

EGL CASTROVILLE RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

The EGL Castroville Ranch is in a prime location, conveniently located just 8 miles from ever-growing Castroville, TX, making this a fantastic long-term investment and current ranch for enjoyment. This very nicely maintained property has a recently completed 5-bedroom, 5.5 bathroom custom ranch house with high-end finishes and a functional layout that includes a game room, large kitchen and living room. There is also a large barn for storage, adjacent workshop, additional parking, and game cleaning area. Improvements are serviced by East Medina County SUD for water and Medina Electric Co-op for electricity.

You won't find many "turn-key" ranches with such a perfect mix of South Texas brush country and Hill Country views/rolling hills... especially at just a short ~40 min drive from downtown San Antonio!

IMPROVEMENTS

The recently finished 5-bedroom, 5.5 bath custom home is 3,500± sf and has a very usable layout for family gatherings, beautifully finished kitchen and living room. The home sits close to the front of the property with an improved ranch entrance off of paved FM 1343. Well thought out landscaping surrounds the house and barn areas and leads to a large back porch and outdoor fire pit to enjoy the starry country skies. Great ranch road system leads to two rifle/bow blinds and two feeders, with two additional water stations and two bird feeders. Two older water wells with windmills are on the ranch and would need to be tested, but could make a great addition. Partially high fenced with majority 5 strand low fencing.

424± Acres

Medina County



*424± Acres
Medina County*



VEGETATION/TERRAIN

EGL Castroville Ranch has an excellent mix of rolling hills and good creek bottoms. Scattered large Live oaks and mesquites comprise the lower portion of the property, leading to the back with higher rolling hills and a diverse mix of native South Texas brush, including guajillo, black brush, white brush, guayacan, granjeno and much more. Two ponds are on the western side of the ranch and hold water in normal rain years. There are two food plots in place that are ready to plant. Elevations range from 910' down to 780'. Several spots on the ranch could lend to an addition of a large pond or lake.

WILDLIFE

This great recreational ranch has been very lightly hunted the past two years and is loaded with native whitetail and set up for immediate hunting. Additionally, this is an incredible bird hunting ranch with robust dove and quail populations and turkey being spotted as well. Hogs and varmints also provide year-round fun!



424± Acres

Medina County



*424± Acres
Medina County*



MINERALS

Seller will convey all owned, to be determined by buyer.

TAXES

Wildlife Exempt

SCHOOL DISTRICT

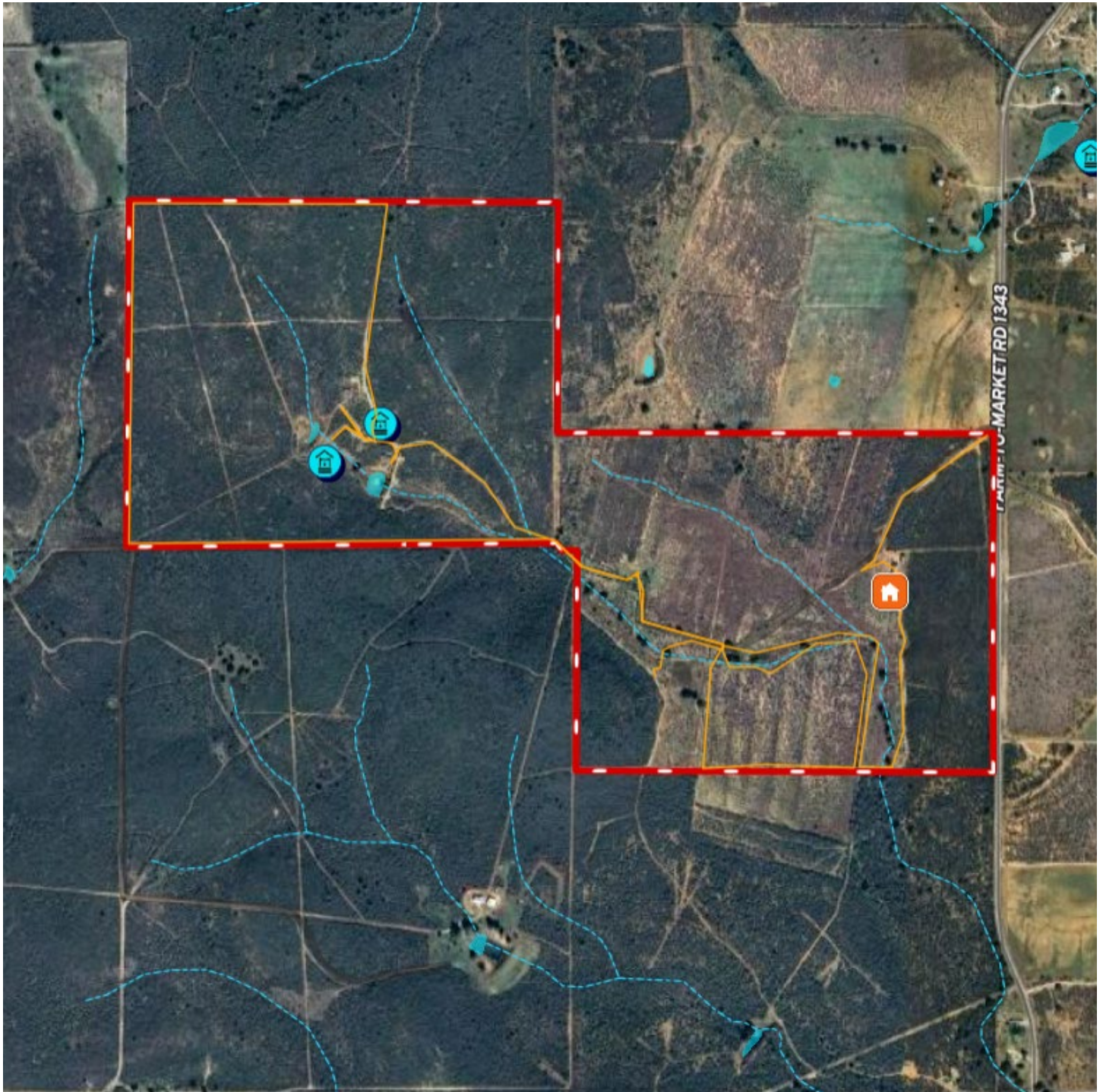
Devine ISD



424± Acres
Medina County

MAP

[Click here to view map](#)



*424± Acres
Medina County*



**424± ACRES MEDINA COUNTY
3848 FM 1343
DEVINE, TX 78016**

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR

DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.