



RANCHES • LIVE WATER • FARMS  
HUNTING • RECREATIONAL PROPERTIES



NEW LISTING

# LX RANCH

**60± ACRES**

**Hondo, Texas**  
MEDINA COUNTY

*'Selling Texas'*

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**Acreage.** 60±Acres

## Land Type.

Texas Hill Country  
Hunting Ranch  
Recreation Ranch  
Full-Time or Seasonal

## Location.

Approximately 7 miles South of Tarpley,  
Texas—Medina County.

1 Hour and 15± minute drive from San  
Antonio, 2.5± Hours Southwest of Austin,  
4.5± Hours West of Houston

## Access.

Paved FM 462 to Private Road 238.  
Access through legal deeded easment.  
All-weather roads and trails throughout  
the ranch.

## Tax Exemption.

Currently Ag-Use Tax Exemption Status

## Land.

Great Hill Country Hunting and Recreation  
Land. Suitable for grazing livestock. Level  
and Gently Rolling Bottomland. Rolling and  
Rugged mix of terrain. Hilltop.

## Soils.

Eckrant Rock underlain with Dark Top Soils.  
Exposed Limestone. Areas of the ranch are  
good for pasture, range, woodlands and  
wildlife.

**Power.** There is power on the ranch.

## Water.

8' Ft. Deep Heated Salt Water Swimming Pool  
Diving board, seating niches and decorative  
tile border. Constructed in 2016. Concrete  
Patio Space. 500 gallon propane heat source.

- Two Water Wells
- Multiple Water Storage Tanks with Pump  
Saver
- Excellent Water Softening System
- Multiple Concrete Water Troughs supplied  
through buried poly pipe

## Improvements.

Unique setup perfect for weekend getaways,  
full-time living, family and friends

- 1,264± Sq. Ft. Two-Story Home structured as  
2Bd/1Ba Main Home Upstairs and a  
1Bd/1Ba Guest Quarters Downstairs
  - Home Furnishings Convey
  - Camera System for Live Security Feed
  - Wood Burning Fireplace
  - Central A/C and Window Units
  - Large Wood Deck overlooking great  
views all around
  - Yard Fencing
  - Covered Concrete Patio Space
- 400± Sq. Ft. 1Bd/1Ba Cabin with Screened  
Porch
- 40' x 60' (2,400± sq.ft.) Mueller Barn with its  
own 200amp power source. Tall Ceilings.  
Three (3) full-size roll-up doors and two (2)  
half size roll-up doors.
- 484± Sq. Ft. Storage Building/ Workshop  
with power
- 2015-2016 All new perimeter fencing
- Yard Fencing around the Main Residence  
with large shaded area, great for pets and  
front yard hang outs.

## Wildlife.

Whitetail Deer  
Turkey  
Hog  
Dove  
Occasional Fallow Deer  
Deer Hoist for Cleaning and Processing

## Vegetation.

Live Oak, Mesquite, Mountain Laurel,  
Agarita, Juniper Cedar, Native Brush and  
Grasses

## Other Notes.

Incredible views all around. Established and  
well kept roads and trails throughout. Many  
conveyances, some including : Home  
Furnishings, Large Gun Safe, Feeders and  
Hunting Blinds and Spare Booster Pump

New Listing  
**PRICE**  
**\$899,000**

Contact Brandon Bownds, Broker

(830) 966-6111



(210) 288-4325



WWW.BOWNDRANCHES.COM



INFO@BOWNDRANCHES.COM

