



Gruber Ranch Sales

Representing the Best of Texas



Mangold Ranch
62 ± Acres, Rio Medina, Texas



The Mangold 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 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.

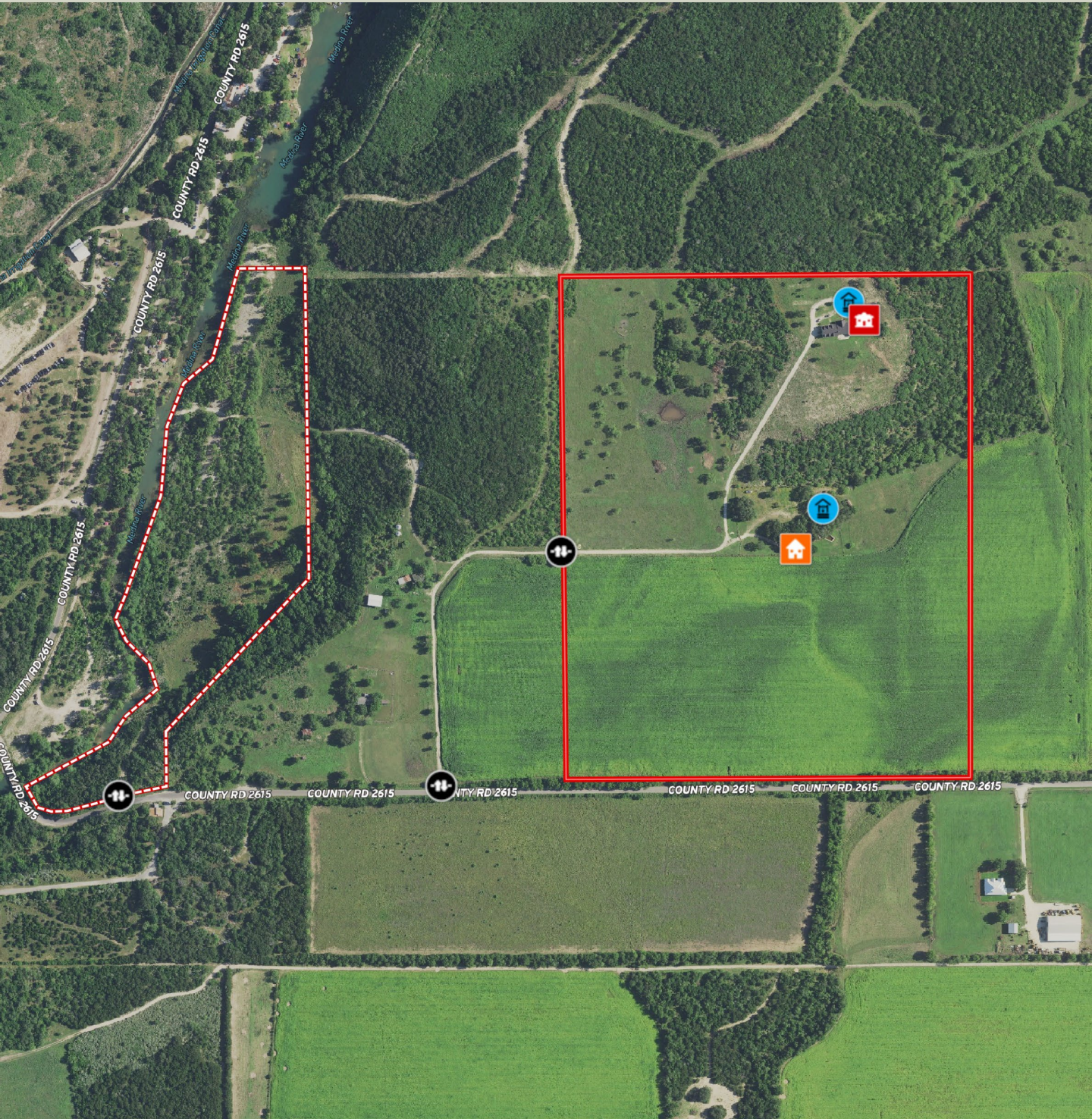




FEATURES

- Two Homes on 62 acres and 1/3 interest on 18 river front acres
 - Main House: 4 Bedroom 3.5 Baths with water well
 - Guest House: 3 Bedroom 2 Bath with water well
- 3,000 ± ft of frontage on the Medina River
- Hilltop views
- Fertile farmland
- Pond
- Ag Exemption
- County Road frontage
- Medina Valley ISD

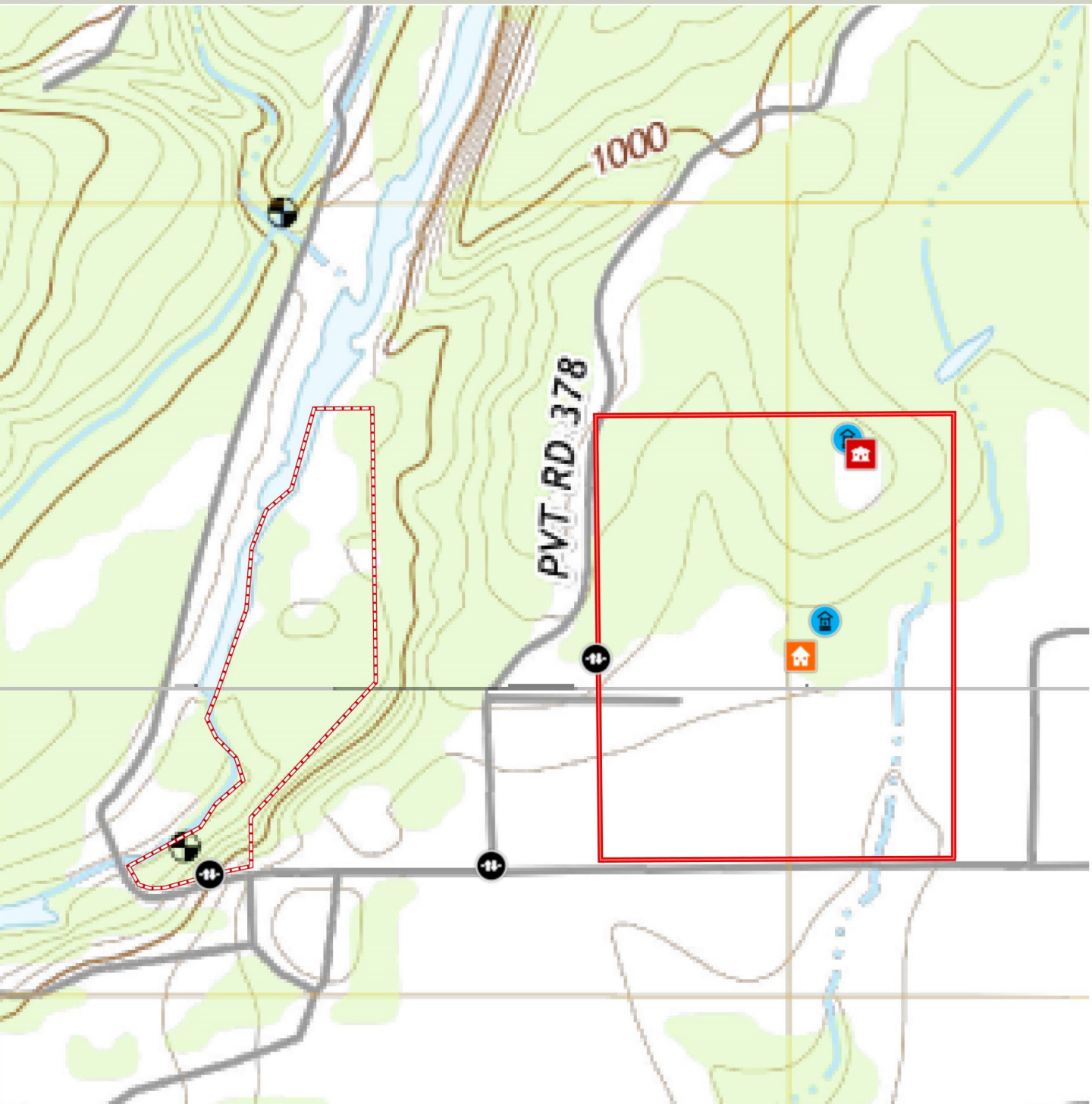
62 ± Acres with two homes and 18 ± Acres with 1/3 undivided interest on river front property



- Well
- Main House
- House
- Gate
- Boundary
- Boundary

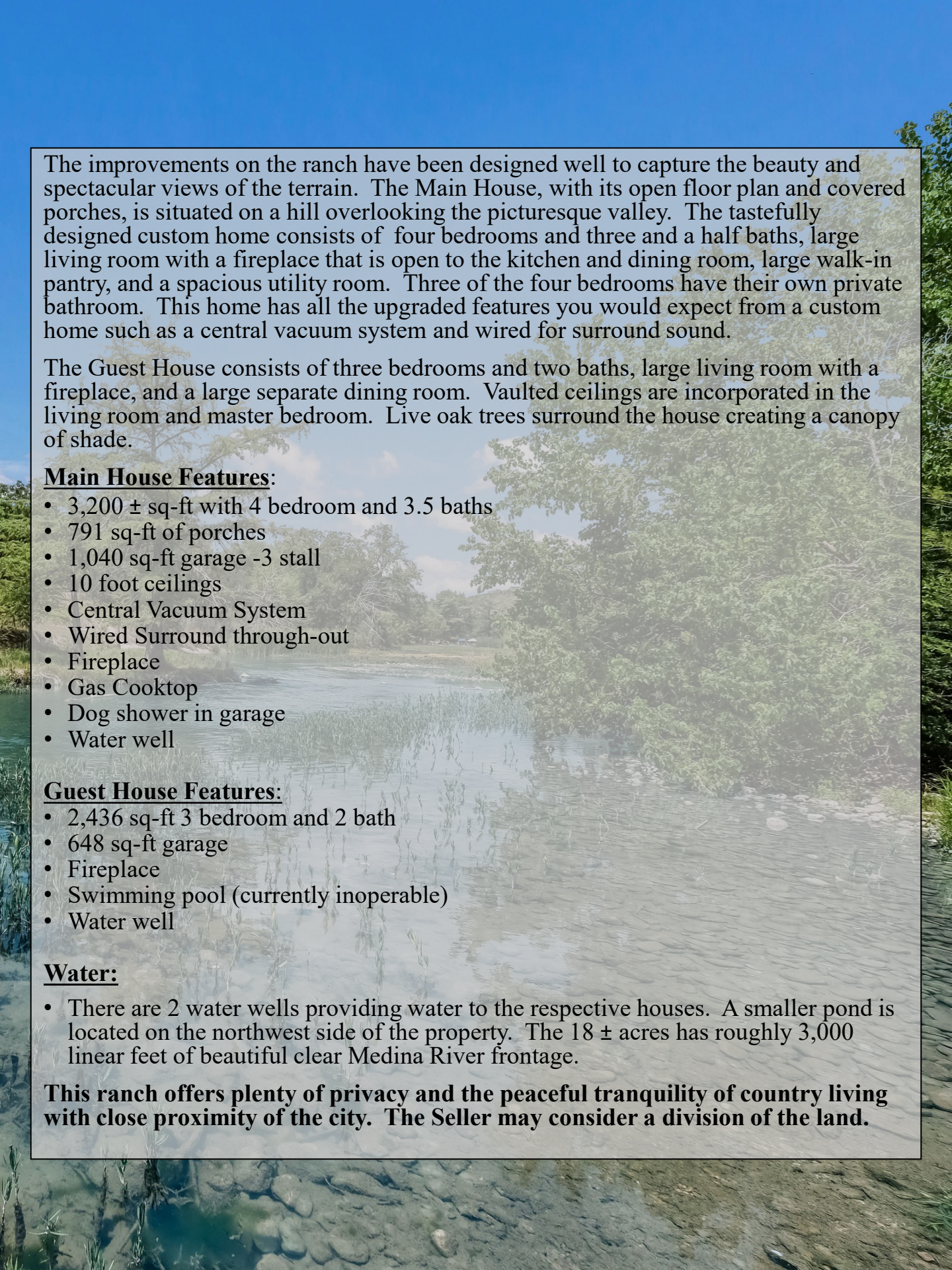


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The improvements on the ranch have been designed well to capture the beauty and spectacular views of the terrain. The Main House, with its open floor plan and covered porches, is situated on a hill overlooking the picturesque valley. The tastefully 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. The 18 ± acres has roughly 3,000 linear feet of beautiful clear Medina River frontage.

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



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