



GRUBER RANCH SALES

Representing the Best of Texas



Country Living

This 50-acre country estate is nestled among the trees off FM 462 North towards the scenic Texas Hill Country. Its location is ideal – just five miles north of Hondo – which makes for an easy drive from San Antonio.

The ranch is highly improved. The front part of the property opens up to an 18-acre field of coastal Bermuda that currently is home to exotic blackbuck. The remainder of the property has an abundance of tree cover and brush, including live oaks, mesquites, persimmons, and native grasses. The house and outbuildings are clustered together, maximizing the acreage available for further development or subdivision.

The paved driveway leads to a beautiful custom home surrounded by manicured landscaping under an oak tree lined canopy. The entrance, house, and all of the buildings are framed in rock that unifies and integrates the structures into one large living and entertaining area.

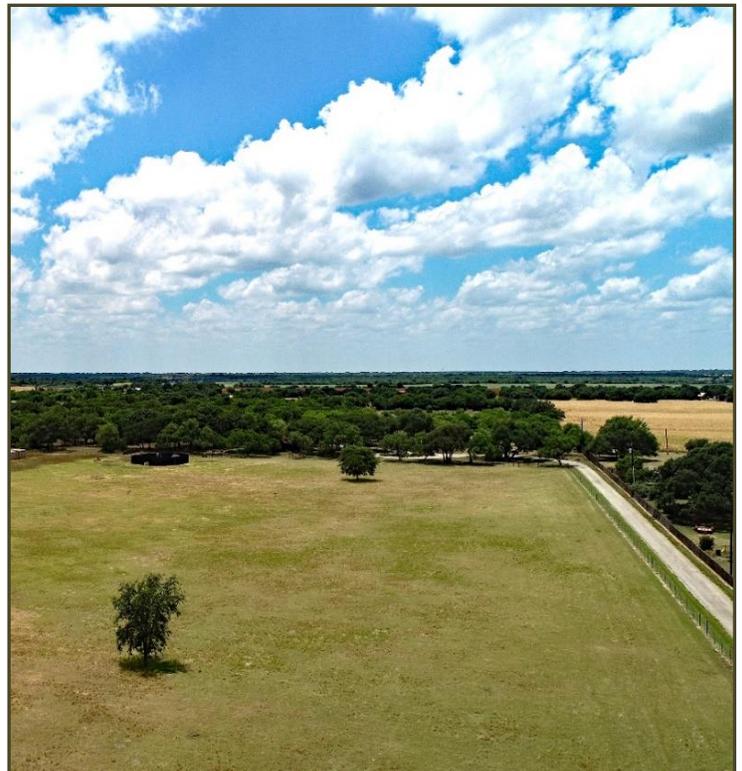
The home consists of 3 spacious bedrooms with large walk-in closets and 2 full bathrooms. The kitchen has modern appliances with ample storage and opens up to the dining and living areas. The living room is also equipped with a wood burning rock fireplace. Off the kitchen, there is a separate large family/media room.

Connected to the home is a 5-bay carport that leads to the spectacular outdoor entertaining area. The focal point of the outdoor area is the custom heated pool that has a rock grotto, waterfall, and spa. Surrounding the pool is a standalone grilling station and a large pool house. Suited for entertaining, the pool house has a full kitchen with stainless steel appliances, a full bath, and a covered outdoor eating area with a wood burning fireplace. Red flagstone is used for all the walkways and areas around the structures, adding to the charm.

Other amenities to the property include a 500 sq. ft air-conditioned office/exercise room, a 2,000 sq. ft air-conditioned barn that can be converted to living quarters, and a 2,400 sq. ft barn with concrete floors and roll-up door for equipment.

FEATURES:

- 50 +/- Acres
- Price: \$1,250,000
- 3BR/2BA Home
- 5 bay car port
- Separate office/exercise room
- Pool and hot tub with waterfall and grotto
- Pool house with full kitchen and bath
- 2,000sq-ft barn with central air
- 2,400sq-ft barn with rollup doors
- Dog kennel
- Fenced and cross-fenced

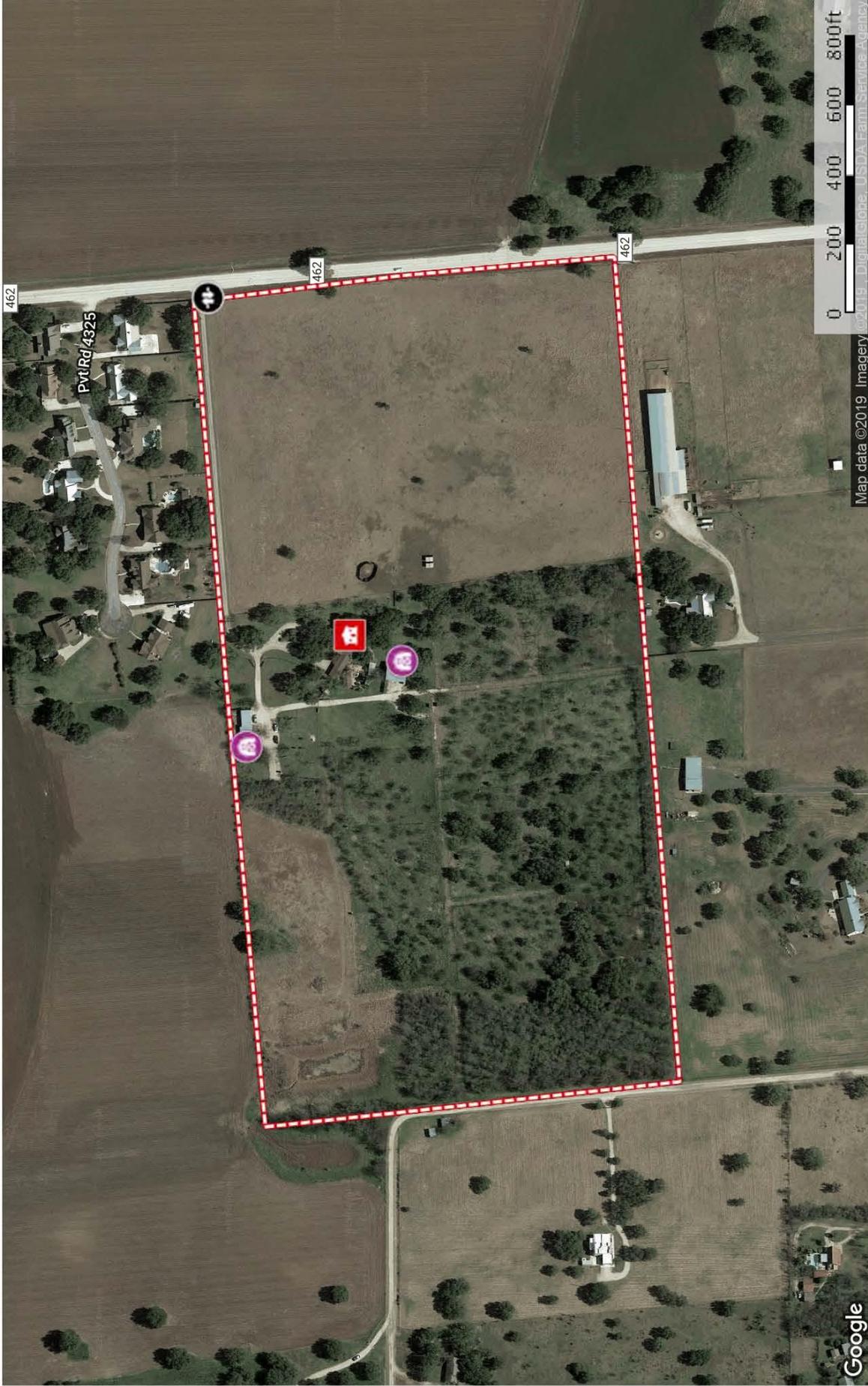








50 Acre Ranch
Medina County, Texas, 50 AC +/-

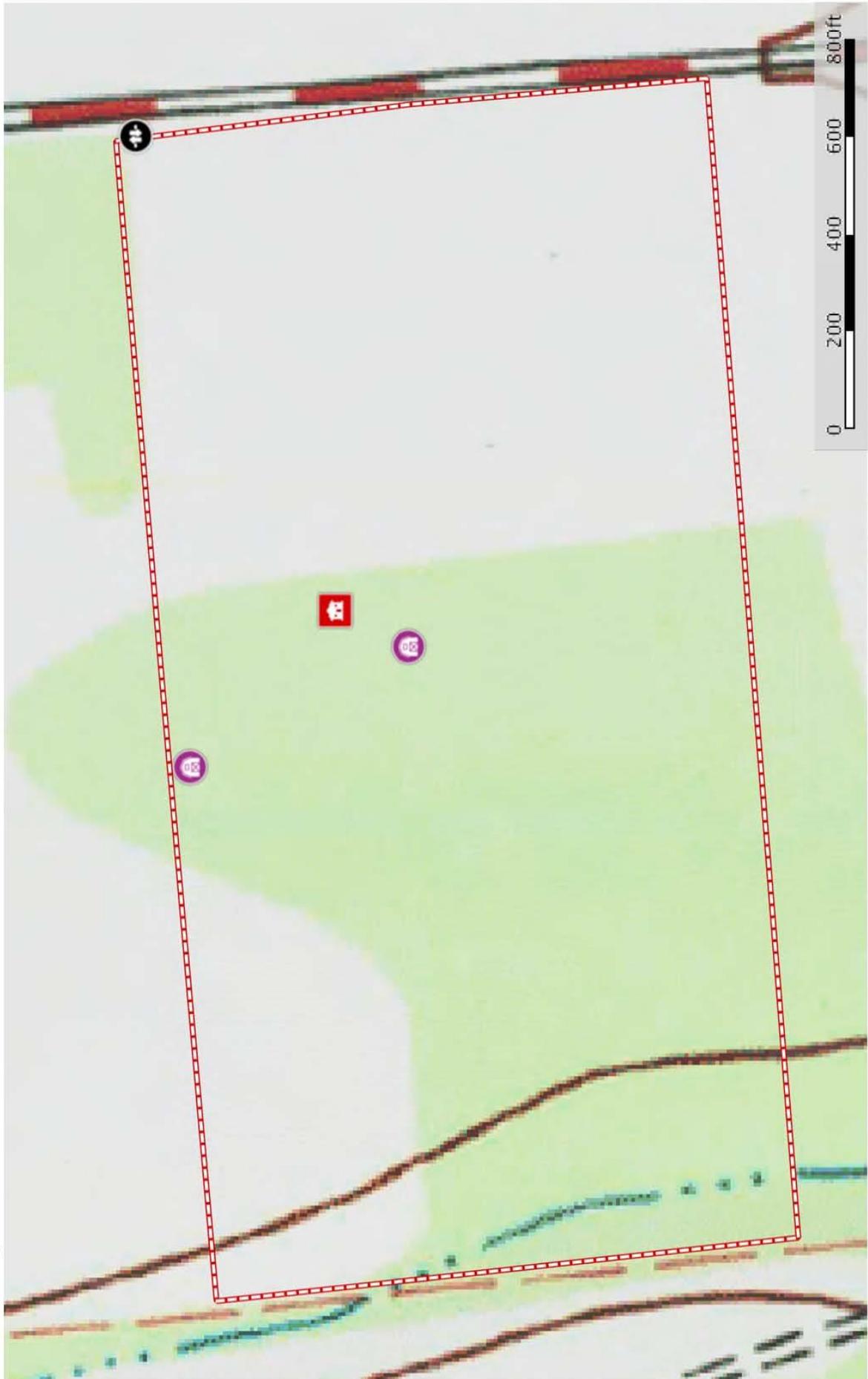


- Barn
- Main House
- Gate
- Boundary

J. Gruber - Broker / Owner
P: 830.426.5200 GruberRanches.com 515 20th Street / Hondo, TX 78861

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the accuracy or completeness of the information provided.

50 Acre Ranch
Medina County, Texas, 50 AC +/-



- Barn
- Main House
- Gate
- Boundary

Representing the Best of Texas



J. Gruber Properties and Gruber Ranch Sales

515 20th Street, Hondo, Texas 78861 O: 830.426.5200 | F: 830.426.5206 | info@jgruberproperties.com