Rolling Hills Ranch

Medina County



Gruber Ranches

Representing the Best of Texas

830.426.5200 jcg@gruberranches.com

GruberLand&Ranch.com

73 ± Acres | Medina County

Location

Discover the beauty and appeal of Rolling Hills Ranch, a 73± acre Hill Country retreat nestled in northern Medina County. Offering panoramic views of the Texas Hill Country, a heavily wooded landscape, abundant native wildlife, and a desirable private setting, this property captures the character and appeal of owning land in one of the region's most scenic areas. Conveniently located approximately 20 miles north of Hondo and just 5 miles south of Tarpley, the ranch is accessed by all-weather Private Road 1301, providing reliable year-round access without sacrificing the privacy and seclusion that make a country property so appealing. Its proximity to the renowned Hill Country State Natural Area further enhances the recreational appeal and scenic surroundings.



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Wildlife and Recreation

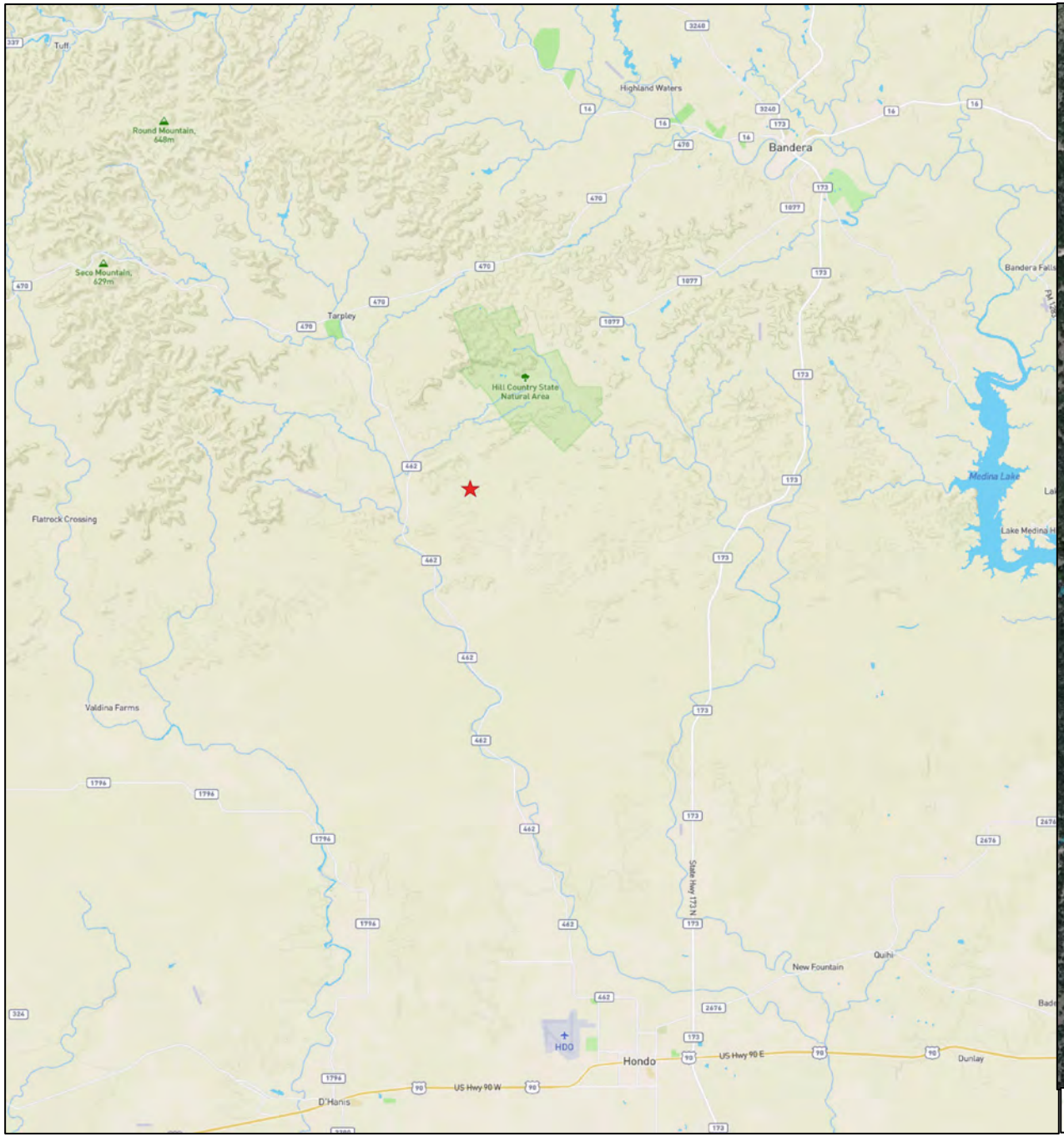
Rolling Hills Ranch offers an exceptional natural setting for outdoor enthusiasts, hunters, and those who appreciate the beauty of native Texas wildlife. A combination of low and high fencing, along with extensive native cover, provides excellent habitat for a variety of wildlife species. Whitetail deer, wild hogs, turkey, and dove are regularly seen throughout the property, along with raccoons and other native wildlife. Whether enjoying a morning in the valleys, watching wildlife from a secluded vantage point, or spending weekends hunting and exploring, the ranch offers an authentic Hill Country recreational experience.

Native Vegetation and Terrain

Heavily wooded and rich in native vegetation, the ranch showcases the natural character of the Texas Hill Country. Mature live oaks and cedar are complemented by native persimmon, agarita, indigenous grasses, and a variety of native brush. Seasonal wildflowers add color and contrast to the landscape, while the established tree cover creates a sense of privacy and seclusion. Combined with the panoramic Hill Country views, the native terrain provides an attractive setting for a private ranch retreat.

Hill Country Opportunity

Whether envisioned as a private weekend escape, a recreational hunting property, or a place to enjoy the peaceful surroundings of the Texas countryside, Rolling Hills Ranch offers the qualities buyers seek in a Hill Country property. Its panoramic views, native landscape, abundant wildlife, and convenient accessibility create a compelling opportunity to own 73± acres in the beautiful northern Medina County countryside.


Tuff
Highland Waters
Round Mountain
648m
Bandera
Seco Mountain
629m
Tarpley
Bandera Falls
Hill Country State
Natural Area
Medina Lake
Flatrock Crossing
Lake Medina
Valdina Farms
State Hwy 173 N
New Fountain
Quihi
HDO
Hondo
US Hwy 90 E
US Hwy 90 W
Dunlay
D'Hanis


Boundary
Stream, Intermittent
River/Creek
Water Body

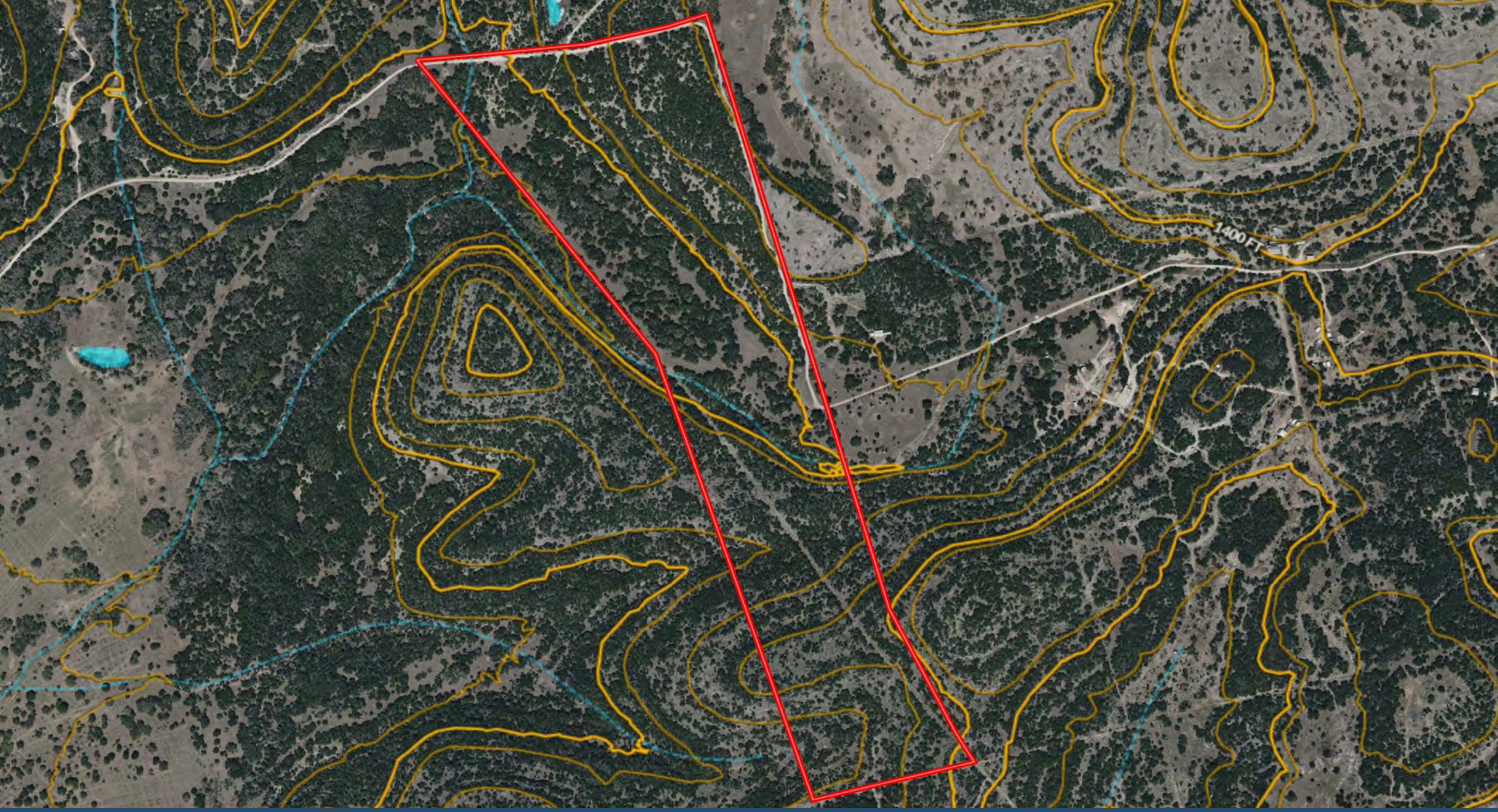











1400 FT

Property Highlights

- 73± acres in desirable northern Medina County
- Panoramic views of the Texas Hill Country
- Approximately 20 miles north of Hondo
- Approximately 5 miles south of Tarpley
- All-weather access along Private Road 1301
- Convenient proximity to Hill Country State Natural Area
- Combination of low and high fencing
- Excellent native wildlife habitat and hunting opportunities
- Abundant whitetail deer, turkey, dove, quail, and wild hogs
- Heavily wooded with mature live oaks, cedar, persimmon, and agarita
- Native grasses, brush, and seasonal wildflowers
- Agricultural tax exemption in place

The Ranch Lifestyle

Opportunities to own a private acreage property with panoramic Hill Country views, abundant native wildlife, and convenient year-round access are increasingly sought after. Rolling Hills Ranch offers the setting, natural beauty, and recreational appeal to create your own private Texas retreat. Whether you envision a weekend getaway, a hunting destination, or a place to escape the pace of everyday life, this 73± acre ranch is ready for your vision.

















2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Gruber Properties, LLC	604723	jcg@jgruberproperties.com	830-426-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jack Gruber	552193	jcg@jgruberproperties.com	210-394-8533
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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J. Gruber – Broker – jcg@gruberranches.com – 830-426-5200

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