

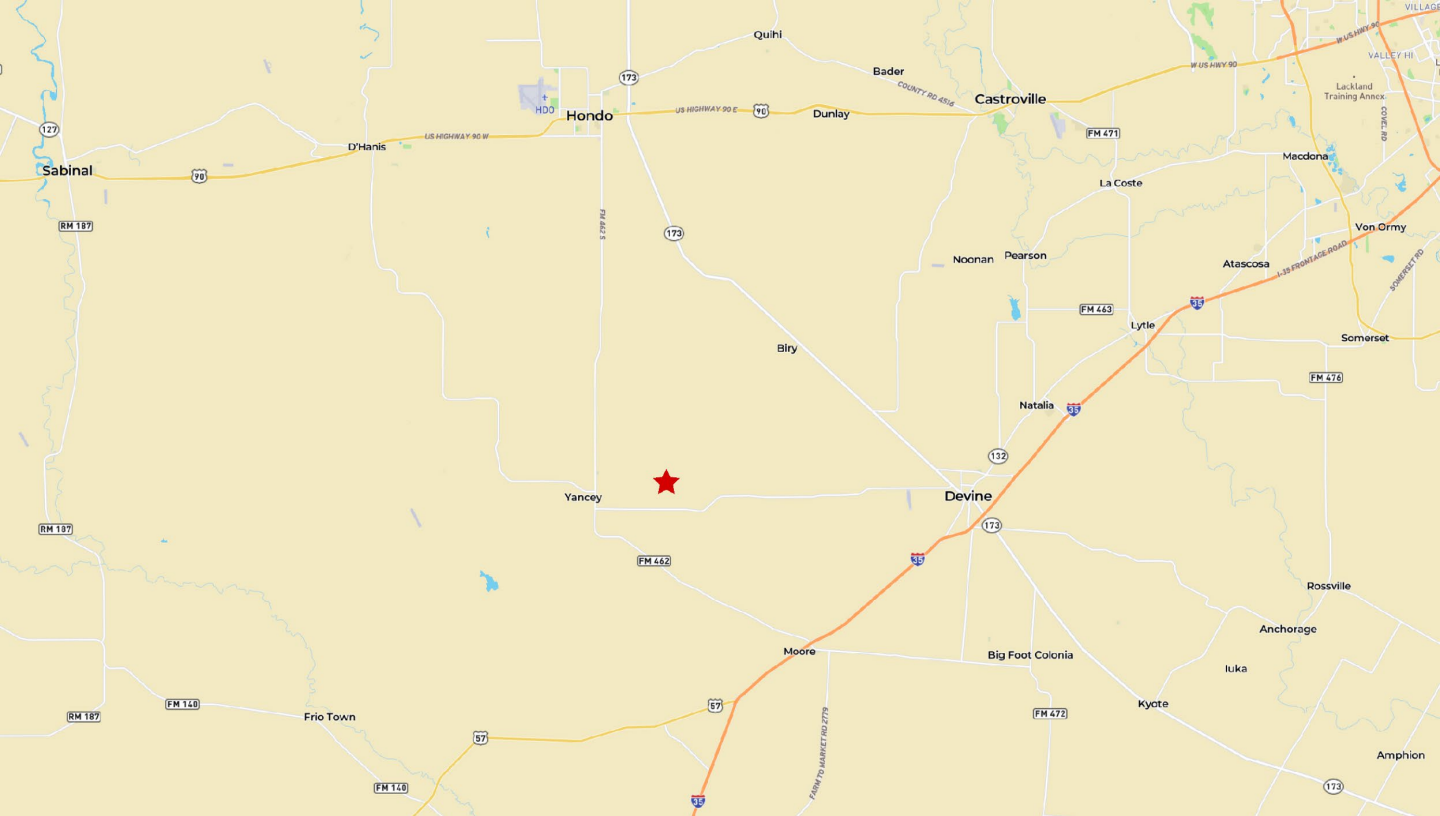


Gruber Ranch Sales

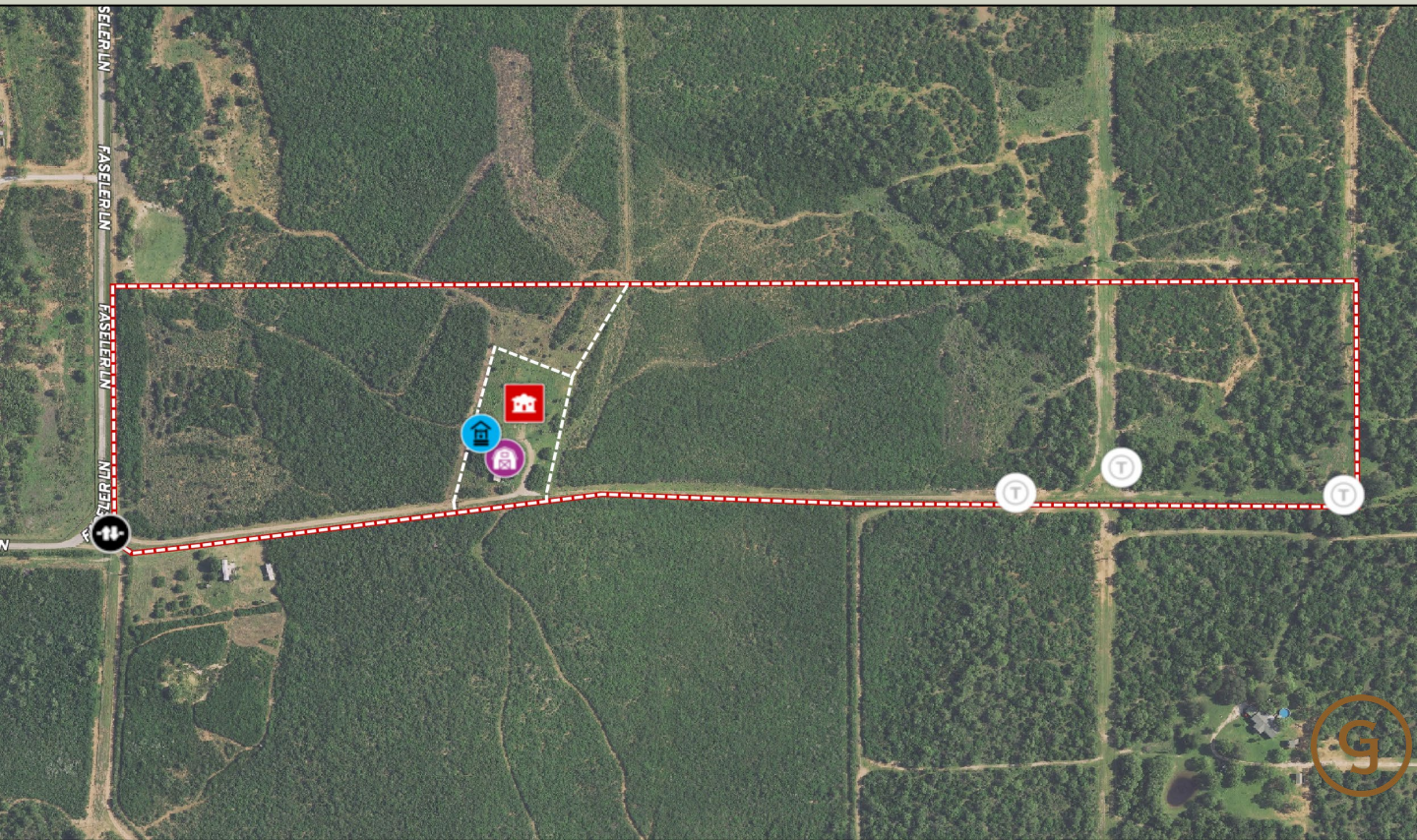
Representing the Best of Texas



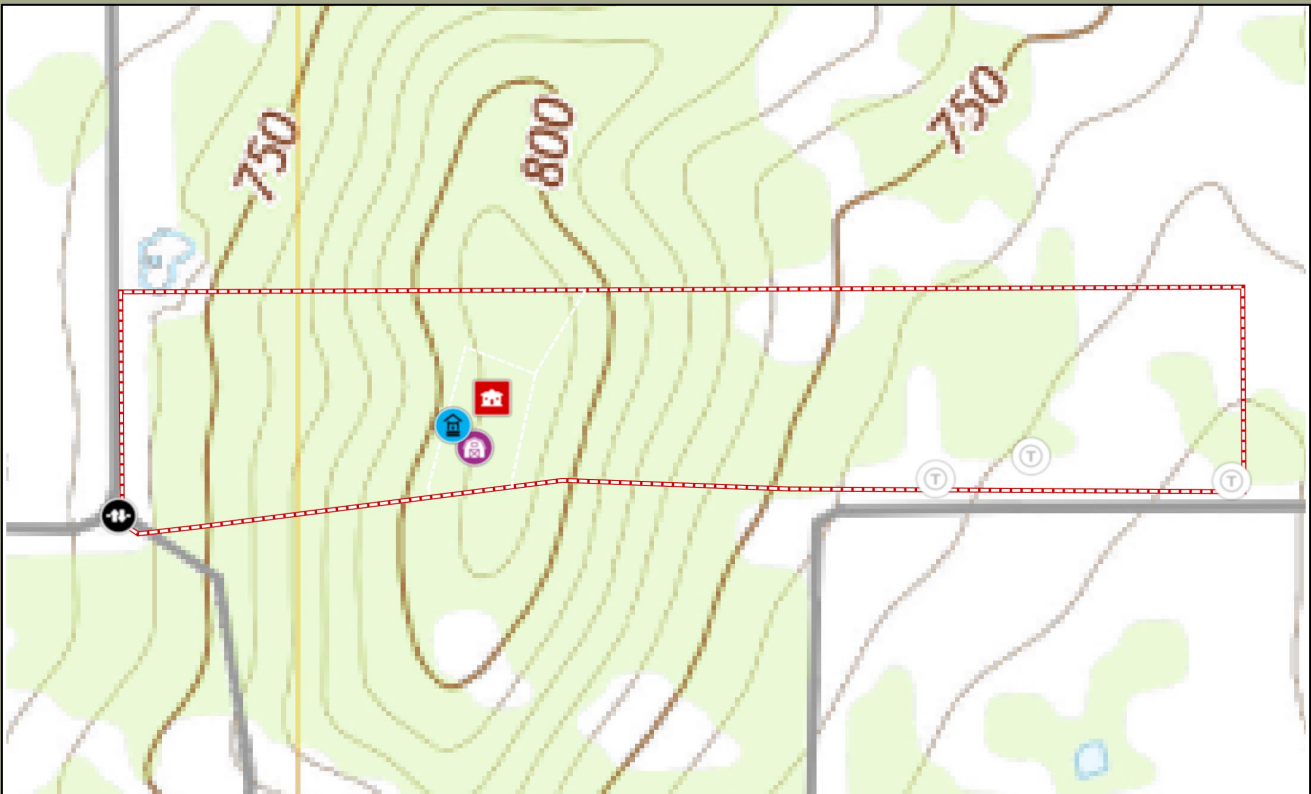
*1490 CR 747
45 ± Acres, Medina County*



Located in Medina County 3 miles east of Yancey, 15 miles south of Hondo, and 17 miles west of Devine, is this picturesque 45 +/- acre homestead. This ranch offers paved County Road frontage and peaceful country living.

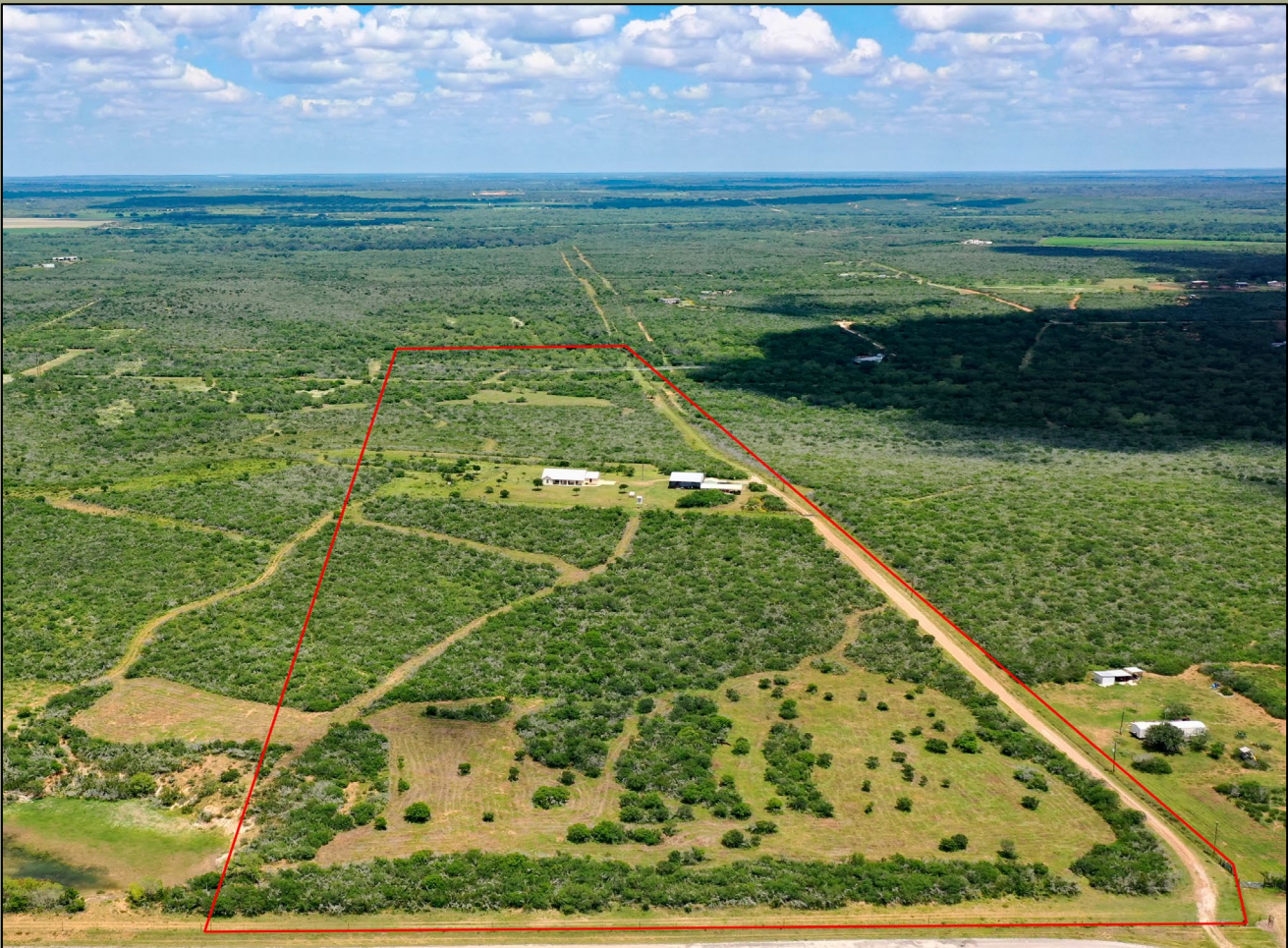


Trough Well Main House Barn Gate Fence Boundary



Legend for map symbols:

- Trough
- Well
- Main House
- Barn
- Gate
- Fence
- Boundary





The views from the hilltop are absolutely stunning! Located on this 45 +/- acre ranch is a beautiful custom rock home with 3 bedrooms, and 2 baths. Throughout the home there are wood and tile floors, vaulted ceilings, and spray foam insulation in the wall and attic. The master bedroom has a large walk-in closet and a double vanity bathroom. The other two bedrooms are across the living room and share the hall bathroom. The kitchen has custom cabinets, granite countertops, and stainless steel appliances. Large porches, in the front and rear of the home, capture the beautiful sunrises and sunsets.

Other improvements on the ranch include a metal barn with concrete floors, living quarters, and two large rollup doors. The water well supplies water to the house, barn, and water troughs throughout the ranch.

This ranch offers plenty of privacy, an abundance of wildlife, and the peaceful tranquility of country living.





















FEATURES:

- 45 +/- Acres
- Custom 3BR/2BA
- Barn with living quarters
- Water well
- Hilltop views
- CR frontage
- Abundant wildlife
- Low fenced
- Ag Exemption