



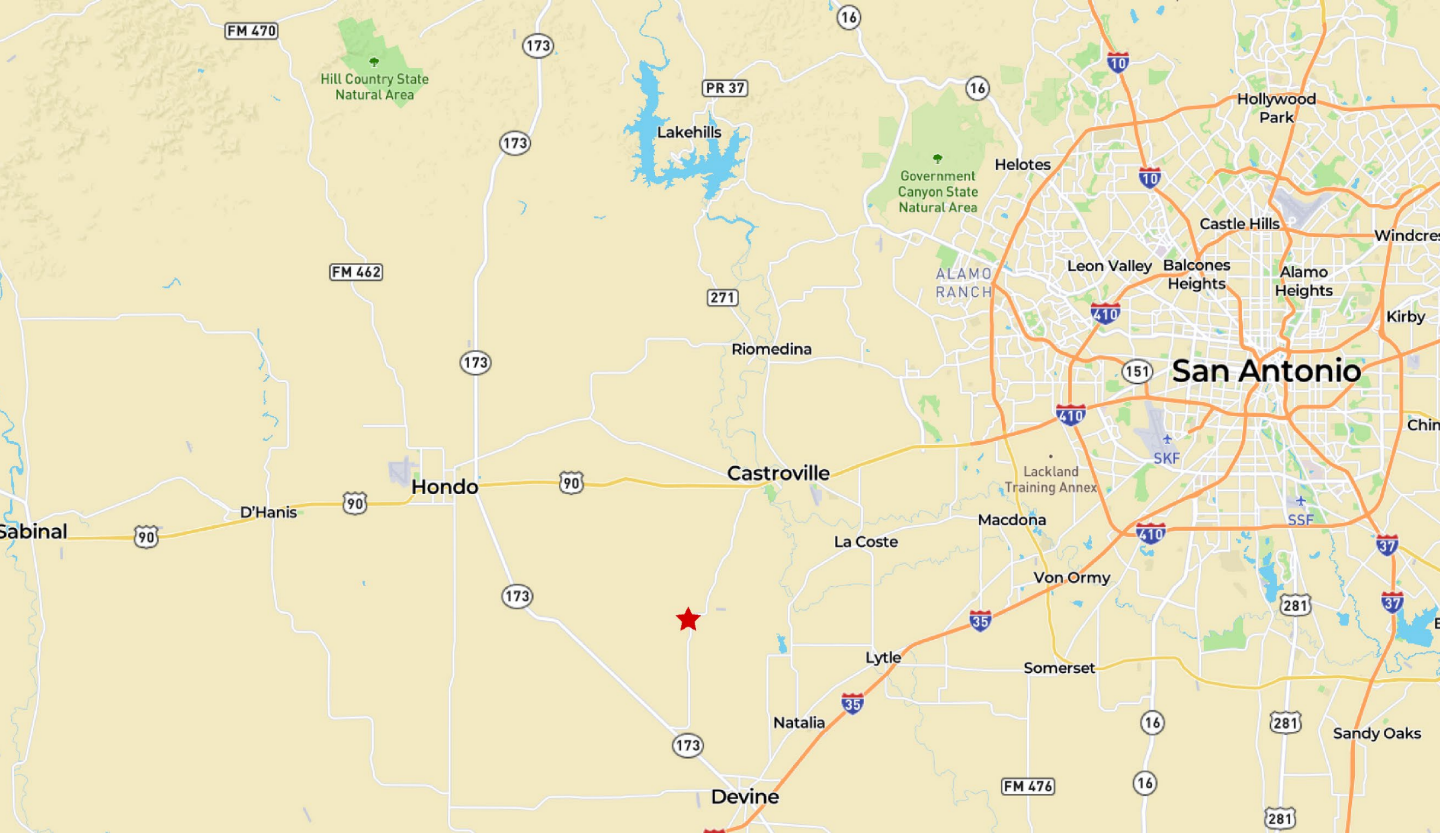
# Gruber Ranch Sales

*Representing the Best of Texas*



Rockin O Ranch  
Devine, Texas





Located in Medina County, this 59 ± 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.







## FEATURES:

- Land – 59 ± acres, mostly improved pasture, mature trees, fenced with frontage on FM 1343 & CR 651
- Residence – 2,400 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 – 3,750 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.



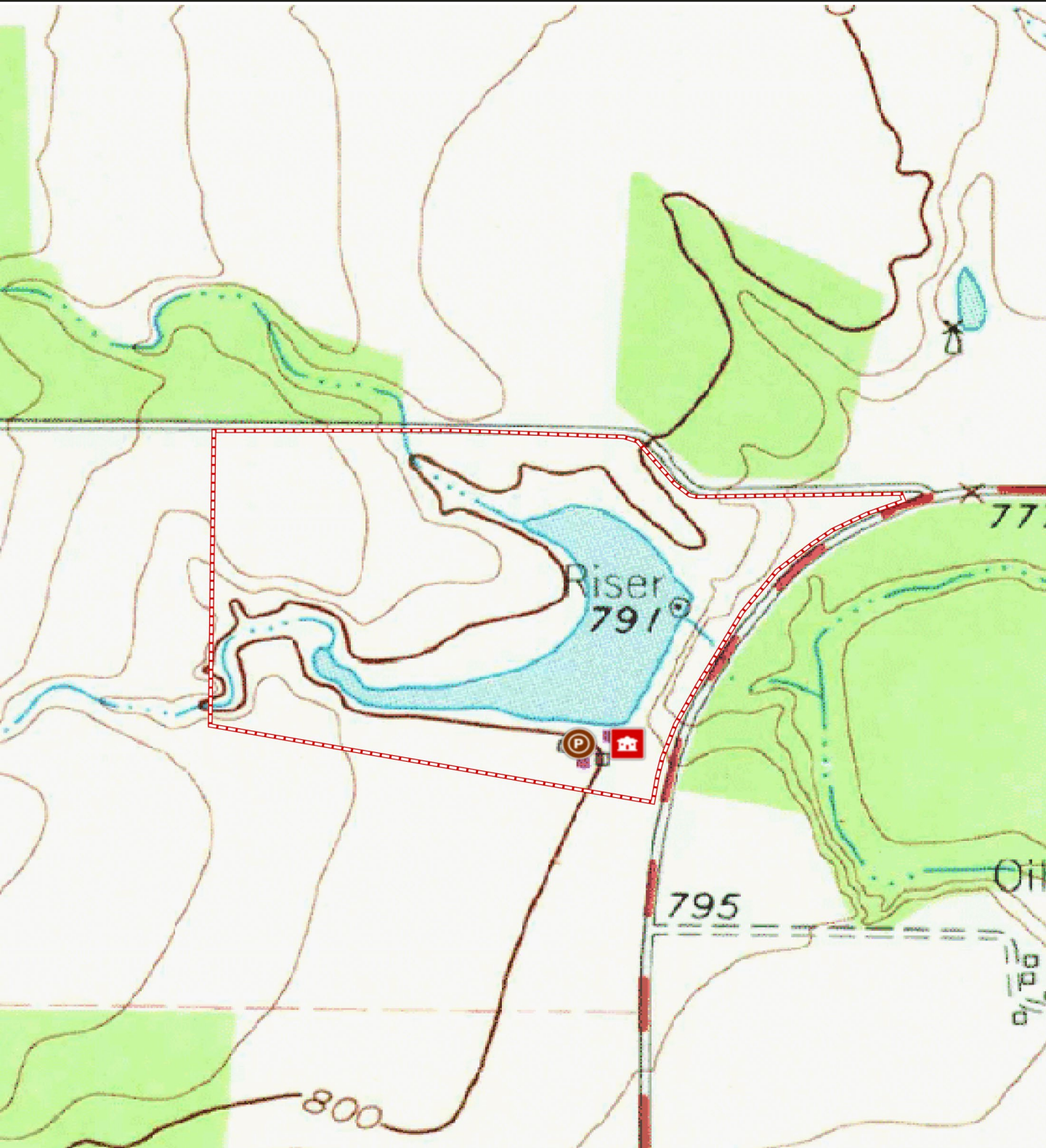


# 59 ± Acres | Medina County





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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 59 +/- 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. Whitetail, 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.

































