



Medina County Ranch

(Headquarters, Privacy, Deer, Turkey, Hogs)

100 ACRES

MEDINA COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in Medina County approximately 37 miles west of San Antonio, 18 miles north of Hondo, the county seat, 300 miles southeast of Dallas, 160 miles to Corpus Christi and 230 miles to Houston, all distances measured straight line "as the crow flies".

BACKGROUND INFORMATION ON THIS PROPERTY: First time on the market, The Owners have made the decision to sell this property for estate planning purposes. The ranch has been utilized in a cattle operation for many years.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive authorization to market, show and sell this property. The Sellers will convey the property by Special Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. All cash or thru third party financing.

DESCRIPTION: Awesome 100 acre estate that offers end of the road privacy and the beauty of the Texas Hill Country. One of a kind three bedroom, two and 1/2 bath home with adjoining carport and casita. The casita has two bedrooms, one bath, fully equipped kitchen and living area. There is a 34' x 40' metal barn

with concrete slab flooring, covered BBQ pavilion area, electric gate and pipe fencing around homestead. The main house has a 28' vaulted ceiling in the family room with rock fireplace. Master bedroom with adjoining study/office is downstairs. The spacious kitchen has a Jenn Aire gas stove and loads of storage space. The area around the headquarters has been beautifully landscaped and there are hundreds of oaks across the ranch. The houses are serviced by one water well and the ranch has one stock tank. The ranch is home to whitetail deer, turkeys, hogs, birds, occasional exotics and the usual suspects of predators being bobcats, coyotes and the rare mountain lion. The ranch is currently in Ag. Exemption. Terrain is level to hilly with oaks, cedar, hardwoods and native grasses. This remarkable property can be a permanent residence or a getaway retreat for family and friends. Just 45 minutes from San Antonio and in between Bandera and Hondo, you are never far from grocery stores, ranch supply stores, etc. All the famous Hill Country haunts like Boerne, Fredericksburg, Kerrville, Lukenbach and Blanco are within easy driving distances. All the work has already been done, call for your tour of this exceptional ranch.

IMPROVEMENTS: Headquarters include a one of a kind three bedroom, two and one half bathroom house, a casita with two bedroom and one bathroom, metal barn, BBQ pavilion, storage room and fully fenced and landscaped yard.

PRICE: \$2,200,000.00 or \$22,000.00 per acre.

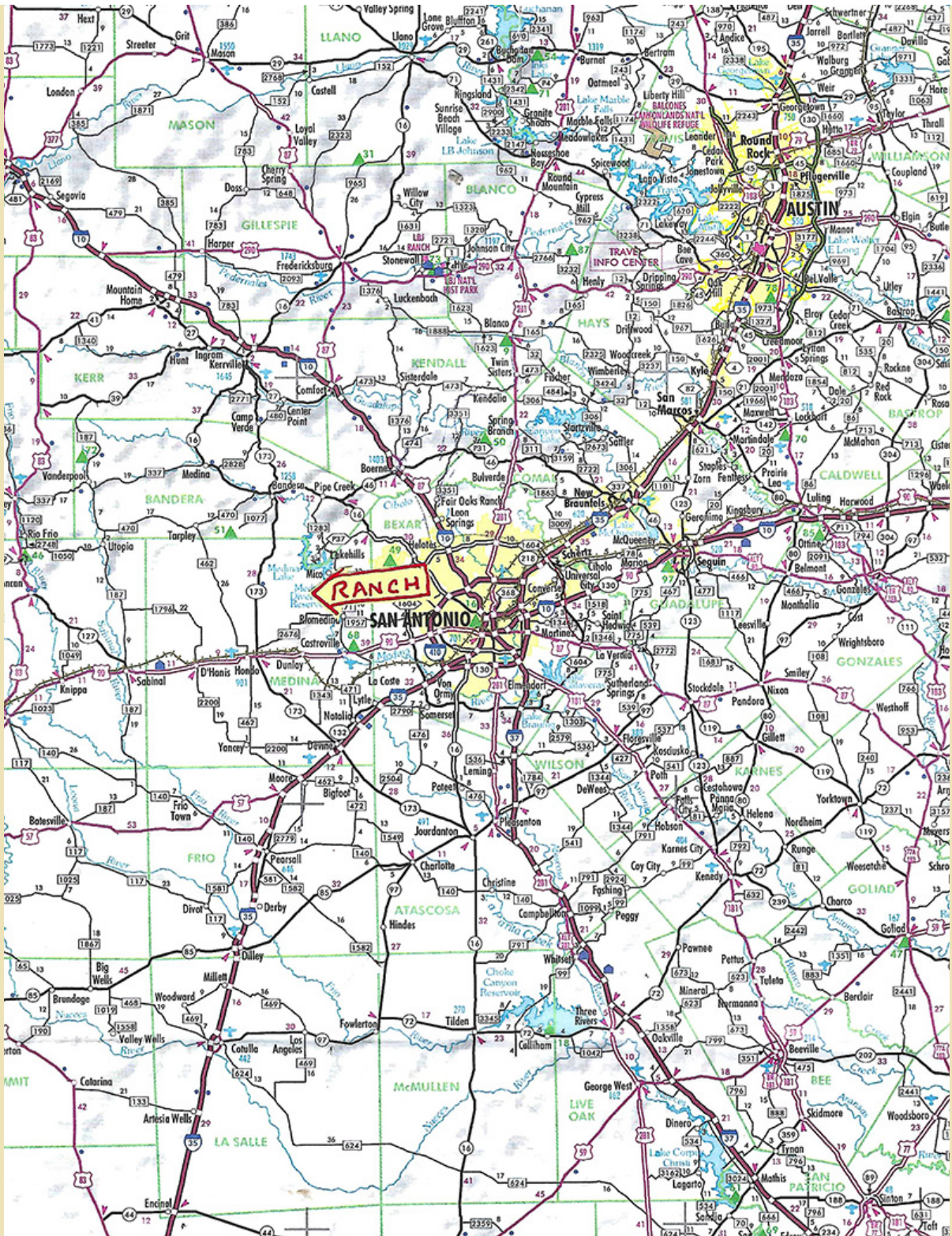
AIRPORT INFORMATION: The San Antonio International airport is approximately 40 miles away and the Hondo Regional Airport is approximately 25 miles away.

SHOWING COORDINATION: This property is available for inspection seven days a week by prior appointment only. CALL: FRANK J. CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at frankcarter220@yahoo.com.

NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

MAPS:

TEXAS HIGHWAY MAP



GOOGLE MAP



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