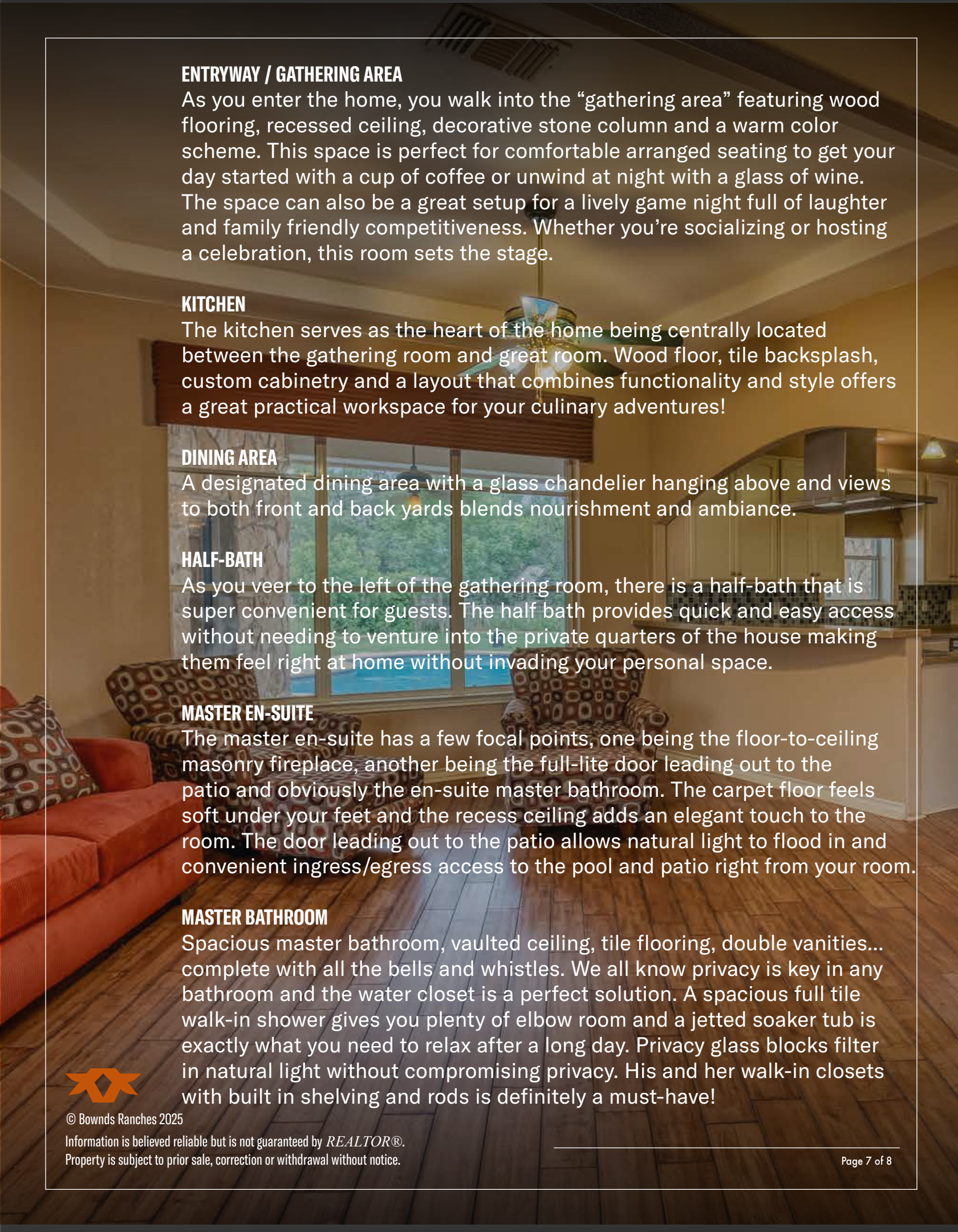
SINGLE STORY — 3 BEDROOM - 2.5 BATHROOMS

Split living floor plan offers a great balance between togetherness and solitude, all under one roof.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.

A photograph of a home's interior, showing a living area with wood flooring, a stone fireplace, and a large window. The room is well-lit, and the decor is warm and inviting. The text is overlaid on the right side of the image.

ENTRYWAY / GATHERING AREA

As you enter the home, you walk into the “gathering area” featuring wood flooring, recessed ceiling, decorative stone column and a warm color scheme. This space is perfect for comfortable arranged seating to get your day started with a cup of coffee or unwind at night with a glass of wine. The space can also be a great setup for a lively game night full of laughter and family friendly competitiveness. Whether you’re socializing or hosting a celebration, this room sets the stage.

KITCHEN

The kitchen serves as the heart of the home being centrally located between the gathering room and great room. Wood floor, tile backsplash, custom cabinetry and a layout that combines functionality and style offers a great practical workspace for your culinary adventures!

DINING AREA

A designated dining area with a glass chandelier hanging above and views to both front and back yards blends nourishment and ambiance.

HALF-BATH

As you veer to the left of the gathering room, there is a half-bath that is super convenient for guests. The half bath provides quick and easy access without needing to venture into the private quarters of the house making them feel right at home without invading your personal space.

MASTER EN-SUITE

The master en-suite has a few focal points, one being the floor-to-ceiling masonry fireplace, another being the full-lite door leading out to the patio and obviously the en-suite master bathroom. The carpet floor feels soft under your feet and the recess ceiling adds an elegant touch to the room. The door leading out to the patio allows natural light to flood in and convenient ingress/egress access to the pool and patio right from your room.

MASTER BATHROOM

Spacious master bathroom, vaulted ceiling, tile flooring, double vanities... complete with all the bells and whistles. We all know privacy is key in any bathroom and the water closet is a perfect solution. A spacious full tile walk-in shower gives you plenty of elbow room and a jetted soaker tub is exactly what you need to relax after a long day. Privacy glass blocks filter in natural light without compromising privacy. His and her walk-in closets with built in shelving and rods is definitely a must-have!



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by *REALTOR®*.
Property is subject to prior sale, correction or withdrawal without notice.

GREAT ROOM

The focal point of the great room is the floor-to-ceiling masonry fireplace with a beautifully crafted wood mantel. The recessed ceiling gives the room a little extra height while the built-in cabinets and shelving add style, functionality and a cozy atmosphere. French doors leading to the pool and patio allow for seamless indoor-outdoor flow, which makes this great room a perfect center-point for entertaining and casual relaxation.

GUEST BEDROOMS

There are two (2) guest bedrooms, each bedroom outfitted with carpet flooring, soft on the feet, recessed ceilings, adding extra height and mirrored sliding closet doors, making your space feel larger. One (1) of the bedrooms has a built-in desk and shelving which creates the perfect outlet for a home office or a study center for homework time.

GUEST BATHROOM

The guest bathroom features a single vanity, tile floor and a tub/shower with tile walls.

UTILITY ROOM

The utility room is a functional space with durable wood flooring, utility sink, storage cabinetry and a built-in ironing station.

ATTACHED TWO-CAR GARAGE & SINGLE COVERED PARKING

The attached garage is convenient when unloading groceries in inclement weather and protecting your car from the elements. A door leading to the pool area is convenient with space to store pool supplies and toys. The detached carport is ideal for larger vehicles.

SUMMARY.

The West Prong is a property with the perfect combination of comfort and luxury. A convenient location, river frontage, functional home, entertainment patios, swimming pool, grazing pastures and more... The property holds great potential for a family looking to relocate, a couple ready to retire or for someone wanting to invest in an income producing rental property.

AVAILABLE

PRICE

\$1,500,000

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

BOWNSRANCHES.COM



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.

