

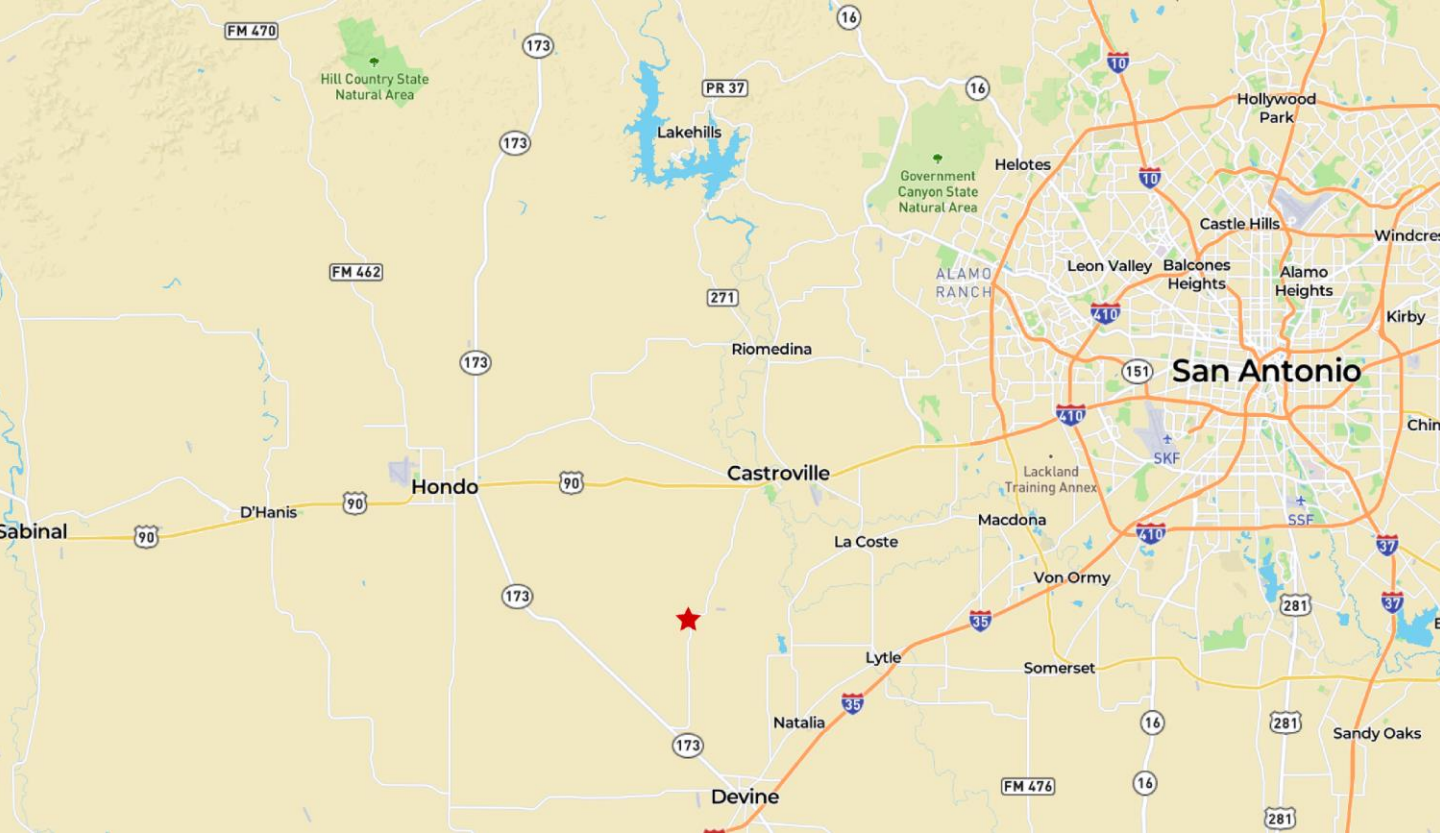


Gruber Ranch Sales

Representing the Best of Texas



Rockin O Ranch
Devine, Texas



Located in Medina County, this 112 acre ranch is ideally situated approximately 7.5 miles southwest of Castroville , 11 miles north of Devine and just 40 miles to the San Antonio International airport.



An aerial photograph of a large rural property. In the upper left, there is a winding road and a small pond. The middle section shows a cluster of farm buildings, including a red barn and a smaller white structure. The foreground and middle ground are dominated by large, open pastures with scattered trees and shrubs. The background shows a dense line of trees and more distant land.

FEATURES:

- Land – 112 +/- acres, mostly improved pasture, mature trees, fenced with frontage on FM 1343 & CR 651
- Residence - 2400 sf, 3 bed 2 ½ bath, brick-exterior, updated kitchen, solid-surfaced tops, open floor plan, huge screened in porch, pergola, detached 2-car garage.
- Main Shop – 3,500 sf, concrete floors, automatic roll-up doors, LED lighting, water connections, new tool organizer/storage. This building has a pull-through design, with parking/storage on either side.
- Fishing Room – The “Fishing Room” is a detached man-cave. It’s about 740 sf, climate-controlled, and finished out nicely. Inside are the main area, feed room, and storage area.
- Cattle-pens – The cattle pens were reconstructed in '21. They are plenty stout, with 6.5” posts and 2 7/8” rails. The working area has a concrete floor, Arrowquip squeeze-chute, alley-way, and crowd-pen. These pens are complete with cattle-shade and water-troughs.
- Hay Barn – Conveniently located, behind the pens, is a 30'x50' haybarn. It provides storage for approximately 80 round bales.
- Lake – With a surface area of nearly 11 acres when full, the lake is stocked with bass, catfish, and bluegill. There is also a floating dock w/fish feeder.

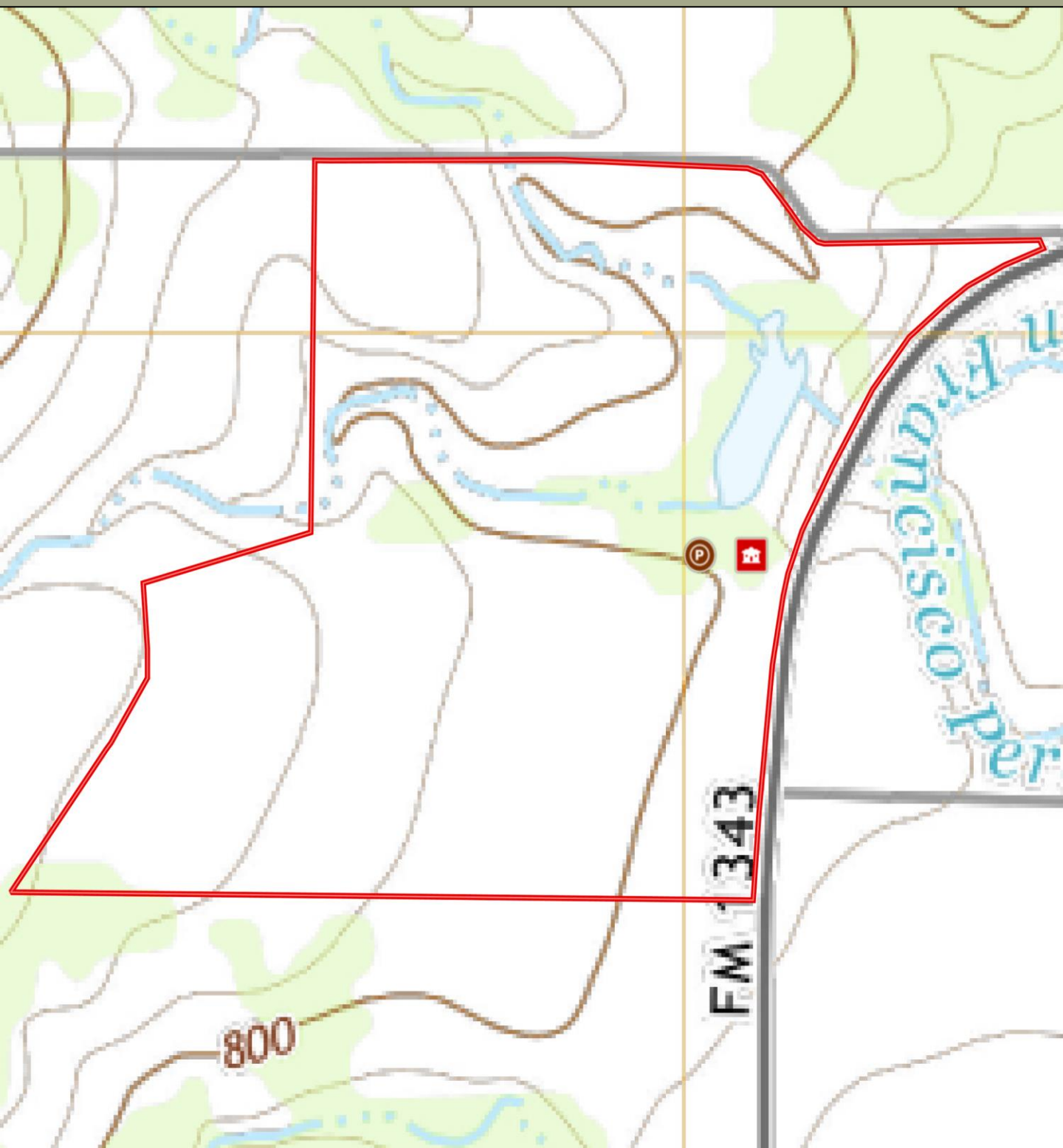




112 ± Acres | Medina County



112 ± Acres | Medina County





We are pleased to offer the Rockin O! This is a very well-maintained ranch, located just 7.5 miles southwest of Castroville, TX on FM 1343. It consists of 112 +/- acres of improved pasture, on which the owners have grazed cattle and horses. The property is fenced and cross-fenced, has great set of working pens and plenty of hay storage. Up front, sits the 2,400-sf main residence, 3,750-sf shop and 740 sf mancave. Waiting for the rain, but still beautiful, this property is center-pieced by a nice lake. When full, the lake covers about 11 acres and reaches 30 ft in depth. This lake not only provides water for the livestock and wildlife, but is a well-stocked fishery. As per the owner, it produces bass up to eleven pounds and catfish over thirty. White-tail, hogs, dove, quail and waterfowl, are also common visitors to the ranch, and with larger neighbors, there is plenty of room to enjoy them. This ranch is a must see, and we'd be glad to show it to you. Please, contact our office to schedule a private showing.

















