

3122 CAZEY CREEK ROAD  
MEDINA, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

AVAILABLE

# THE GOAT SHEDS



**BOWNS  
RANCHES**<sup>TM</sup>

BRANDON BOWNS, BROKER

**22± ACRES**

**BANDERA COUNTY**



**ACREAGE.** 22± Acres

**LAND TYPE.** Texas Hill Country  
Live Water (Frontage on Two Creeks)  
Wildlife, Mountain & Recreation  
Full-Time or Seasonal Living

**TAX EXEMPTION.** Wildlife Management Tax Exemption

**LOCATION.** Medina, Texas - Bandera County  
Less than 10 miles west of Medina  
35± minutes to Kerrville or Bandera  
1± hour to Boerne

**ACCESS.** Enter through an electric gated entrance off of renowned Farm to Market Road 337 onto Cazey Creek Road, a private easement access for only a handful of existing ranch owners. For a short 3± mile distance, your drive home is like a scenic safari. Creeks, incredible surrounding views, exotics including zebra, yaks and buffalo...you never know what you might get to see on the drive home, but one thing is certain...it will be beautiful.

Upon arrival of the home, cross the creek and access through a solid entry opening set in stone. The property welcomes a “drive-thru” driveway which is super convenient ; you’re able to enter through one side of the property and exit through the other.

**LAND.** 22± acres of creek side hill country land featuring excellent terrain diversity. Set against the backdrop of the beautiful Texas landscape, The Goat Sheds is a place where can truly sit back, relax and unwind in style. From rugged hills to level flats and tranquil creek fronts, this property has it’s own unique charm and beauty. A setup with low and easy maintenance.



### THE CREEK

Gently rolling bottom land descends down to Maura’s Creek while another portion cantilevers over a steep limestone bluff overlooking Cazey Creek just below. Whether you’re fishing in the creek, picnicking by the water’s edge or simply relaxing and enjoying the sounds of the water’s flow, the creek front provides direct full-time access to recreation, scenic beauty and a habitat that really draws in the wildlife.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.

 **THE FLAT**

The “flat”—a level spread based at the foothills and overlooking the creeks, was the ideal spot for construction. Strategically built out of the flood plain and integrated with views all around.

 **THE HILL**

While most shy away from a hillside property, there are so many benefits that come from the hill that rises just past the front of the home. The benefits?

- (a) Beautiful hilltop advantage to unobstructed first-class valley views.
- (b) The wooded hillside is a great hangout for the native wildlife and birds.
- (c) Rugged limestone terraces and slopes are an excellent landscape for a manageable daily hike.
- (d) The hill creates a perfect natural privacy barrier.
- (e) Run-off from rain waters able to feed the creeks.
- (f) Importantly, the hillside blocks the improvements from the harsh west setting sun helping to save on the wear of the exterior of the home.

**WATER.** **CAZEY CREEK**

**ONE SIDE OF CAZEY CREEK** crystal clear cazey creek stretches along a portion of the eastern boundary.

 **MAURA'S CREEK**

**BOTH SIDES OF MAURA'S CREEK** extensive frontage on both sides of Maura's Creek, located along a portion of the northern boundary

Seeing water in both of these creeks during the drought we've been in, says something...they are strong. During normal wet weather times, the swimming hole is full, the waterfall flows strong and adds an inviting sound that can be heard from the back porches of the home. Though water levels are currently low, it is not always the norm and one thing is for certain, the water is always crystal clear.

**WATER WELL, CONCRETE STORAGE TANKS**

Pump house, water well and additional water storage tank resources water to the improvements.



**SOILS.** Underlain with a couple of different types of soil, Krum-Pratley at the creek side, which is soil that can be found near live water creating a welcoming environment for beautiful hardwoods and aquatic plant life to flourish and Eckrant rock outcrop complex, or in other words, limestone, can be found throughout the rugged areas laying a solid base for recreation, hiking, native growth, woodlands and wildlife cover.

**POWER.** Power is already on the property servicing the improvements.

### **IMPROVEMENTS.**

*Quirky cool.* Architecture that speaks “modern ranch.” Nestled in the picturesque town of Medina, Texas, The Goat Sheds stand as a testament to modern architectural ingenuity and design. Created by the visionary, Ignacio Salas-Humara, this stunning home was awarded winner of the prestigious Cran Award for Modern Home Design in 2022 and has become a beacon of style and luxury in the heart of the Lone Star State.

Honored in the San Antonio Express News and as well on isharchitect.com, and dwell.com, the Goat Sheds has a unique and crafty story behind it. Told by architect, Ignacio Salas-Humara, he explains that the home was based on the previous owners’ true love story. [Salas-Humara, I. (2016). The Goat Sheds. Dwell.com <https://www.dwell.com/home/the-goat-sheds-6b7bb5cb>]

Long story short...the previous owner’s future husband worked on the family ranch which was transitioning from a goat to a cattle ranch at the time. Taking an obvious notice to the rancher’s daughter, her father put this young man to the test to determine whether he was a hard worker and worthy of her hand in marriage. The task...dismantling all of the old goat sheds that were scattered over hundreds of acres. Through his proven dedication, the young man completed the task and was approved of his worthiness. The couple went on to be married and eventually built their dream home at the base of the hill where she would spend her childhood summers camping out underneath the same oak trees that were integrated into the house design.

 **6,522± SQUARE FEET...PLUS AN ADDITIONAL 1,126± SQUARE FEET IN PORCHES!**



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.

## THE EXTERIOR OF THE HOME

Magazine-worthy curb appeal. A series of limestone walls that almost resemble an old fort site while the actual structure from an aerial view resembles five connected goat sheds, creating one cool and quirky home. Customized to the core, there's no other home like this on the market in the Texas hill country.

Single-story 3 Bedroom - 3.5 Bathroom home. Upon first glance, some might say, "well that's different," and they'd be exactly right.

A unique exterior combination siding: stone and corrugated metal, exposed rafter beams and posts really complement each other creating a warm and cozy space. And if you look really close, the entry pergola is crafted with rafter tails to look like dragons, symbolizing strength and protection.



**COVERED PARKING** lets just say there is adequate parking space, some indoor, some outdoor, some covered and some open. You can easily accommodate for a number of guests. Daily vehicles, toy autos, collectibles, UTVs, ATVs, equipment, bicycles...there's a place for it all.

## THE INTERIOR OF THE FIVE "GOAT SHEDS"



**GRAND ENTRY PIVOT DOOR** the oversized full-lite mahogany pivot door is an entry without comparison.



**CLERESTORY WINDOWS** there was an architectural science behind the sizing and placement of the clerestory windows. The architect did extensive solar modeling prior to construction to determine the best angles for the overhangs to shade the west sun.



**3 BEDROOMS - 3.5 BATHROOMS** starting at the north end with the master en suite and ending with the attached climate-controlled parking garage, there's so much in between to leave an impression. Stone walls add to the warmth to the modern interior of the home. Clerestory windows bring in the natural light and nearby mountain views.



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.  
Property is subject to prior sale, correction or withdrawal without notice.



**MASTER EN SUITE** the focal point of the master is definitely the exterior sliding walls that help create a feeling of spaciousness, a modern feel, picturesque views and tons of natural light. Converging at the wall's corner and opening up to its own private wrap-around porch with an outdoor shower, the room visually and physically connects to the outdoors. Retractable screens block the bugs and allow the breeze!



**THE MASTER BATH** a spacious bathroom with tall ceilings and double vanity. Wall-to-wall walk-in shower. Easy accessibility without navigating any steps or obstacles.



**THE UTILITY / MUD ROOM** now, when you have to do chores like laundry, it's always nice to have "the right tools for the job." The utility room has wall-to-wall upper and lower storage cabinets, lengthy counter tops and a beautiful view of the mountain just outside the window. It helps to enjoy the space you work in!



**THE KITCHEN** sleek and minimal with a warm feel. Fully equipped and optimized for meal prep, cooking and entertaining. A focus on natural light and views from the panoramic windows. The pot-filler is definitely a desired convenience and the gold and copper veined granite counter tops pair well with the cherry cabinets, laying out a great space to enjoy cooking.



**THE GREAT ROOM** carefully sited to incorporate long views down two valleys, the great room and kitchen hold key to some of the best views in the house. A 24' wide sliding "glass wall" opens up to a 14' deep covered porch, really bringing the outdoors in. The space welcomes an area for grilling, dining and relaxing while taking in the views. Retractable screens operated by remote control help keep the insects out of the home. A wood burning floor to ceiling stone fireplace definitely adds to the ambiance.



**GUEST BEDS & BATHS** simple, sleek, inviting, the guest bedrooms are separated by a jack-n-jill bath and feature their own porch.



**HOME THEATER** a real at-home cinematic experience.



**OFFICE STUDY** a room dedicated to working. You have the freedom to create the ideal work space that works for you. If you have the opportunity to work from home, this setup is perfect. No commute, no distractions.





**THE REC COMPLEX** wow, just wow... this massive 40' by 40' complex has an endless limit of possibilities. Constructed with a wet bar, cool stained concrete floors and some serious lighting, this recreation complex is currently set up with several game tables, fitness equipment and theres plenty of room for more. A genuine hang-out destination aside from the home theater and outdoor porches. This room can be whatever you want it to be!



**THE WORKSHOP / CRAFT ROOM** the view catches your eye as soon as you walk into this room that sits just off the rec room and attached garage. Seamless pano windows open up to views that may distract you from your craftsmanship from time to time. So much space to store all of the materials to fulfill your hobbies.



**CLIMATE CONTROLLED PARKING GARAGE** the garage is an attached heated and cooled three car parking garage. Providing protection from the elements, theres always comfort getting in or out of your vehicle or unloading arm fulls of groceries!



**THE GREENHOUSE** the greenhouse is an integral part of the home. Well built and able to withstand the temperatures and elements, this attached greenhouse is a manageable space, to “dig” into gardening..if you’ve got a green thumb!

## NOTES.

The Goat Sheds pushes the boundaries of traditional design to create a space that is both luxurious and inviting. Crafted to seamlessly blend in with the surrounding environment, the architecture of the home embraces the land and its beauty to the fullest. From the sleek lines of the exterior to the carefully curated interior spaces, every detail was thoughtfully considered to create a truly one-of-a-kind living experience.

## MOST UNIQUE FEATURES OF THIS LIVE WATER PROPERTY.

A true statement of creatively designed architecture in a setting surrounded with live water, views and large neighboring ranches, which make this a true rare find in the Texas hill country.

AVAILABLE

**PRICE**

**\$2,195,000**

BRANDON BOWNDS, BROKER

O: (830) 966-6111

M: (210) 288-4325

E: info@bowndsranches.com

**BOWNSRANCHES.COM**



© Bownds Ranches 2025

Information is believed reliable but is not guaranteed by REALTOR®.

Property is subject to prior sale, correction or withdrawal without notice.

