

\$4,300,000 - N/A, Bandera

MLS® #1917944

\$4,300,000

7 Bedroom, 5.00 Bathroom, 4,392 sqft
Farm Ranch on 377.58 Acres

N/A, Bandera, TX

Welcome to a truly one-of-a-kind 377.58-acre ranch nestled in the heart of the Texas Hill Country, just 13 miles from Bandera, TX - the "Cowboy Capital of the World." This extraordinary property borders the Hill Country State Natural Area, offering direct access to thousands of acres of protected land, scenic vistas, and endless recreational opportunities.

Natural Beauty and Water Features: The ranch is blessed with West Verde Creek, a live water creek that runs and winds through the property with crystal-clear pools, limestone outcroppings, and shaded banks. Multiple natural springs feed into the creek, enhancing water flow and supporting diverse native wildlife and vegetation.

Residences and Improvements: Main Home: A 1,920 sq ft residence constructed of metal and native limestone, blending durability with rustic charm. Designed for low maintenance and energy efficiency, this home offers expansive views and modern comfort. Double-Wide Home: A spacious 2,432 sq ft home that serves perfectly as a guest house or secondary residence. Hunting Cabins: 4 rustic yet comfortable hunting cabins, ideal for hunters. Metal Workshop: An 1,800 sq ft metal shop, fully equipped for ranch operations, vehicle storage, or hobby work.

Ranch Features Adding to the ranch's natural allure is a mapped cave system, first surveyed on March 11, 1967. This cave offers a fascinating glimpse into the area's geological history, with unique rock formations, cool



subterranean chambers, and potential for further exploration. Whether you're a spelunking enthusiast or simply enjoy the mystery of natural wonders, this is a rare feature that sets the property apart. The cave contributes to the ranch's rich blend of science, history, and rugged Texas charm. Excellent perimeter fencing and cross-fencing, ideal for running cattle or livestock. Varied topography with open meadows, wooded areas, creek bottoms, and elevated viewpoints. Abundant wildlife, including whitetail deer, turkey, hogs, and other native species - perfect for hunting or wildlife observation. Location Just 13 miles to Bandera, with its historic charm, shopping, dining, and rodeos. Adjacent to the Hill Country State Natural Area, providing unmatched privacy, protected borders, and access to miles of hiking and riding trails. Approx. 1.5 hours to San Antonio, TX.

Built in 1996

Essential Information

MLS® #	1917944
Price	\$4,300,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,392
Acres	377.58
Year Built	1996
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Back on Market

Community Information

Address	N/A
Area	3100

Subdivision	N/A
City	Bandera
County	Medina
State	TX
Zip Code	78003

Amenities

Utilities	Electricity, Water, Telephone, Cable TV, High Speed Internet, Other
Is Waterfront	Yes

Exterior

Exterior Features	Barn, Cabana, Creek, Cross Fenced, Detached Quarters, Feed Barn, Fenced, Garage, Holding Pen, House, Hunting Cabin, Hay Barn, Loading Chute, Manufactured Home, Mobile Home, Other - See Remarks, Outbuildings, Storage Building, Tractor Shed, Workshop
Lot Description	Wooded, Hunting Permitted, Ag Exempt, Borders State Park / Game Ranch, Cultivated, Improved Water Front, Mature Trees (ext feat), Partially Wooded, Pasture, Secluded, Waterfront
Construction	Brick/Stone, Other, Metal

School Information

District	Bandera Isd
Elementary	Alkek
Middle	Bandera
High	Bandera

Additional Information

Days on Market	8
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Listing Details

Listing Agent	Babo Teich
Listing Office	Teich Properties, LLC

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