

Aelvoet Farm

168 ± Acres | Hondo, TX | Medina County



Gruber Ranches

Representing the Best of Texas

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168± ACRE FAMILY FARM – MEDINA COUNTY

For over 57 years, this remarkable 168± acre farm has been owned and carefully cultivated by the same family. Ideally located just south of Hondo, the property offers a rare combination of fertile irrigated land, inviting rural living, and outstanding recreational appeal.

LAND AND WATER

The property includes a 5-acre coastal field and approximately 160 acres of highly productive irrigated farmland, supported by 232.80 base acre-feet of Edwards Aquifer water rights. Water resources are exceptional and include:

- Irrigation well with an electric motor, currently producing approximately 1,400 gallons per minute
- Additional shallow well
- Public water meter

Together, these resources provide ample water for farming and ranching.



IMPROVEMENTS

A spacious 3,000± square foot, 4-bedroom, 3-bath rock home sits beneath the shade of sprawling live oak trees, creating a peaceful country setting. The home offers plenty of space for family and guests and embodies the warmth of true rural living.

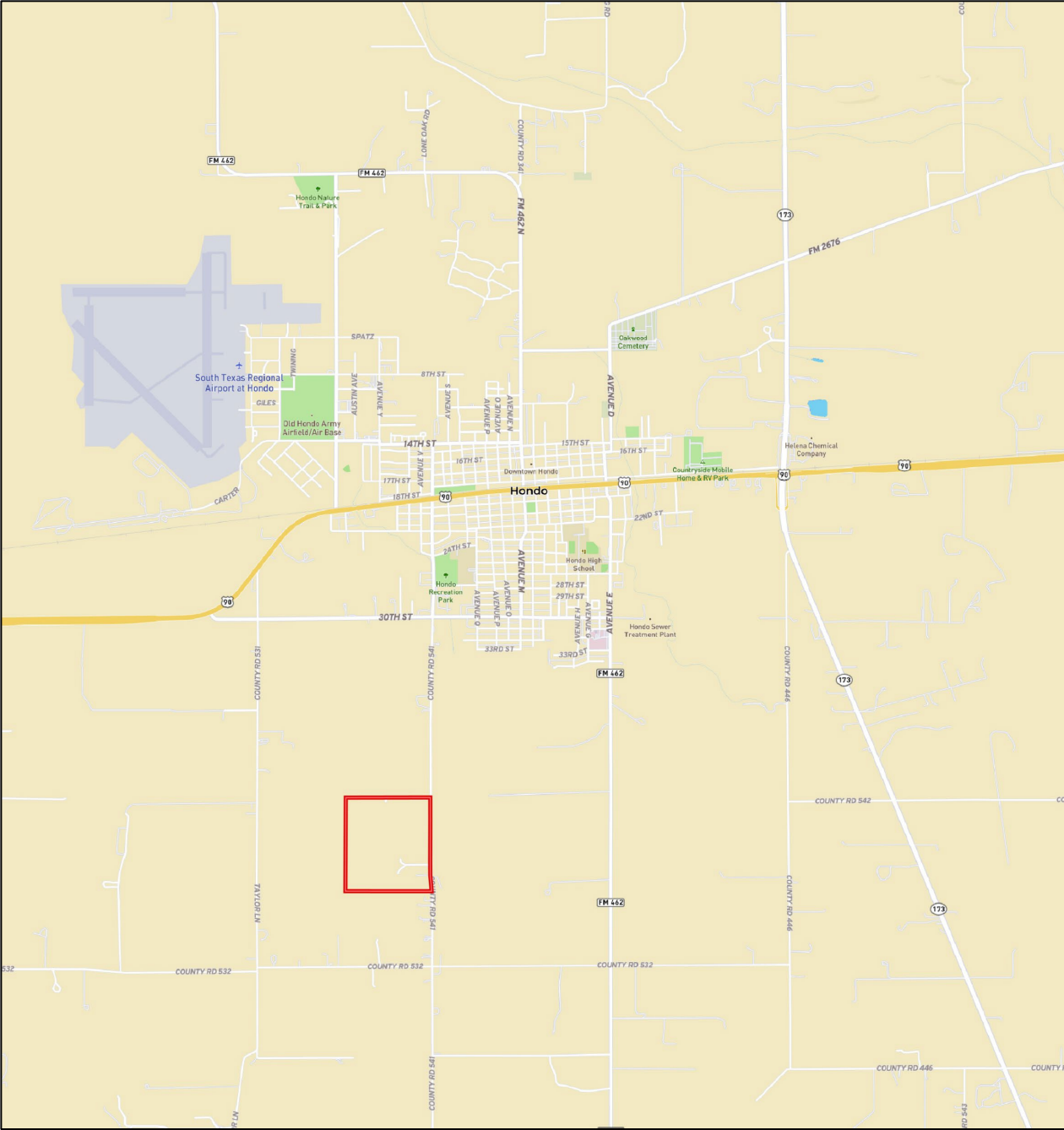
A 2,048± square foot barn provides versatile use for equipment, hay, storage, or agricultural operations—perfect for a working farm.

RECREATION

Beyond its productivity, farms in the area are well-known for their excellent dove hunting, a hallmark of the Hondo area. The combination of open fields and water sources creates ideal conditions for outdoor enjoyment year-round.

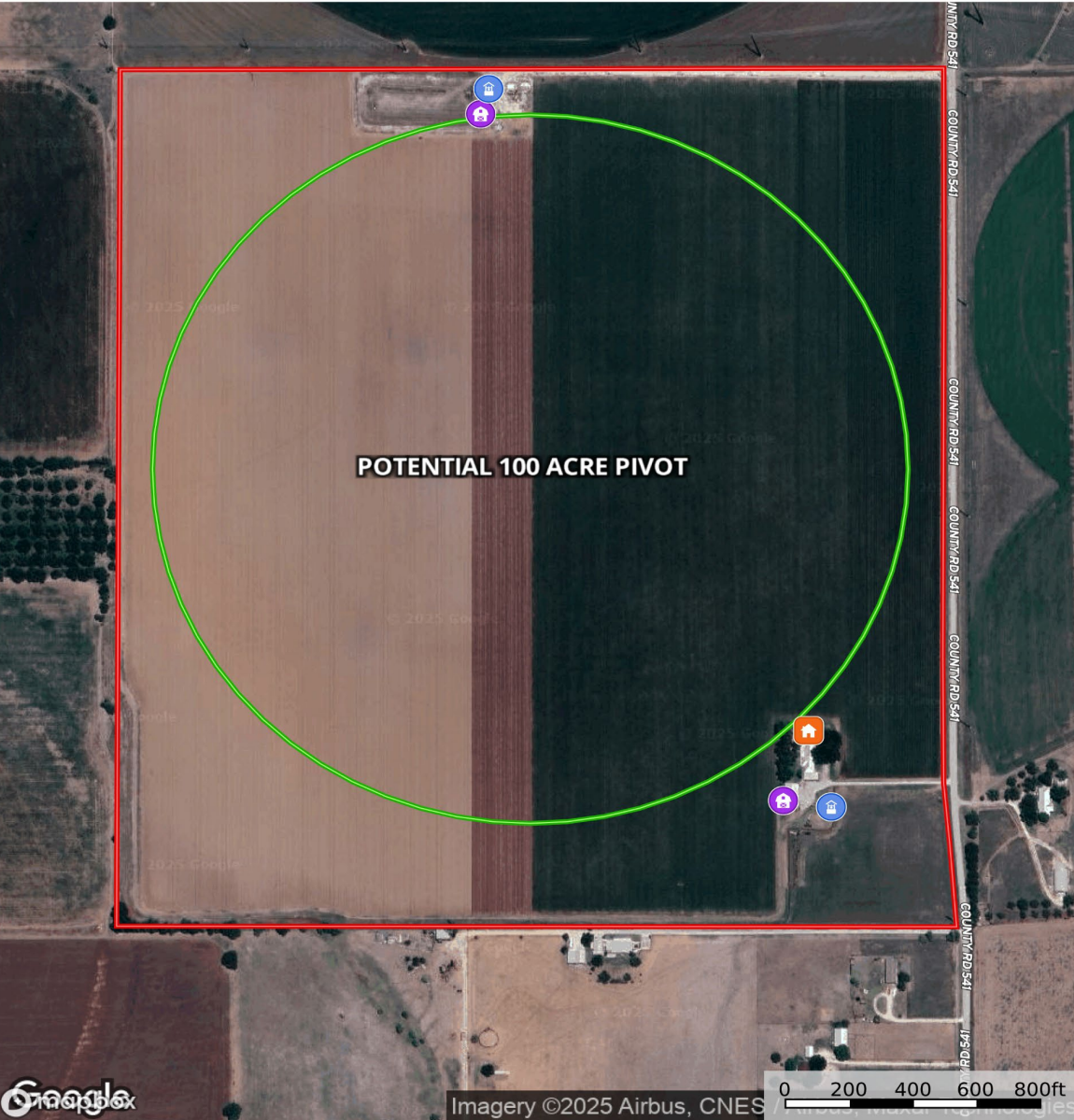
LOCATION

Conveniently located just minutes south of Hondo and within an easy drive to San Antonio, this property provides the perfect balance of country privacy and accessibility.



3830 CR 541, Hondo, TX 78861





HIGHLIGHTS

- 168± acres, same family ownership for over 57 years
- 160± irrigated acres with 232.80 base acre-feet Edwards Aquifer water rights
- Irrigation well (approx. 1,400 GPM) + shallow well + water meter
- 3,000± sq. ft. home | 4 bed, 3 bath
- 2,048± sq. ft. barn
- Excellent dove hunting
- Minutes from Hondo | Easy drive to San Antonio

















Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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