



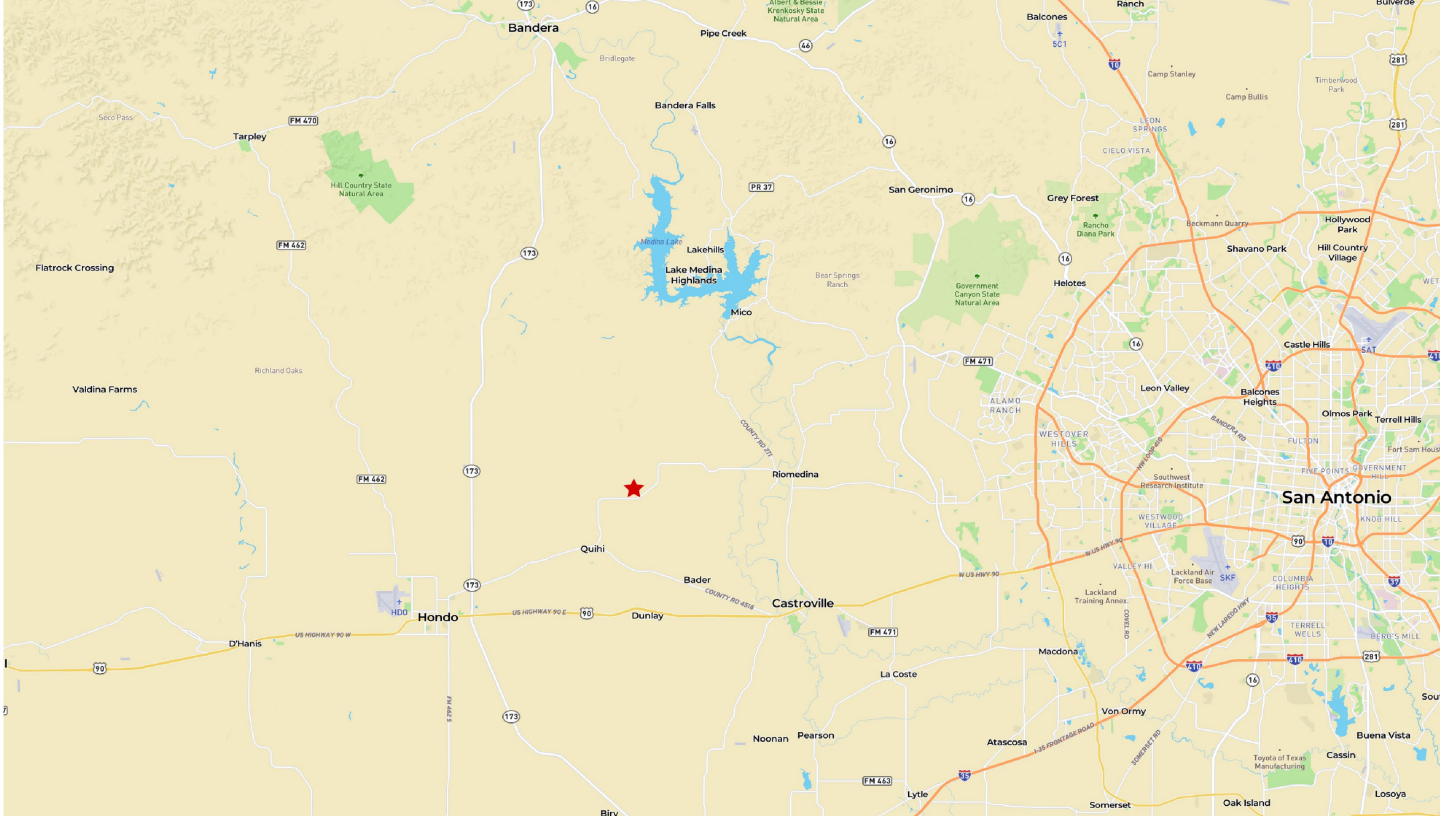
# Gruber Ranch Sales

*Representing the Best of Texas*



*Storm Hill Ranch*  
*125 ± Acres, Medina County*

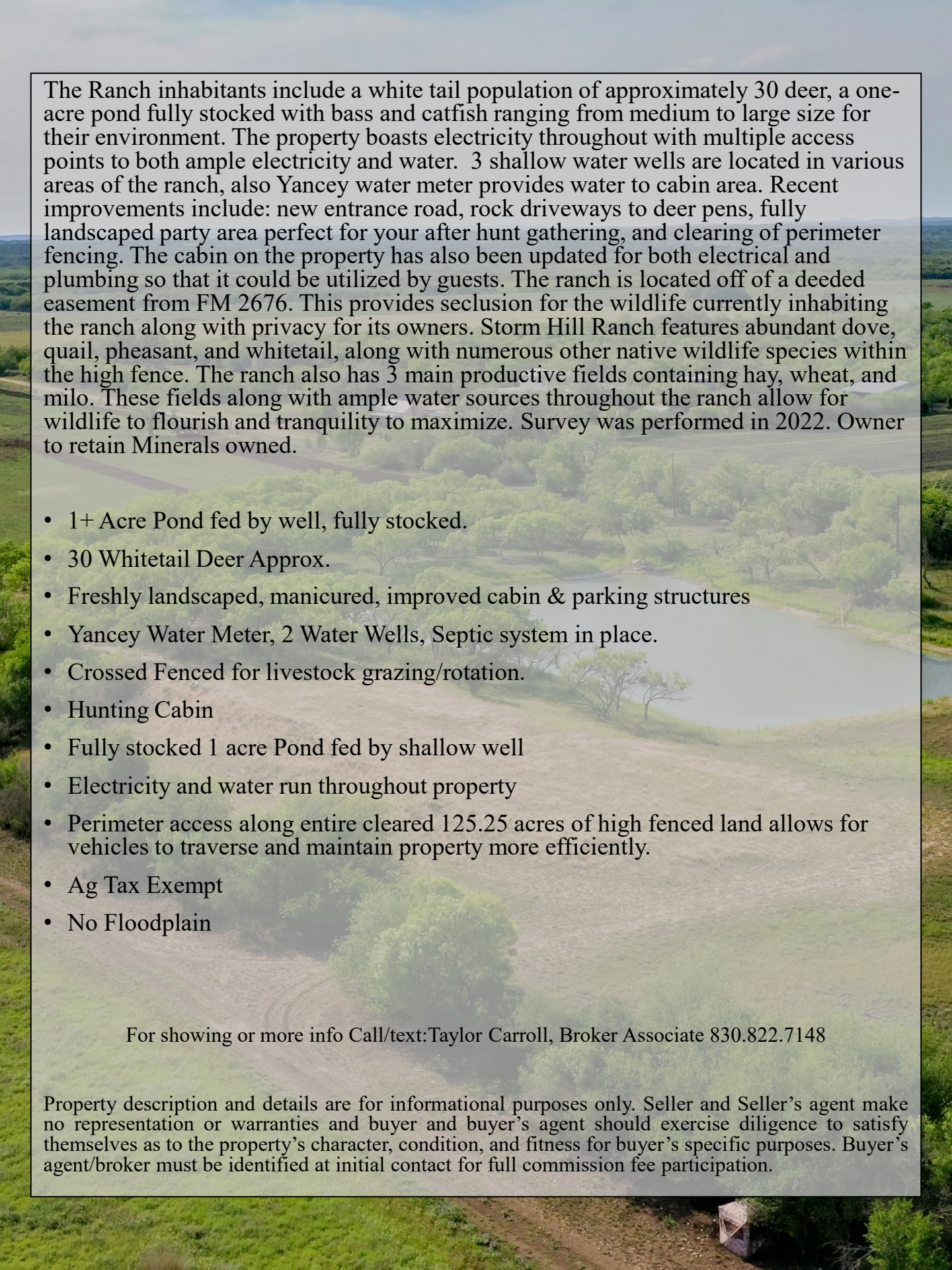




Storm Hill Ranch: 125.25 acres of impeccably manicured game ranch, high fence stocked pond, turnkey investment of recreation property. Located in a very high growth area of Medina County with many developments and corporations moving into the vicinity. The ranch's current and previous owners have utilized the vibrant land and wildlife it abounds to host hunters for income production (Dove, Quail, Whitetail). Currently a new income stream at Storm Hill Ranch is event hosting for corporate retreats, weddings, etc...





The background image shows a lush green landscape with a dirt road winding through it. In the distance, there's a pond surrounded by trees. The sky is clear and blue. The overall scene is peaceful and rural.

The Ranch inhabitants include a white tail population of approximately 30 deer, a one-acre pond fully stocked with bass and catfish ranging from medium to large size for their environment. The property boasts electricity throughout with multiple access points to both ample electricity and water. 3 shallow water wells are located in various areas of the ranch, also Yancey water meter provides water to cabin area. Recent improvements include: new entrance road, rock driveways to deer pens, fully landscaped party area perfect for your after hunt gathering, and clearing of perimeter fencing. The cabin on the property has also been updated for both electrical and plumbing so that it could be utilized by guests. The ranch is located off of a deeded easement from FM 2676. This provides seclusion for the wildlife currently inhabiting the ranch along with privacy for its owners. Storm Hill Ranch features abundant dove, quail, pheasant, and whitetail, along with numerous other native wildlife species within the high fence. The ranch also has 3 main productive fields containing hay, wheat, and milo. These fields along with ample water sources throughout the ranch allow for wildlife to flourish and tranquility to maximize. Survey was performed in 2022. Owner to retain Minerals owned.

- 1+ Acre Pond fed by well, fully stocked.
- 30 Whitetail Deer Approx.
- Freshly landscaped, manicured, improved cabin & parking structures
- Yancey Water Meter, 2 Water Wells, Septic system in place.
- Crossed Fenced for livestock grazing/rotation.
- Hunting Cabin
- Fully stocked 1 acre Pond fed by shallow well
- Electricity and water run throughout property
- Perimeter access along entire cleared 125.25 acres of high fenced land allows for vehicles to traverse and maintain property more efficiently.
- Ag Tax Exempt
- No Floodplain

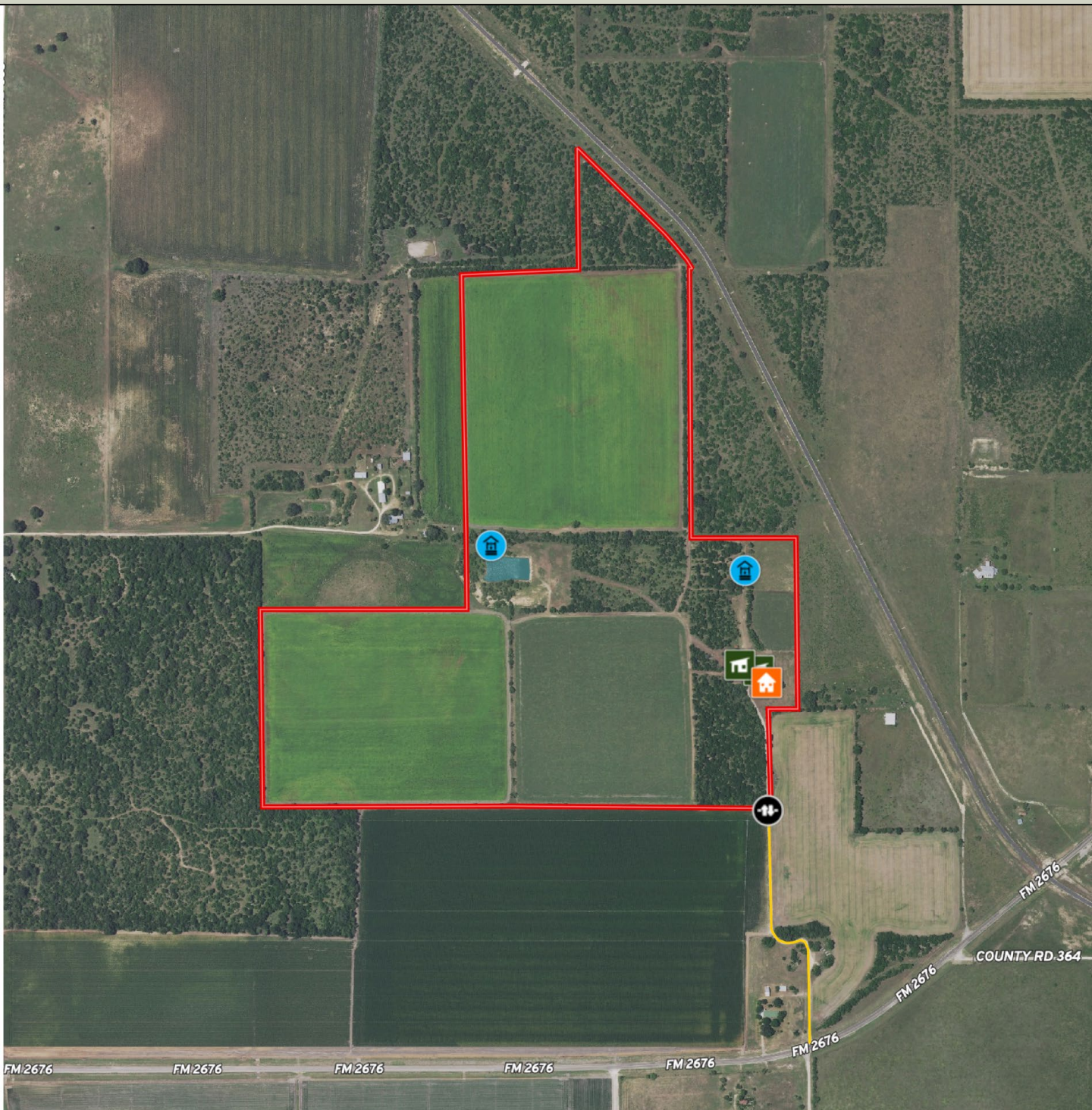
For showing or more info Call/text: Taylor Carroll, Broker Associate 830.822.7148

Property description and details are for informational purposes only. Seller and Seller's agent make no representation or warranties and buyer and buyer's agent should exercise diligence to satisfy themselves as to the property's character, condition, and fitness for buyer's specific purposes. Buyer's agent/broker must be identified at initial contact for full commission fee participation.



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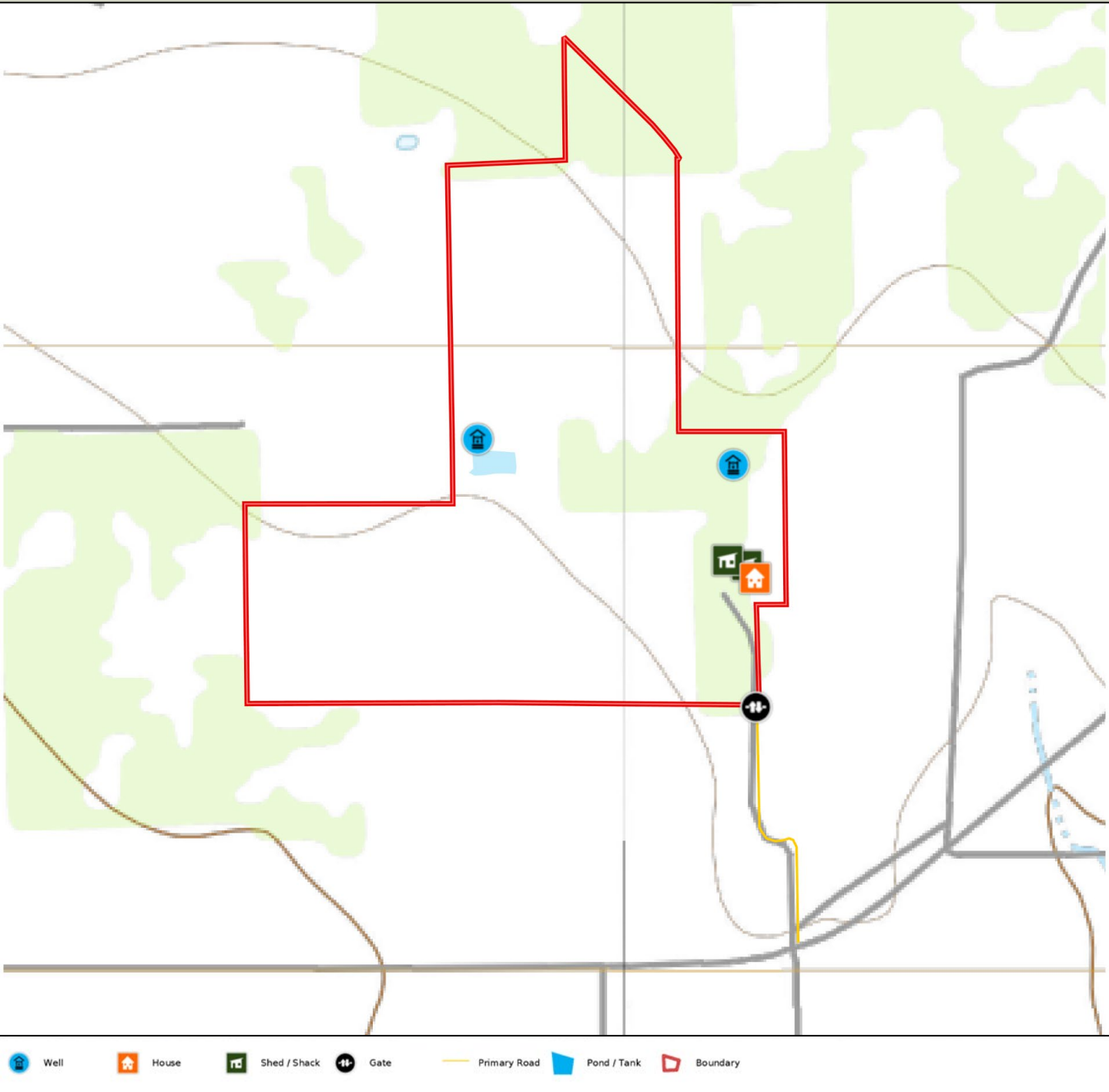
Well House Shed / Shack Gate Primary Road Pond / Tank Boundary





# Storm Hill Ranch

125 ± Acres, Medina County























*Storm Hill Ranch*  
*Medina County*

