

Rancho Tesoro Escondido



342+/- Low-fenced Acres | D'Hanis, TX | Medina County

Offered at \$1,940,000



Ranch Summary:



Uniquely located turn-key operating ranch and hunting escape at the transition of the Texas Hill Country and the South Texas Brush/Plains regions, Rancho Tesoro Escondido is truly a 'hidden treasure'. Featuring a custom two-story, 4BR/2.5BA home with swimming pool and expansive covered porches in a beautiful oak grove near the northwest corner of the property, you have a vantage point of a majority of the ranch. Additionally, the ranch features an old farmhouse that, with a little TLC, can be a great guest house. The completely perimeter-fenced 342+/- acres are comprised of five (5) improved open fields, which feature planted and

native grasses, plus a food plot field totaling 153+/- acres. The cross-fenced balance is used for rotational grazing and includes great tree and brush cover for wildlife. These sections are highlighted by a few beautiful oak groves, extensive trails, and seasonal Parkers Creek feeding a pond along the north property boundary. Rancho Tesoro Escondido features an impressive array of wildlife, hardwood trees, and brush. As a unique bonus, the ranch offers high-speed fiber optic Internet that allows you to efficiently work while taking in the tranquility. This rarity puts Rancho Tesoro Escondido in an elevated tier of turn-key ranches and opens the land up to endless opportunities. Additional uses include the possibility of a winery, a wedding and event center, and/or a charming rustic Bed & Breakfast. With the South Texas Regional Airport just 10 short miles to the southeast and numerous natural escapes and the westward expanding San Antonio market within an hour, the location provides a great balance of seclusion and convenience. Saddle up for your treasure hunting adventure and come see why Rancho Tesoro Escondido is so special.

Living & Ranch Operation Improvements:

Completed in 2008, the main ranch home is 2,768+/- sf and offers four (4) bedrooms, two-and-a-half (2.5) baths and an office. It also features 580 sf of covered open porches and a 20' x 35' covered carport on the south side of the home. The façade is comprised of stone, stucco, vertical trimmed-edge HardiePlank, rustic cedar posts and a 5V crimp metal roof. Inside is highlighted by a vaulted great room, a wood stove, custom-milled woodwork throughout and custom cedar stairs and railing. An inviting pool, pipe-fenced enclosed manicured yard and flower beds help you relax in the splendor of your natural surroundings, including the oak grove.



The nearby original farmhouse offers historical charm and with TLC can make a great guest house for those who come to visit. It is surrounded by numerous heritage oaks.

In support of the ranch operations, Rancho Tesoro Escondido provides a 3,000+/- sf three-sided storage barn, 600+/- sf enclosed storage barn, cattle working pens, and horse stalls.

Water & Other Utility Improvements:



The ranch is supported via a 400+/- ft Edwards Aquifer well (6" diameter pipe with ¾ HP submersible pump). At the surface, wet-weather Parkers Creek meanders north to south and feeds a pond that is resilient to drought on the north end and a beautiful oak grove on the south end. Underground water lines and numerous troughs support the pastures and wildlife.

Three (3) septic tanks support the living spaces. The main home is supported by a 1,000-gallon, two compartment tank with a 12' wide x 106' long drainfield. The system, installed in late 2007, was designed

to support up to 300 gallons per day use.

Electricity is provided by Medina Electric Cooperative. A 15 kVA transformer supports the meter at the main ranch home and a 10 kVA transformer supports the meter at the original homestead guest house. Medina Electric Cooperative is planning to roll out a solar and net metering program in 2019.

A phone land line and high-speed fiber optic Internet reaching download/upload speeds of 100 Mbps/25 Mbps are provided by Southwest Texas Communications.

Hunting Improvements:

Anchored by a 7.4+/- acre food plot, the ranch supports four (4) guns at \$2,250 /gun as of the 2017/18 hunting season. A hunting campground features water and electricity, a lighted pavilion, cooking shed and campfire ring.

Fields & Interior Trails:

Painstaking care by a true land steward (See '*Modern Day Outdoorswoman: Carol Knutson*' by Whitney Klenzendorf in Texas Wildlife Magazine's February 2017 issue) has helped shape the character of the ranch. The raw beauty was evident when the ranch was purchased in 2006, but ever-serving love and vast resources have been committed to enhancing 146+/- acres of improved fields, plus the aforementioned 7.4+/- acre wildlife food plot. The fields are planted primarily in Kleingrass with the balance in Coastal Bermuda.

Rotational grazing in the cross-fenced sections support roughly 20-30 head of cattle.

Over five (5) miles of interior and perimeter trails help you explore the dense and diverse cover contained within the ranch. Senderos abound in all corners of the ranch.

Vegetation & Wildlife:



A biologist recently visited the ranch and let his excitement be known at the diversity of the vegetation and wildlife. Live Oak, Cedar Elm, Mesquite, Pecan, Lacey Oak, Burr Oak, Spanish Oak, Big Tooth Maple, Texas Ash, Cedar and many other native trees are complimented by non-native Chinese Pistache and others. Elbow Bush, Agarita, Hog Plum, Texas Persimmon, and other diverse brush are present. Plant life include Agave, Sotol, Yucca, Cactus and rolling swaths of Bluebonnets and other wildflowers that provide beautiful colors in the springtime. Native grasses include Sideoats Grama, Little Bluestem, Green Sprangletop, Silver Bluestem, Yellow Indian Grass, Plains Lovegrass, Switchgrass, and Lindheimer Muhly.

Large and numerous whitetail deer, wild hogs, Rio Grande turkey, and white-winged dove are staples at Rancho Tesoro Escondido. Frequent visitors in the desired game and recreational category include quail, bobcat, coyotes, fox, ringtail cats, porcupine and numerous species of varmints. Barbary sheep (aoudads) have wandered onto the ranch. For those passionate about photography, you will be delighted at the sight of healthy numbers of Northern Cardinals, Red-Winged Blackbirds, Lesser Goldfinch and Painted Bunting. The Whistling Ducks, Great Blue Herons, Eastern Screech Owls, Great Horned Owls, Crested Caracaras (Mexican Eagles) and Roadrunners leave an impression.



Bird boxes and protected habitat help contribute to the treasured character of Rancho Tesoro Escondido.

Soils:

Montell clay, Knippa clay, and Victoria clay soils are present.

Minerals:

All owned minerals shall convey.

Taxes:

With the exception of the main ranch home and original farm house, the property is designated ag use and is under exemption.

Nearby Amenities & Destinations:

Walmart, HEB, dining options, and entertainment can be found in Hondo at approx. 20 minutes or San Antonio at approx. one (1) hour.

Proximity to: San Antonio @ 56 miles | Austin @ 135 miles | Houston @ 250 miles | Dallas/Fort Worth @ 325 miles

South Texas Regional Airport is located 10 miles southeast of the ranch (<http://www.hondo-tx.org/airport/index.php>).

Garner State Park (<https://tpwd.texas.gov/state-parks/garner>) and Lost Maples State Natural Area (<https://tpwd.texas.gov/state-parks/lost-maples>) are each within 45 minutes.

Lost Maples Winery in Vanderpool (<http://www.lostmapleswinery.com/>) and Vines on the Rocks in Dunley (<https://txwinelover.com/2016/02/vines-on-the-rocks/>) are nearby.

Resources:

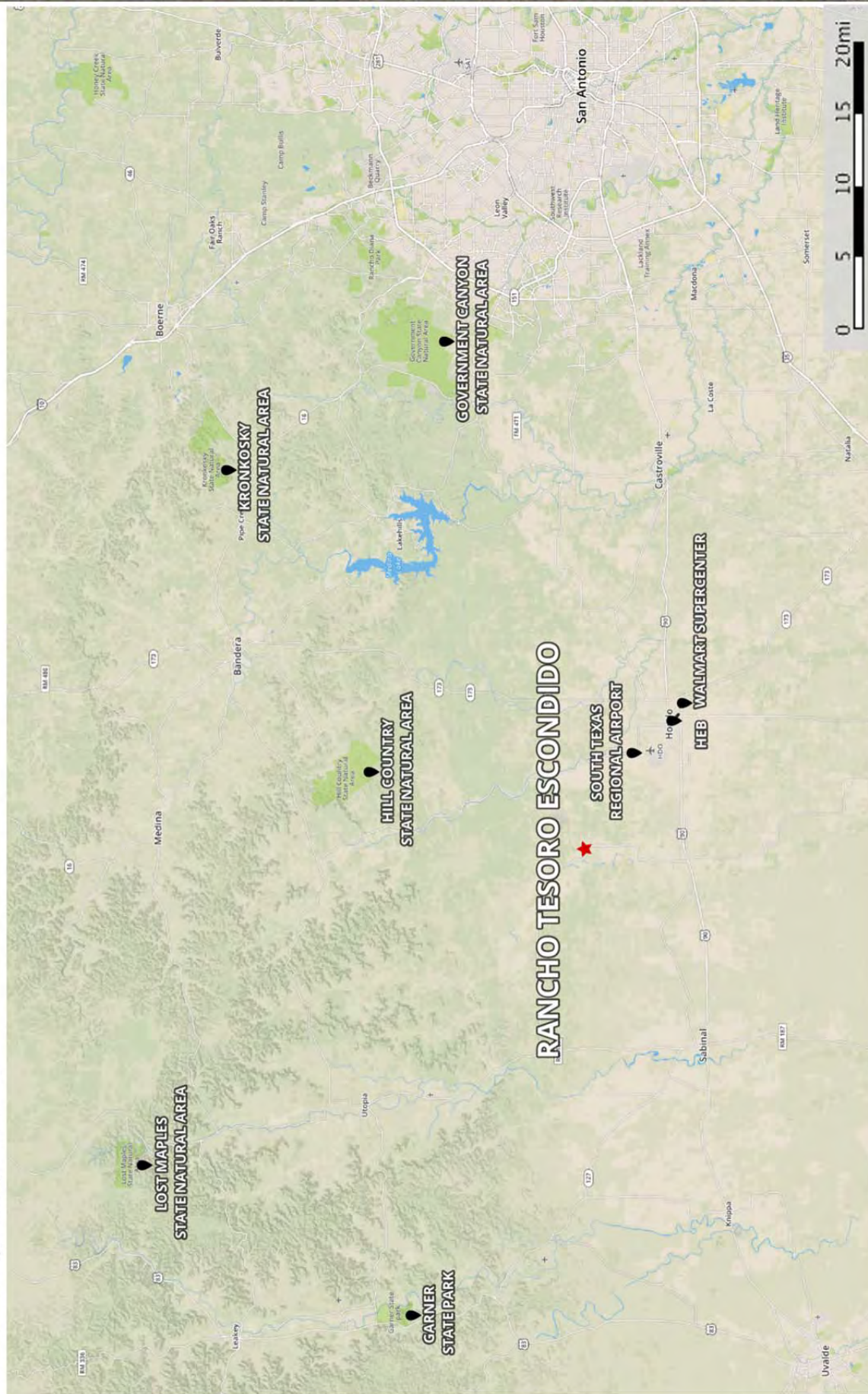
<https://tpwd.texas.gov/education/resources/texas-junior-naturalists/regions/hill-country>

<https://tpwd.texas.gov/education/resources/texas-junior-naturalists/regions/south-texas-plains>

https://www.nrcs.usda.gov/Internet/FSE_PLANTMATERIALS/publications/txpmcfs8221.pdf

<https://tpwd.texas.gov/regulations/outdoor-annual/regs/counties/medina>

Rancho Tesoro Escondido – Area/Regional Highlights Map Medina County, Texas, 342 AC +/-



Rancho
Tesoro

Marker

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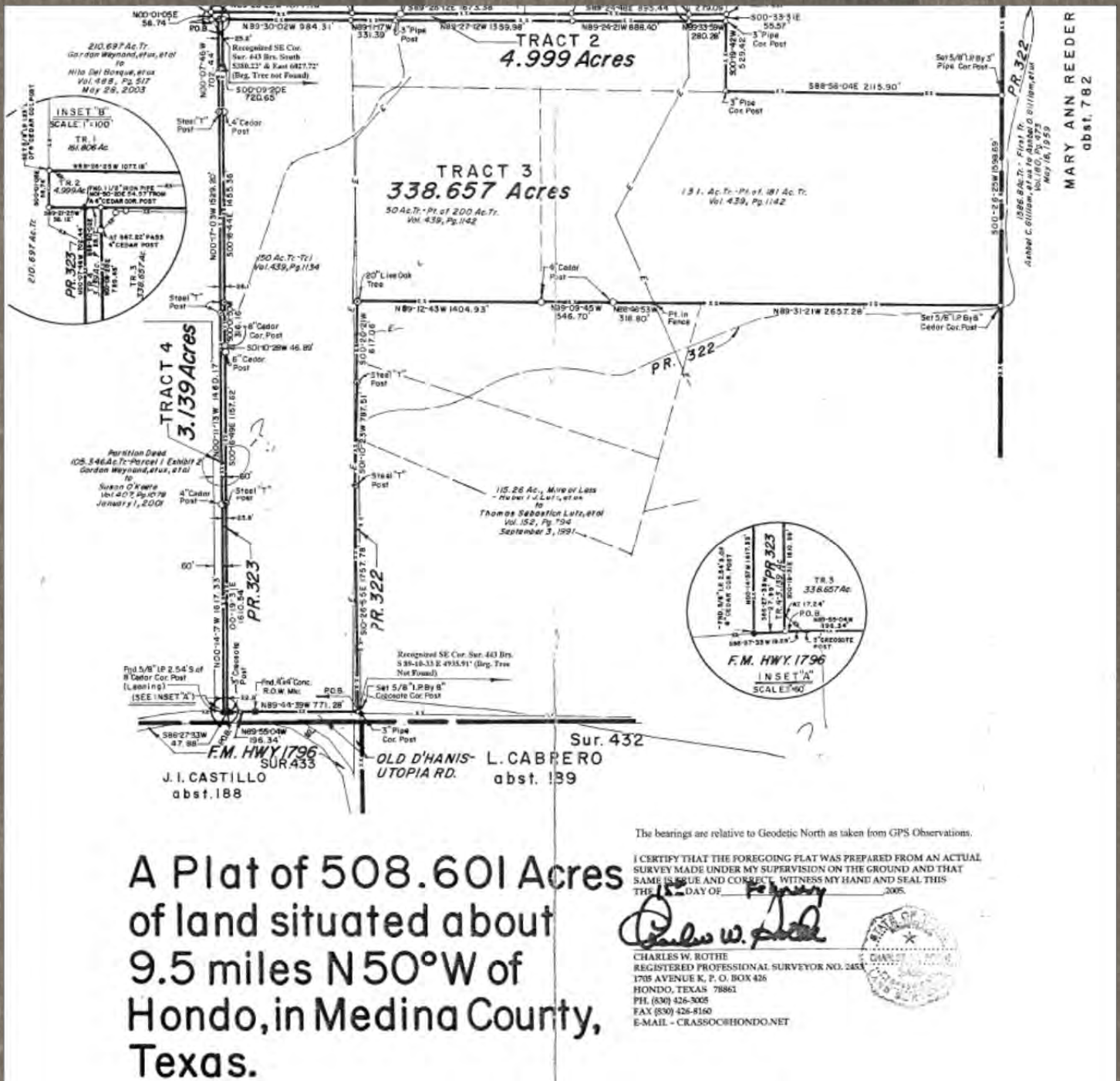
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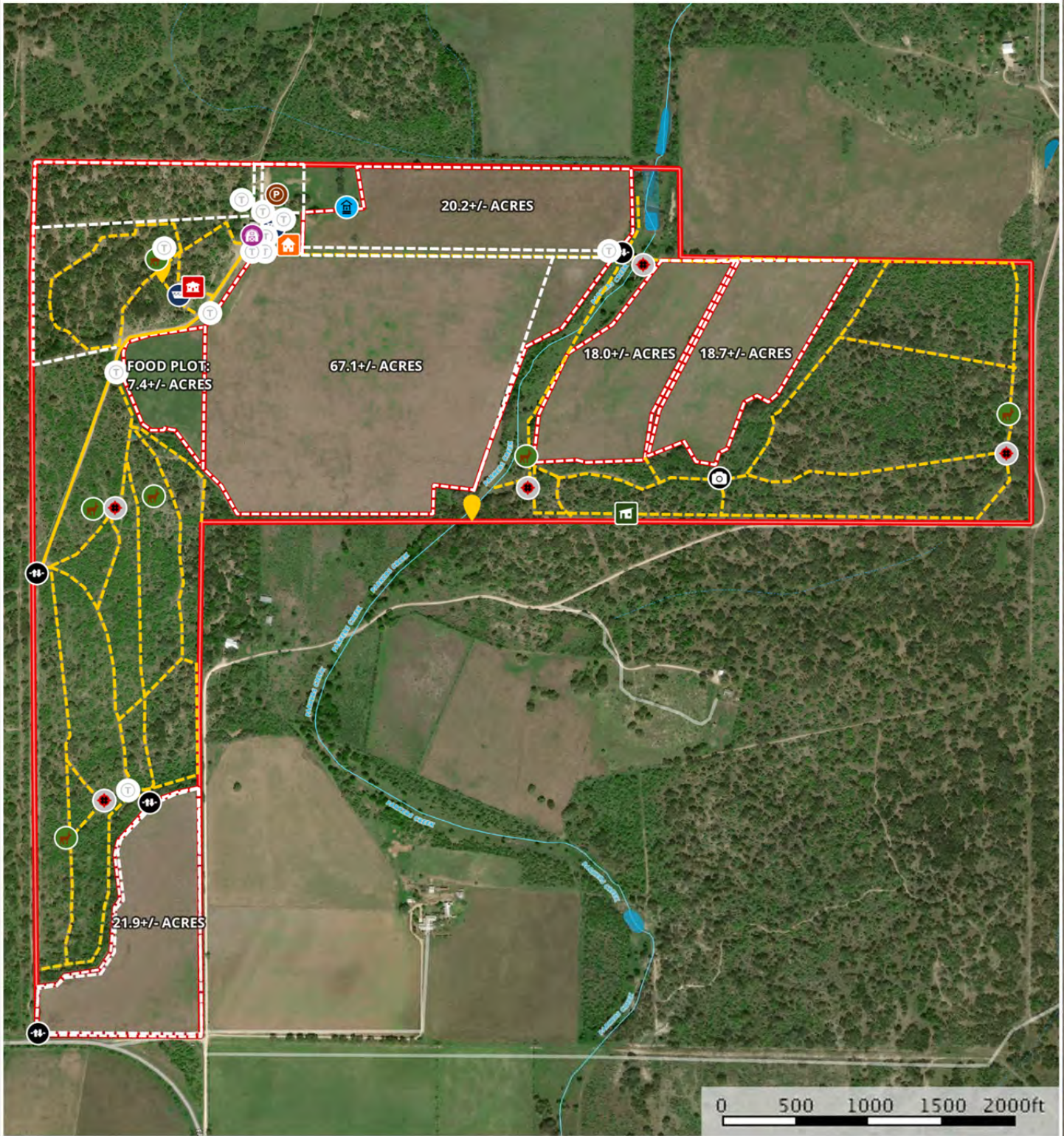


Subject property is depicted as Tract 3 & Tract 4 in the above Survey image, totaling 341.796+/- acres. The Survey was performed by Charles W. Rothe on February 15, 2005 for a larger plat of land that was subdivided.

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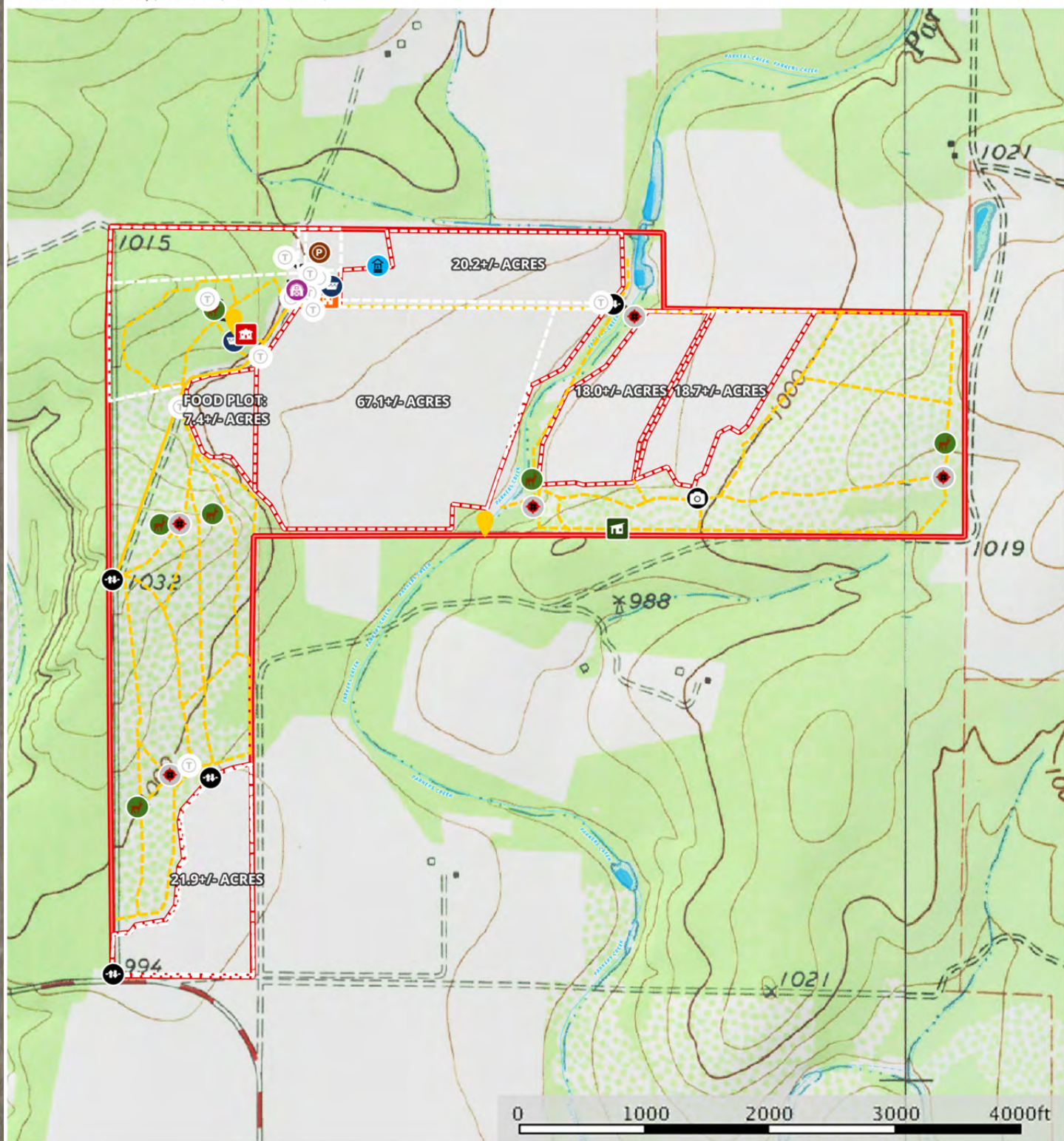


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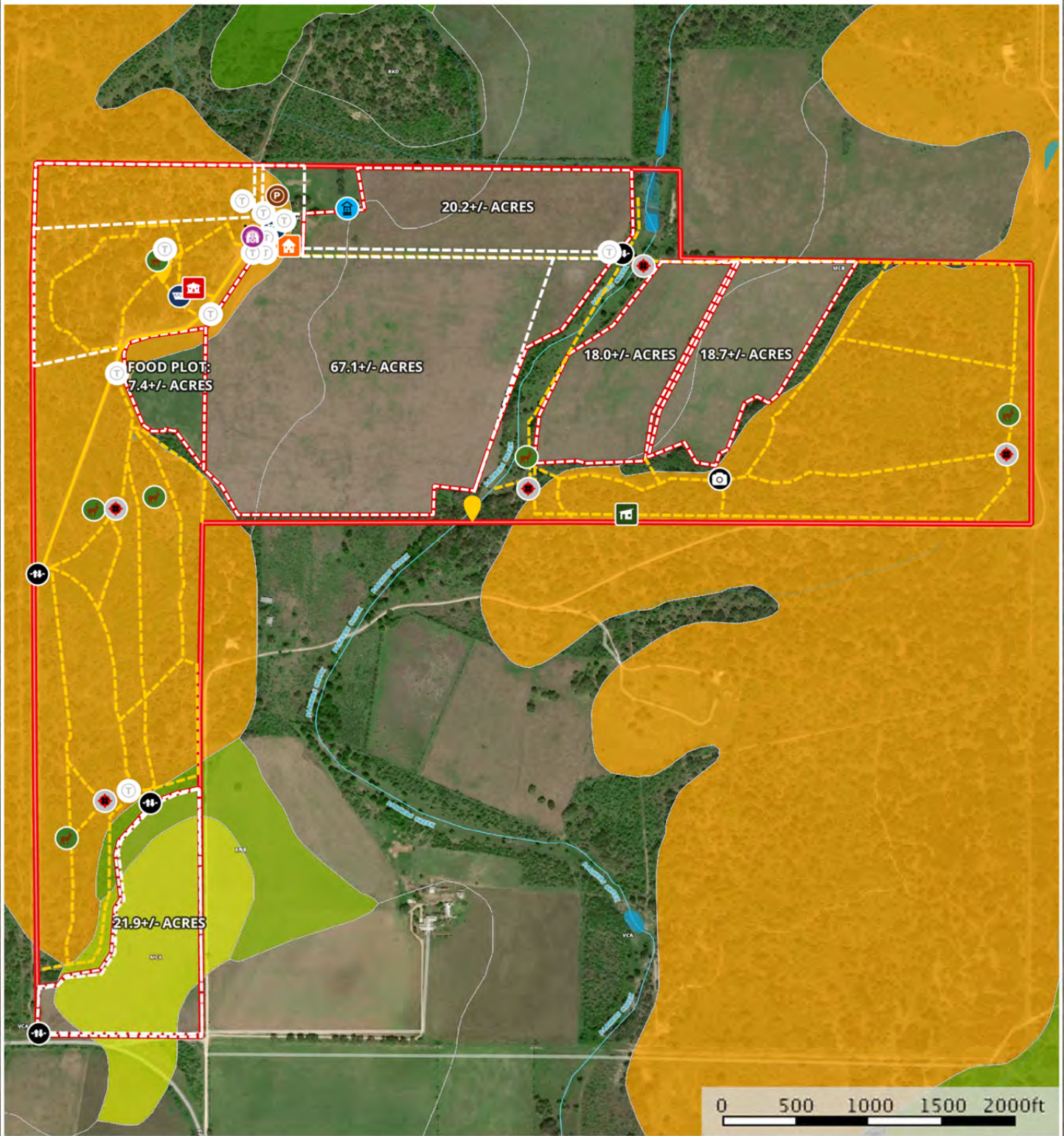
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|--------------|-------------|-------|--------|--------------|--------------|----------|-------------|---------------|----------------------|
| Main House | Barn | Pens | Trough | Gate | Blind | Feeder | Oak Grove | Water Storage | Well |
| Shed / Shack | Photo Point | House | Fence | Road / Trail | Primary Road | Boundary | Pond / Tank | Boundary | Stream, Intermittent |
| River/Creek | Water Body | | | | | | | | |

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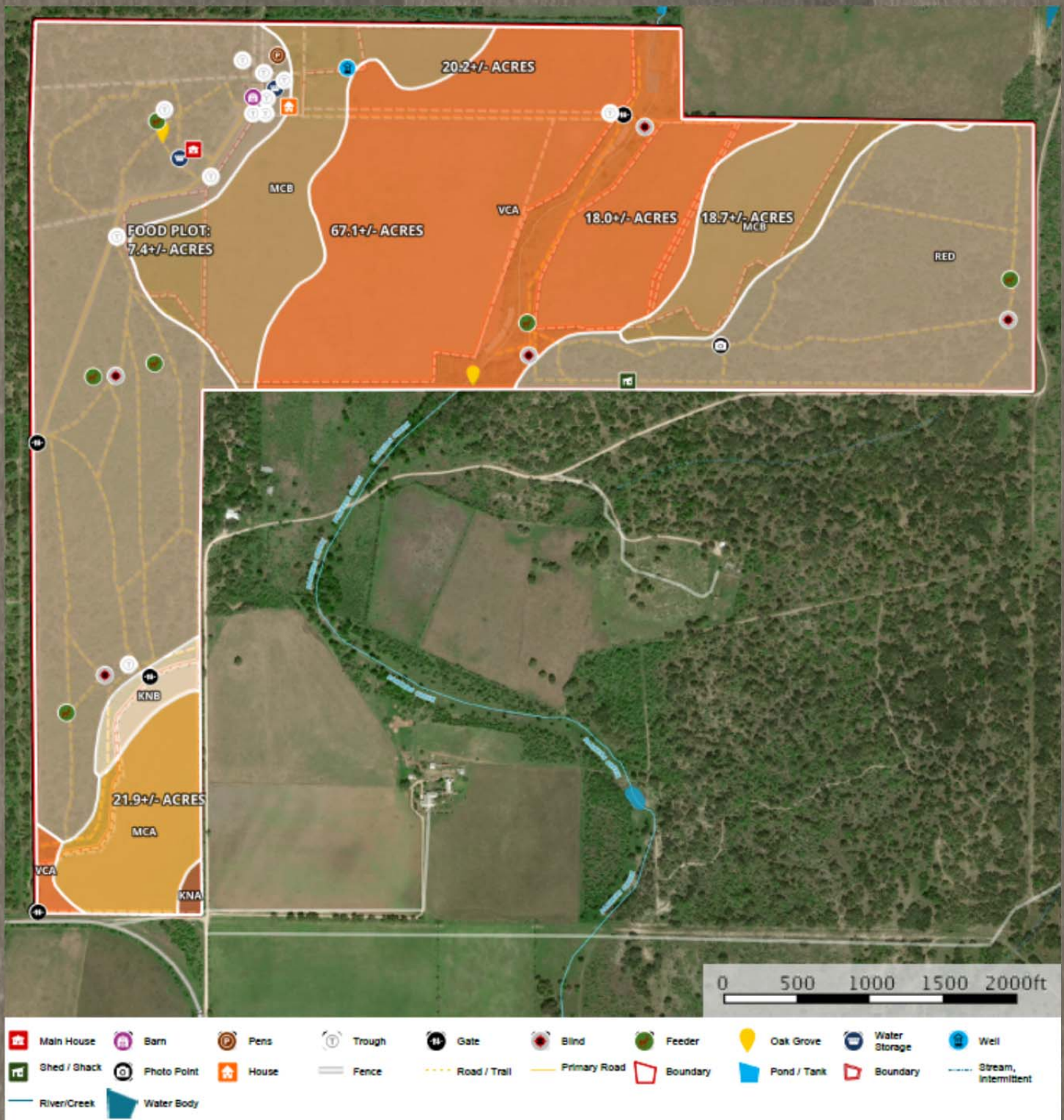
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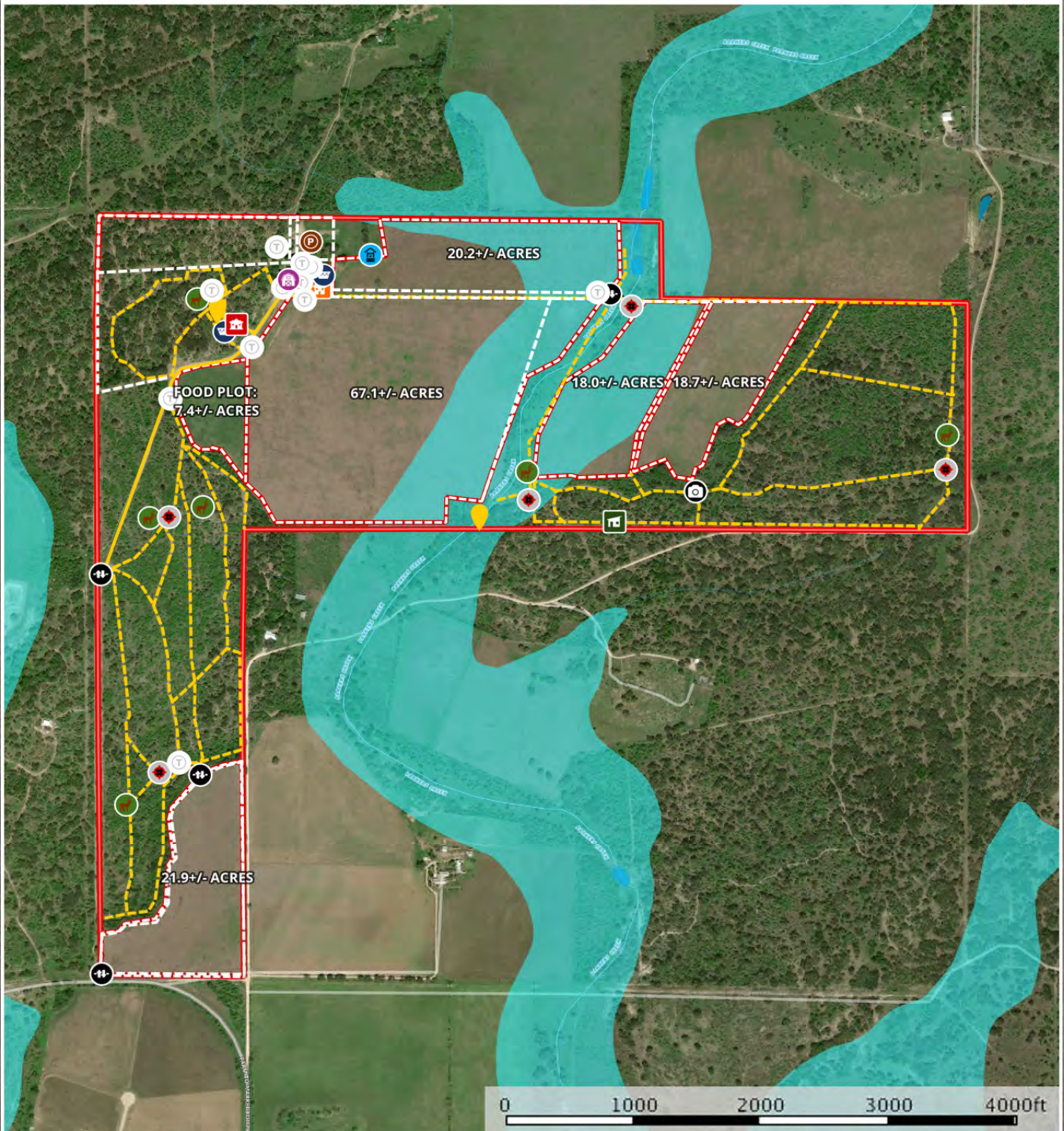


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
McB	Montell clay, 1 to 3 percent slopes	53	15.5%	-
VcA	Victoria clay, 0 to 1 percent slopes	101.8	29.8%	-
KnB	Knippa clay, 1 to 3 percent slopes	4.6	1.3%	3e
McA	Montell clay, 0 to 1 percent slopes	17.6	5.2%	4s
KnA	Knippa clay, 0 to 1 percent slopes	0.8	0.2%	-
RED	Real association, undulating	163.7	47.9%	6s

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- | | | | | | | | | | |
|---------------------|----------------------|-------------|------------|--------------|--------------|----------|-------------|---------------|---------------------|
| Main House | Barn | Pens | Trough | Gate | Blind | Feeder | Oak Grove | Water Storage | Well |
| Shed / Shack | Photo Point | House | Fence | Road / Trail | Primary Road | Boundary | Pond / Tank | Boundary | 100 Year Floodplain |
| 500 Year Floodplain | Stream, Intermittent | River/Creek | Water Body | | | | | | |

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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Saddle Realty, LLC	595516	info@saddlerealty.com	(512)993-4663
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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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