

246 Ada, Bandera, Texas, 78003

\$750,000

**PCH****49.65**  
Acres**\$22,000**  
Price/Acre**UNK**  
Built**Farm Ranch**MLS #: **1854504**Type: **Farm/Ranch**Compass Point frm SA: **NORTH**Distance From SA: **25-50 MI from  
Downtown**List Date: **04/01/2025**List Price: **\$750,000**Days on Market: **13 / 13**Total Tax: **\$42.37**

This is an incredible opportunity to own a prime hunting or recreational property just minutes from Bandera, Texas - the Cowboy Capital of the World. Spanning a diverse landscape, this property is partially cleared of cedar, allowing for open meadows and majestic Live Oak stands on the upper portion. A well-equipped deer camp with infrastructure is already in place, making it a turnkey retreat for outdoor enthusiasts. The lower section of the property boasts lush tree cover, stunning stone outcroppings, and rare frontage on the Medina River, providing scenic beauty and endless recreational possibilities. Whether you're looking for a hunting retreat, a weekend getaway, or a place to build your dream home, this property offers unparalleled natural beauty, privacy, and adventure.

**General**Inst/Dir: **River Ranch drive, Right on Kings ranch rd,  
left onto settlers In,. left on saddlehorn,left on  
Ada Ln.**Area: **2400**

Mapsco Grid:

Legal: **Abst 234 George Lord Svy 505 Tr 2 River  
49.65 Acres**County: **Bandera**Type: **Farm/Ranch**

Style:

Exterior:

Compass Point from SA: **NORTH**Year Built: **UNK**

Recent Rehab:

Construction:

Square Feet: **0**# Barn Stalls: **0**Minerals Owned by Seller: **0**

Minerals to Convey:

Restrictions: **None**Documents Available: **Survey**

Description:

Amenities:

Current Status:

Accessible/Adaptive Home: **No**Accessible/Adaptive Details: **N**Mineral Rights: **Owns None**

Miscellaneous:

Green Certification:

Green Features:

Energy Efficiency:

Other Structures:

**Tax****School**School District: **Bandera Isd**Elementary School: **Bandera**Middle School: **Bandera**High School: **Bandera****Land**Total Acres: **49.65**Value/Improvements: **0**

Lot Improvements Surface:

Terrain:

Road Frontage: **County**Price/Acre: **\$22,000**

Grazing \$/Acre:

Hunting \$/Acre:

Mineral \$/Acre:

# Cultivated Acres:

# Irrigated Acres:

# Pasture Acres:

# Level Acres: **50**

# Rolling Acres:

# Hilly Acres:

**Interior Features**Bedrooms: **0**Full Baths: **0**Half Baths: **0****Utilities**

CAN#: **00234050500002**  
Total Tax: **\$42.37**  
County Tax: **\$15.58**  
City Tax: **\$0**  
School Tax: **\$25.57**  
Other Tax: **\$1.22**  
Over 65: **No**  
Disabled: **No**  
Homestead: **No**  
Agriculture: **Yes**  
Other: **Yes**  
Rollback Taxes:

Utilities Available: **Electricity**  
Utilities on Site: **Electricity, Water**  
Shallow Water: **1 Well**  
Irrigation Wells: **No Wells**  
Water: **Other**  
Sewer: **Septic, None**  
Water/Sewer:  
Utility Suppliers: **Electric: Bandera Elec**  
**Water: well**

#### Listing Info

List Office: **The Agency San Antonio - TASA00 - (210) 963-9993 - sanantonio@theagencyre.com**  
Days on Market: **13**  
Available with Lease: **No**  
Owner LREA/LREB: **No**  
Proposed Terms: **Cash, Conventional**  
Contingent Info:  
Contract Date:  
Closing Date:  
Sold Price:  
Price per SqFt:

#### Room Details

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#### Office/Sales

Agent Remarks: listing agent must accompany

Agent: **Gene Rackley - 472484 - (830) 431-1051 - jeep.rackley@theagencyre.com; jeep.rackley@theagencyre.com**  
List Office: **The Agency San Antonio - TASA00 - (210) 963-9993 - sanantonio@theagencyre.com**  
Broker Website:  
Sub Agency Allowed?:  
Contract: **Exclusive Right to Sell**  
**The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.**  
List Date: **04/01/2025**  
Expiration Date: **04/30/2026**  
Owner: **Joysgem LLC**  
Owner LREA/LREB: **No**  
Preferred Title Company: **Trinity Title Company of Houston**  
Showing Instructions: **Listor must Accompany, No Sign on Property**  
Phone to Show: **8304311051**  
Showing Contact: **Agent**  
Lockbox Type: **None**

 **Submit an Offer**

How Sold:  
Contingent Info:  
Source SQFT Acre:  
Sale Terms 2nd:  
Amt Paid by Seller - Repair/Improv:  
Amt Paid by Seller - Finance-Related:  
Amt Paid by Seller - Buyer's Broker Costs:  
Amt Paid by Seller - Closing Costs:  
Ttl Amt Paid by Seller Towards Closing Costs:  
Sold Price per SQFT:  
Sold SQFT/Acre:  
Sell Points:  
Selling Agent 1:  
Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.  
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Prepared By: Gene Rackley | The Agency San Antonio | 04/14/2025 12:37 PM