

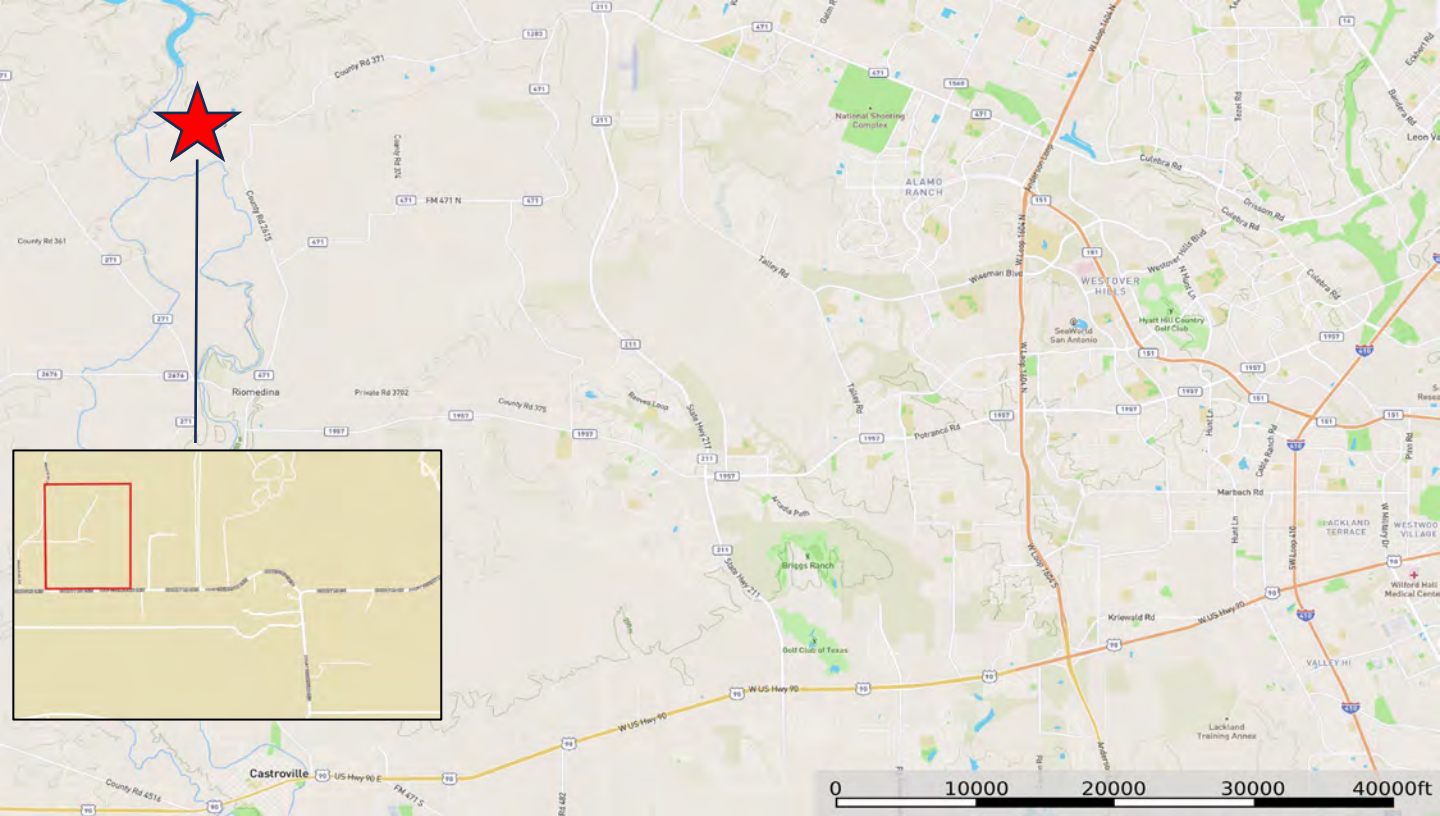


# Gruber Ranch Sales

*Representing the Best of Texas*



62 Acre Ranch  
Rio Medina, Texas



This 62 ± Acre Ranch is situated in one of the most scenic areas of the Texas Hill Country roughly 12 miles north of historic Castroville and just a short drive to the fast-developing Culebra and Potranco Roads and Loop 1604. This picturesque ranch is located in Medina County with frontage on CR 2615 where you can leave the hustle and bustle behind and where the views from the ridge top go on for miles and miles in every direction.

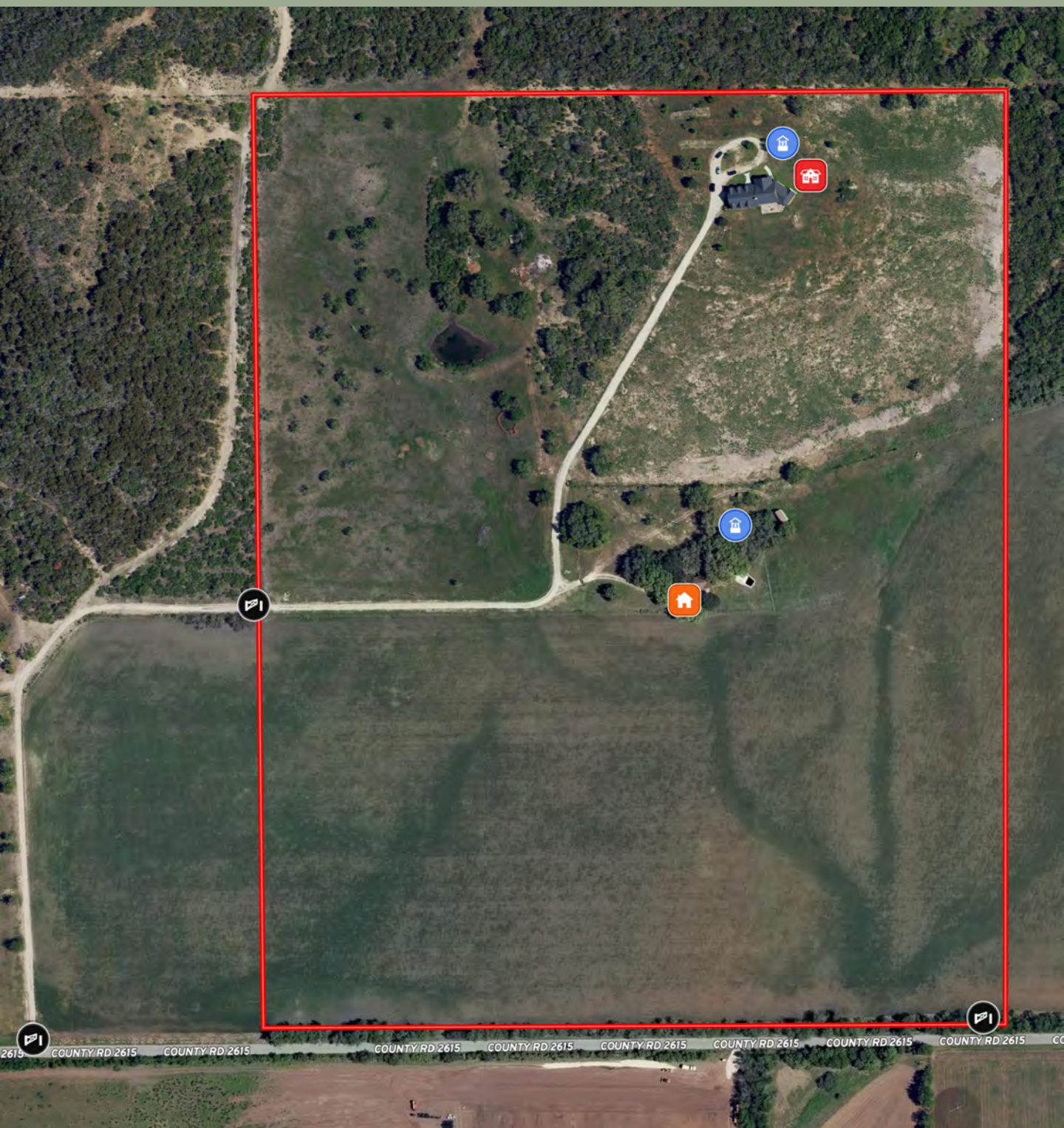


### FEATURES

- Two Homes on 62 acres with:
  - Main House: 4 BR 3.5 BA
  - Guest House: 3 BR 2 BA
- Hilltop views
- Two water wells
- Pond
- Ag Exemption
- Medina Valley ISD

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Rio Medina, TX

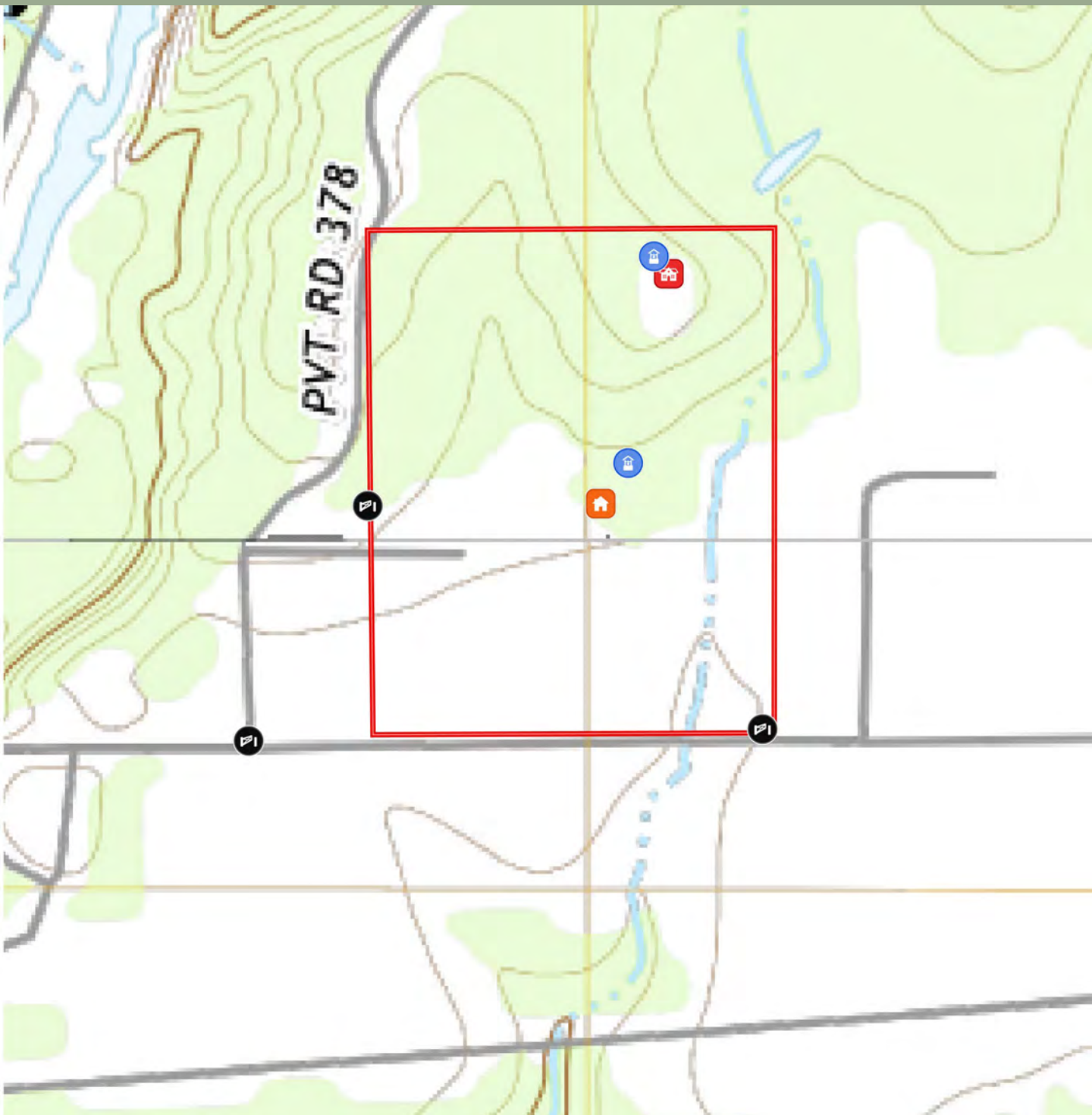


Well   Main House   House   Gate   Boundary



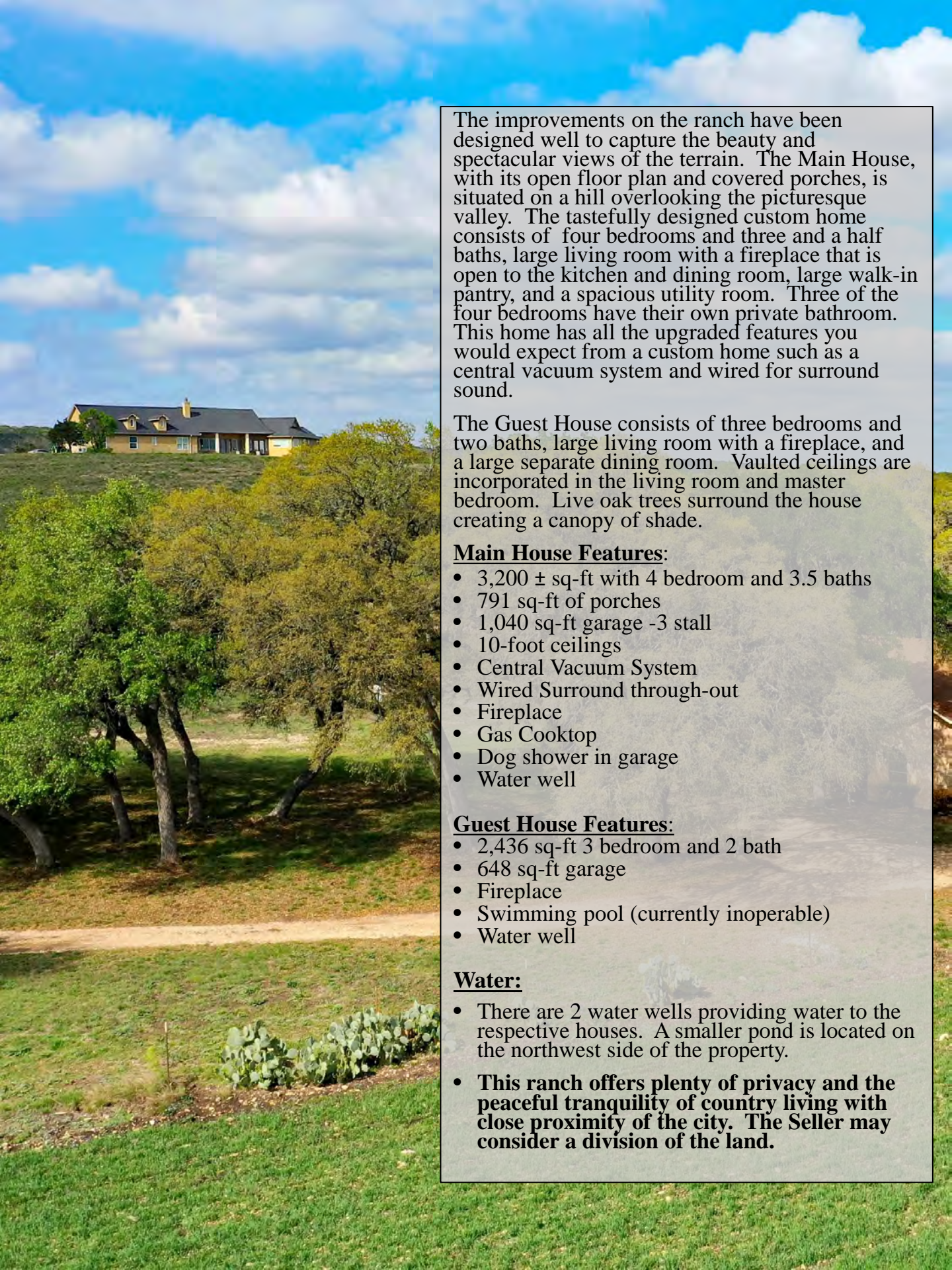
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- Well
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The improvements on the ranch have been designed well to capture the beauty and spectacular views of the terrain. The Main House, with its open floor plan and covered porches, is situated on a hill overlooking the picturesque valley. The tastefully designed custom home consists of four bedrooms and three and a half baths, large living room with a fireplace that is open to the kitchen and dining room, large walk-in pantry, and a spacious utility room. Three of the four bedrooms have their own private bathroom. This home has all the upgraded features you would expect from a custom home such as a central vacuum system and wired for surround sound.

The Guest House consists of three bedrooms and two baths, large living room with a fireplace, and a large separate dining room. Vaulted ceilings are incorporated in the living room and master bedroom. Live oak trees surround the house creating a canopy of shade.

#### **Main House Features:**

- 3,200 ± sq-ft with 4 bedroom and 3.5 baths
- 791 sq-ft of porches
- 1,040 sq-ft garage -3 stall
- 10-foot ceilings
- Central Vacuum System
- Wired Surround through-out
- Fireplace
- Gas Cooktop
- Dog shower in garage
- Water well

#### **Guest House Features:**

- 2,436 sq-ft 3 bedroom and 2 bath
- 648 sq-ft garage
- Fireplace
- Swimming pool (currently inoperable)
- Water well

#### **Water:**

- There are 2 water wells providing water to the respective houses. A smaller pond is located on the northwest side of the property.
- **This ranch offers plenty of privacy and the peaceful tranquility of country living with close proximity of the city. The Seller may consider a division of the land.**



Main House



Main House





Main House



Main House



Main House



Main House





Main House



Main House



Main House



Main House



Main House



Main House



Main House





Guest House



Guest House



Guest House



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Guest House



Guest House





Guest House



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