

BRIEDEN RANCH

145 ± Acres | Yancey, TX | Medina County



Gruber Ranches

Representing the Best of Texas

830.426.5200 jcg@gruberranches.com





145 ± ACRE RANCH – MEDINA COUNTY

Located just 3 miles north of Yancey and approximately 15 miles south of Hondo, this impressive 145-acre ranch offers the perfect balance of peaceful country living and convenient access to nearby communities. With frontage on two county roads, the property provides excellent access while maintaining the privacy and wide-open feel that define the Texas countryside.

LAND AND WILDLIFE

The land itself is typical southern Medina County, with plenty of mesquite and live oaks scattered throughout. The entire property is fenced and cross-fenced, making it well-suited for livestock and efficient pasture management.

The ranch is also home to abundant South Texas wildlife, with whitetail deer, turkey, dove, and other native game frequently seen throughout the property, making it ideal for both wildlife enjoyment and recreational hunting.

WATER AND UTILITIES

Water resources include a Yancey water meter along with a water well equipped with a classic windmill, a timeless feature on working Texas ranches. A pond adds both natural beauty and practical water for livestock and wildlife. The water meter services the home, barn, and livestock troughs.

Conventional septic systems ensure efficient and dependable operation both at the headquarters and the barn.





RESIDENCE

At the heart of the ranch sits a custom rock home featuring 5 bedrooms and 3.5 baths, thoughtfully designed for both comfort and durability. The home offers generous living spaces ideal for family gatherings and entertaining, including a welcoming living room with a fireplace and a comfortable den located just off the kitchen, creating a natural hub for daily living.

The kitchen is supported by a large walk-in pantry and spacious utility room, offering the storage and functionality needed for an active ranch household. A three-car garage provides ample space for vehicles, tools, and equipment.

One of the home's most inviting features is the screened-in porch with its own fireplace, creating a comfortable outdoor living space for enjoying cool evenings while overlooking the surrounding ranchland.

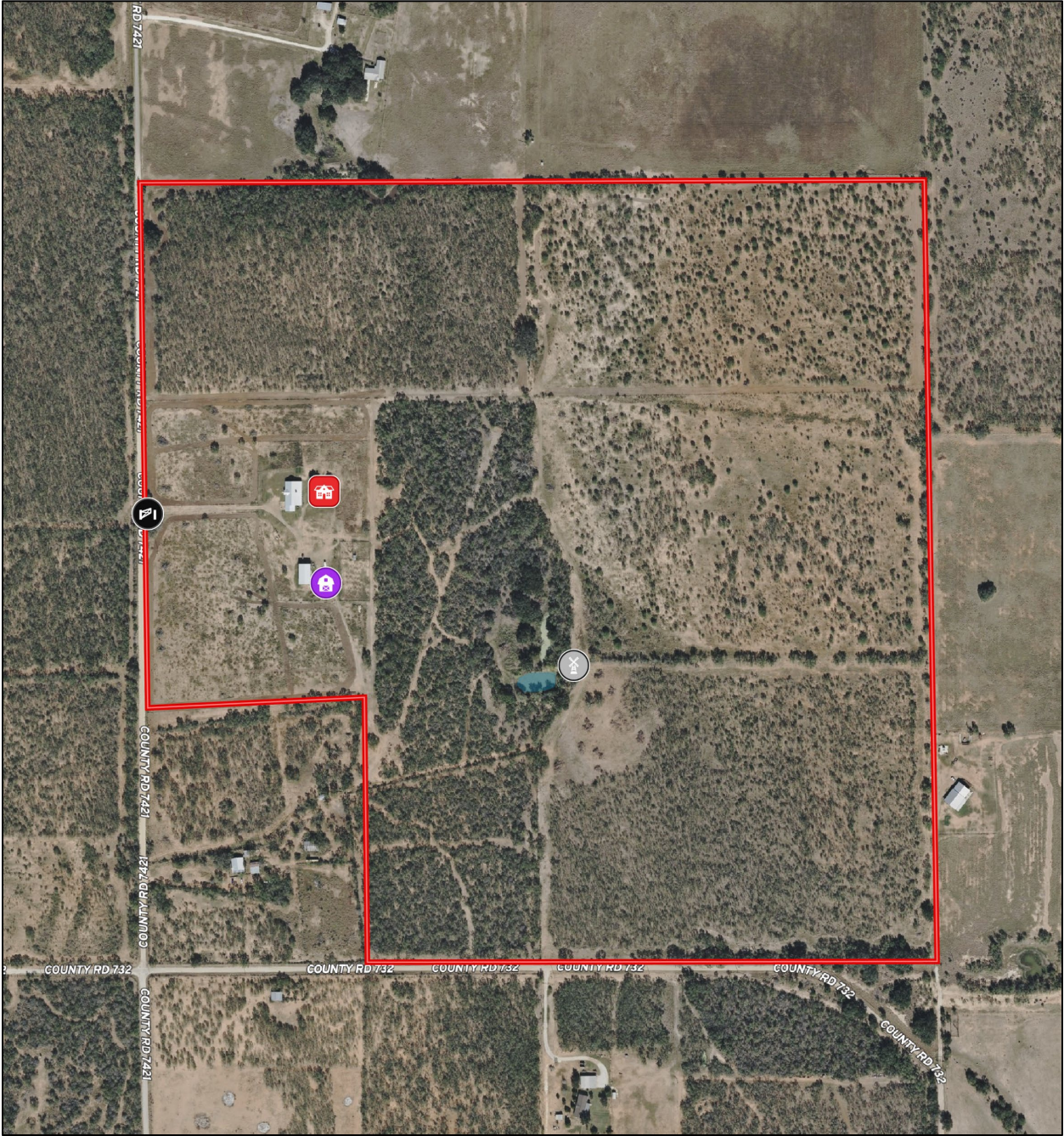
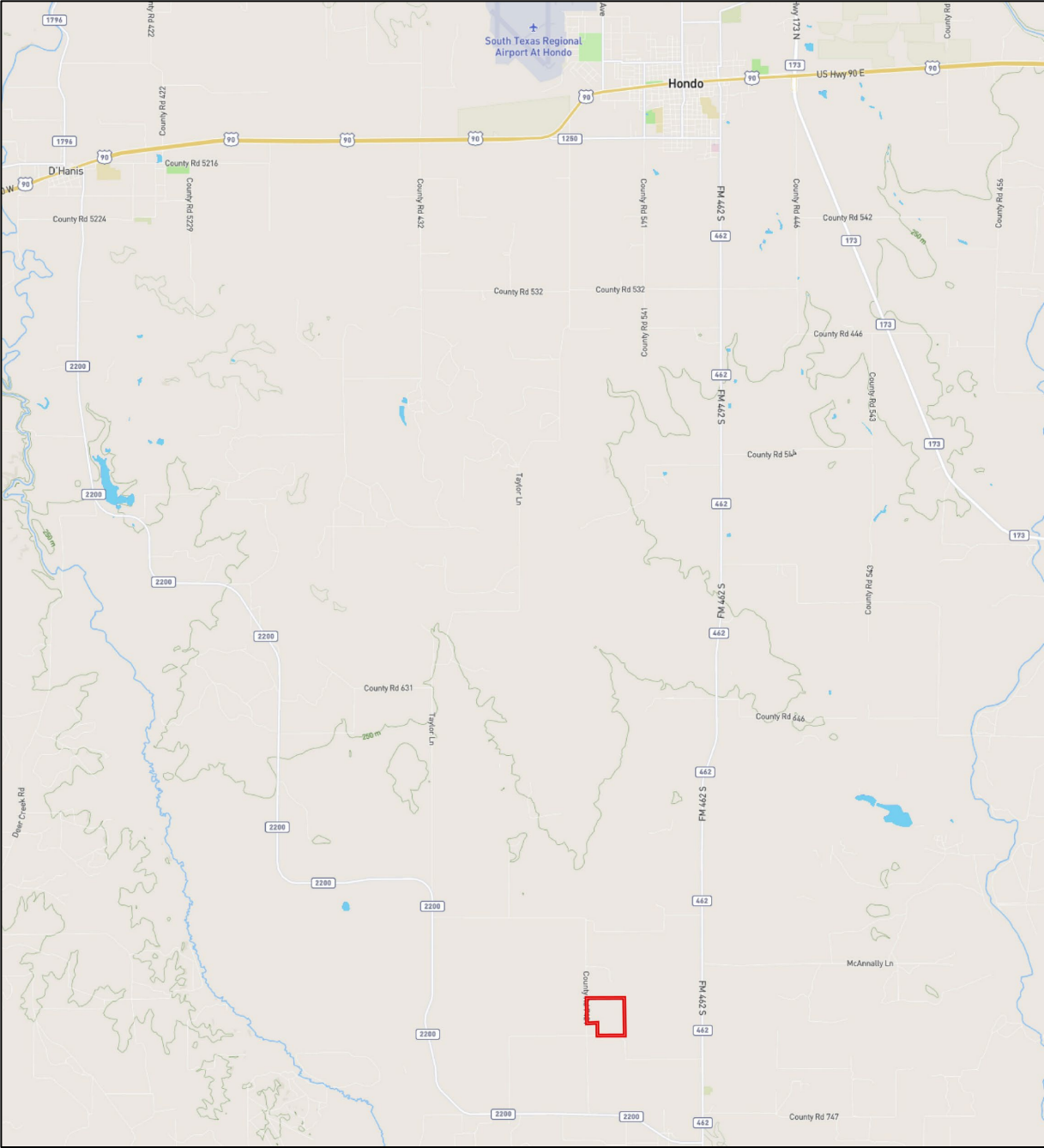
A fire pit just off the back porch creates the perfect setting for quiet evenings under the stars.

IMPROVEMENTS AND OUTBUILDINGS

Additional improvements include a well-kept 1,440-square-foot barn with roll-up doors, an unfinished bathroom, and 240-volt electricity, serving as the main equipment and storage hub, complete with a workbench, shelving, and ample space for tractors, trailers, and ATVs.

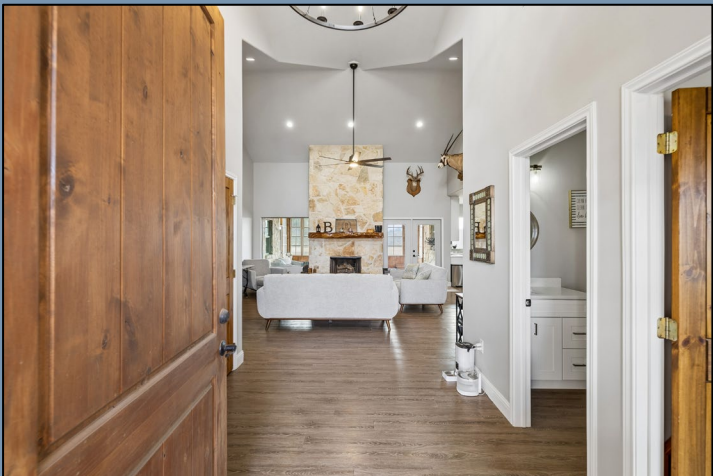
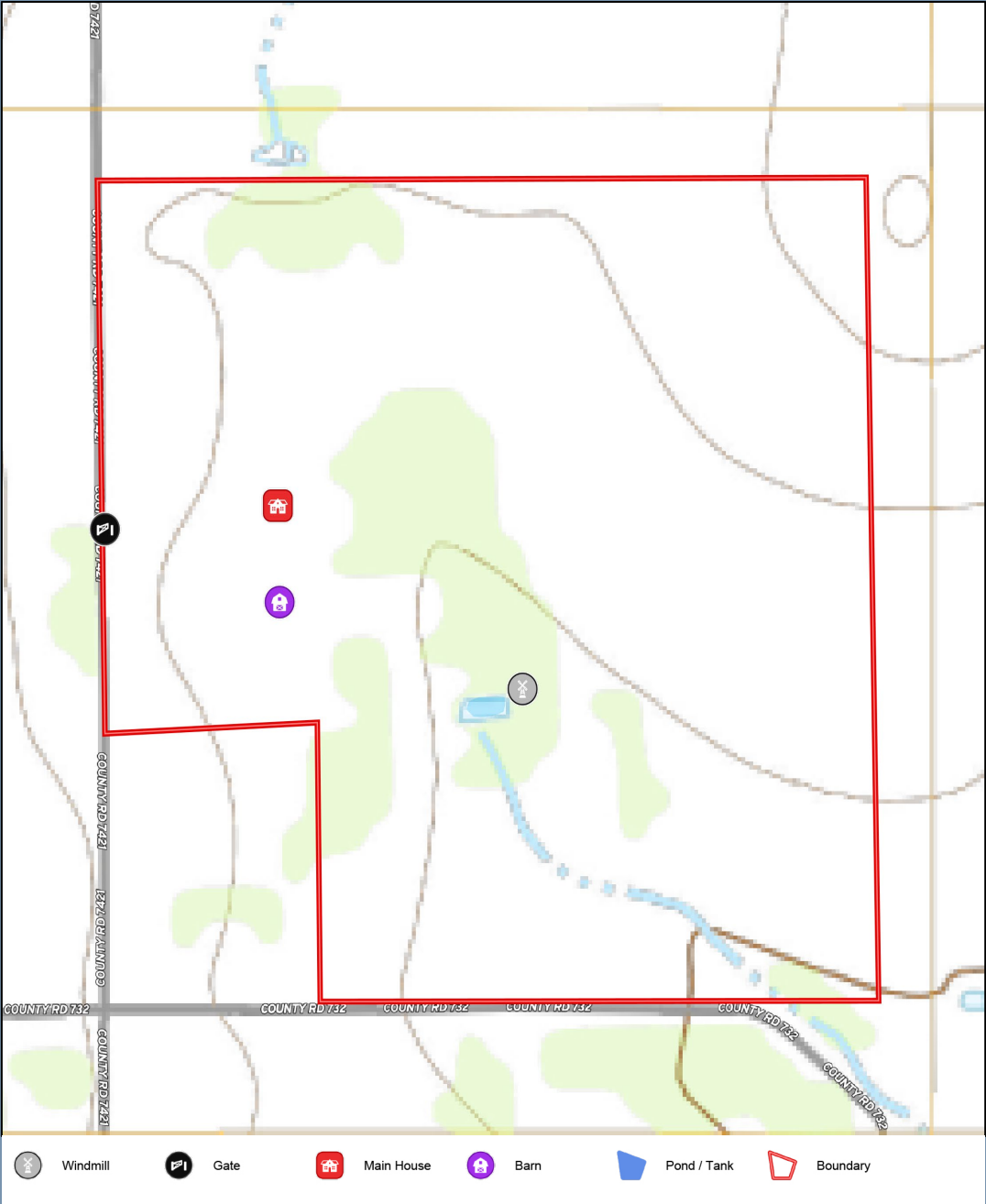
SUMMARY

With productive acreage, dependable water, quality improvements, and excellent county road frontage, this property represents a turn-key Texas ranch opportunity—perfect for full-time country living, livestock operations, or a private rural retreat in the heart of Medina County.



854 CR 7421 YANCEY, TX 78886

-  Windmill
-  Gate
-  Main House
-  Barn
-  Pond / Tank
-  Boundary



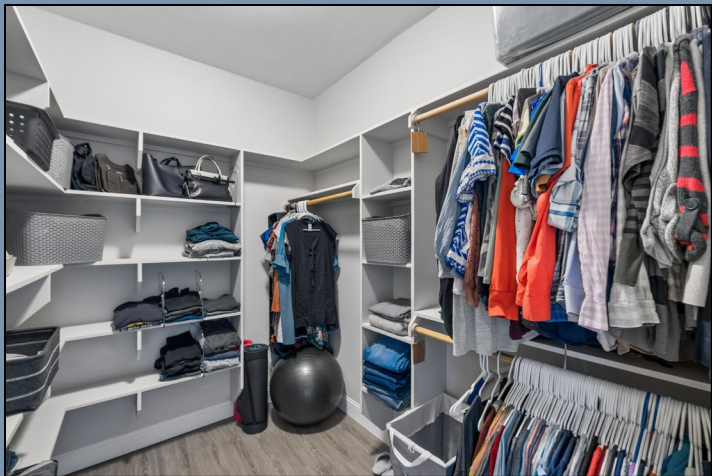


854 COUNTY ROAD 7421 YANCEY, TX 78886

















Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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.

Gruber Properties, LLC	604723	jcg@jgruberproperties.com	830-426-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jack Gruber	552193	jcg@jgruberproperties.com	210-394-8533
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

145 ± Acres | Yancey, TX | Medina County



J. Gruber — Broker — jcg@gruberranches.com — 830-426-5200