



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

*'Let us show you... Texas'*



## 50/50 RANCH

341± ACRES • D'HANIS, TX • MEDINA CO.

**\$1,849,000**

50/50 HUNTING AND  
PRODUCTION RANCH

IMPROVED PASTURES  
WITH ESTABLISHED  
GRASSES

LARGE POND SERVES AS  
A GREAT WATER  
SOURCE FOR LIVESTOCK  
AND WILDLIFE OR  
LEISURE FISHING

CUSTOM 4BD/2.5BA  
RANCH STYLE HOME  
WITH SWIMMING POOL  
AND DECK



**BRANDON BOWNDS  
BROKER**

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## ACREAGE

341± Acres • Well Maintained 50/50 Hunting and Production Ranch

## LOCATION

D'Hanis, Texas • Medina County

## ACCESS

Approximately 7 miles North of D'Hanis off FM 1796 Frontage

## WATER

Edwards Aquifer Well

Wet-Weather Parkers Creek

Pond Stocked with Fish and serves as a great Water Source for Livestock and Wildlife or Enjoyable Leisure Fishing

Strategic Plumbing throughout the Ranch for Water availability in all Pastures

## TOPOGRAPHY

Excellent Mix of Pastureland, Farmland and Tree-Covered Ranch Country. Level to Gently Rolling Terrain.

## VEGETATION

Beautiful Farmland with Improved Kleingrass and Coastal Fields • Ranch Land Studded with Hardwoods including : Live Oak, Spanish Oak and Madrone • Native Grasses and Prolific Plant Community

## WILDLIFE

For those who love to Hunt or simply enjoy Watching the Wild Game walk by, a list of Native Wildlife and Birdlife have been seen : Sizable Whitetail Deer and Hog • Turkey • Bobcat • Coyote • Ringtail Cat • Porcupine • Raccoon • Opossum • Duck • Blue Heron • Dove • Owl • Painted Bunting • Cardinal • Red-Winged Blackbird • Goldfinch • Turtle



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## IMPROVEMENTS & HIGHLIGHTS

Custom 4-Bedroom/2.5-Bathroom Home with Oversized Attached Covered Carport and Above-Ground Swimming Pool and Trex® Deck

Large Covered Front and Rear Porches stretch the Full Length of the Home • Features Audio Technology, Stained Concrete, Custom Built Porch Swing, Cedar Posts and Railing

Highlighted by a Manicured Yard shaded by Towering Live Oak and Accented with Colorful Flowering PlantLife • Irrigation System

Heavy Duty Quality Yard Fencing

Pump House and Dog House painted to match Main House creating a Nice Flow and Quality Appearance.

Open Interior Design • Hand Troweled Textured Walls • Distressed Beams • Large Windows • Sizable Great Room • Tongue and Groove Ceilings • Impressive Hand Milled Cedar Staircase

Gourmet Kitchen with Exposed Distressed Beams • Beadboard Ceiling and Top-of-the-Line matching Stainless Steel Jenn-Air Appliance Package • Gas Cooktop • Granite Countertops • L-Shaped Island • Custom Pine Cabinetry • Tile Back-Splashes • Tons of Counter Space and Storage • Open to Great Room, excellent for entertainment

Formal Dining lights up with an Authentic Antler Chandelier

Large Wood Stove accents the Great Room, Floor to Ceiling • Stone wall bordered by Cedar Posts adding a unique flair • Built-In Entertainment Area with Built-In Component Storage and In-Wall Surround Sound

Master Bedroom designed for Maximum Comfort • Fireplace adds the Perfect Ambiance • Double Doors open to the Covered Porch • In-Wall Wired Surround Sound • Copper Base Ceiling Fan



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En Suite Master Bath • Granite Countertops • Copper Sinks • Jetted Tub • Full Tile Shower with Rain Head Fixture • Walk-In Closet features Double Rods, Single Rods and Built-In Drawers

Office views into the Live Oak covered Back Yard • Double Doors and Screen Doors open to the Covered Porch • Built-In File Storage • Custom Desk and Cabinetry

Powder Room finished with original Barn Wood and Genuine Copper Sink

Spacious Utility Room with Custom Cabinetry and Plenty of Storage • Great space for an additional freezer or fridge.

(3)Upstairs Bedrooms consist of Carpet Flooring, stained Pine Doors, Ceiling Fans and Roomy Closets • Shared Bathroom is finished with Tile Flooring, Countertop and Tub Surround

Upstairs Exercise Room and Sewing Room with Built-In Storage Drawers, Toy Chest and Sewing Desk

Vintage Second Home holds great possibilities as a Guest Home for additional Family and Friends, a home for a Full-Time Ranch Foreman or Hunter's Accommodations

Campground with Water and Electricity • Lighted Pavilion • Cooking Shed • Campfire Ring

Large 3,000± Sq. Ft. Three-Sided Equipment/Hay Storage Barn with Enclosed Storage Room and Workbench

600± Sq. Ft. Enclosed Storage Barn

Cattle Working Pens • Horse Stalls • Perimeter Fencing • Strategic Cross-Fencing • Pond Stocked with Fish



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Improved Thriving Pastures • Kleingrass • Coastal Fields

Small Orchard with water availability • Peaches • Plums • Apricots

Electric Gated Entrance

Two Septic Systems

D'Hanis Independent School District maintains a K-12 school providing a Quality Education and Leadership in their Extracurricular Activities and Sports Programs

**TO BE CONVEYED**

Gourmet Stainless Steel Jenn-Air Appliance Package

Master Bedroom and Office Furniture Custom Built out of Cedar, matching many other accents in the home

Backyard Treehouse • Fire Ring

**TAXES**

Currently Ag Exempt

**MINERALS**

All owned minerals shall convey.

**PRICE**

\$1,849,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

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