

51 ACRE RANCH

Hondo, Texas | Medina County



Gruber Ranches

Representing the Best of Texas

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51 ± ACRE RANCH – MEDINA COUNTY

Located just 13 miles north of Hondo, this impressive 51-acre ranch beautifully blends the natural charm of the Hill Country with a range of functional improvements suited for comfortable ranch living, entertaining, livestock management, and weekend recreation. The property features dense stands of mature live oaks and mesquites, offering ample shade, privacy, and excellent wildlife habitat across the gently rolling terrain.

LAND AND WILDLIFE

The land is characteristic of northern Medina County, featuring numerous mesquite and live oak trees scattered throughout. The entire property is fully fenced and cross-fenced, which enhances its suitability for livestock and promotes efficient pasture management.

Additionally, the ranch is teeming with wildlife, including whitetail deer, turkey, dove, and other native game that can often be spotted throughout the area. This makes it an ideal location for both wildlife enthusiasts and recreational hunters.

WATER AND UTILITIES

Water is provided by a well that services both the homes and ranch improvements, meeting the residential and agricultural needs. The equipment barn is supplied with 220 volts of electricity. The acreage is fully fenced and cross-fenced, which allows for efficient livestock rotation and effective pasture management.



Ranch Highlights

- 51 acres with mature live oak and mesquite cover
- Main House - Custom rock 3-bedroom, 2-bath
- Guest House - One-bedroom, one-bath
- Large game room with custom built-in bar
- Wood plank ceilings in living and dining areas
- Fenced and cross-fenced
- Large pole barn with extensive covered parking
- RV electrical hookup at headquarters area
- Greenhouse for gardening and plant cultivation
- Livestock barn and separate equipment barn
- Water well

RESIDENCE

The centerpiece of the property is a custom rock three-bedroom, two-bath ranch home filled with warmth, character, and thoughtful craftsmanship. The spacious living room features a striking wood-burning fireplace with rock accents and opens directly onto a covered porch, creating an ideal setting for relaxing evenings and outdoor entertaining. Rich wood plank ceilings in both the living and dining rooms add timeless ranch-style appeal and complement the home's rustic finishes.

Designed with entertaining in mind, the large game room offers generous space for gatherings and includes a beautifully crafted built-in bar. The game room also shares access to the covered porch, allowing indoor and outdoor living to flow seamlessly together. Off the master bedroom is a quiet sitting area perfect for a private office, reading nook, or morning coffee retreat overlooking the ranch.

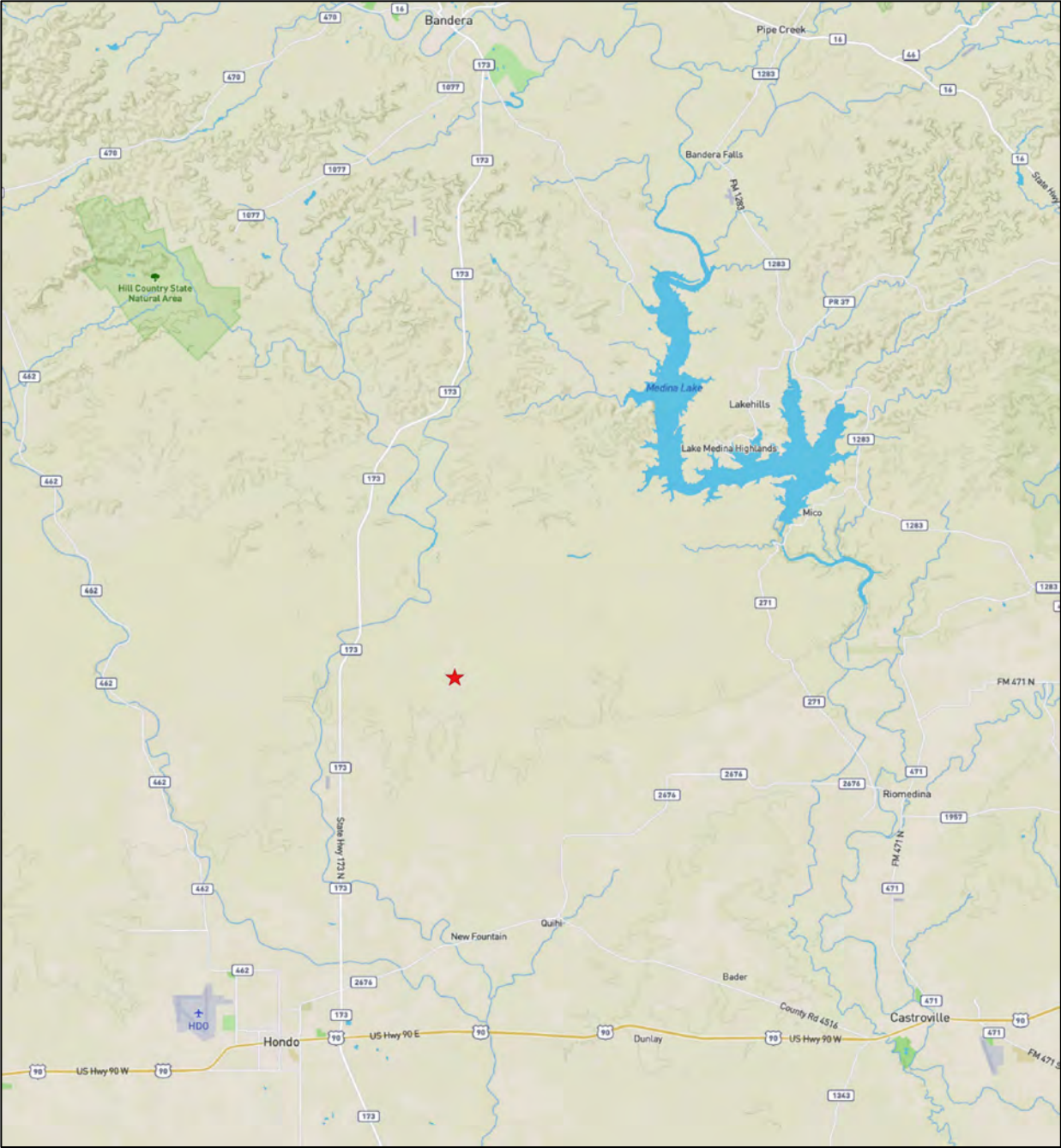
Connected to the main residence by a covered breezeway is a comfortable one-bedroom, one-bath guest house that provides excellent accommodations for family, guests, or long-term visitors while maintaining privacy from the main home.

IMPROVEMENTS AND OUTBUILDINGS

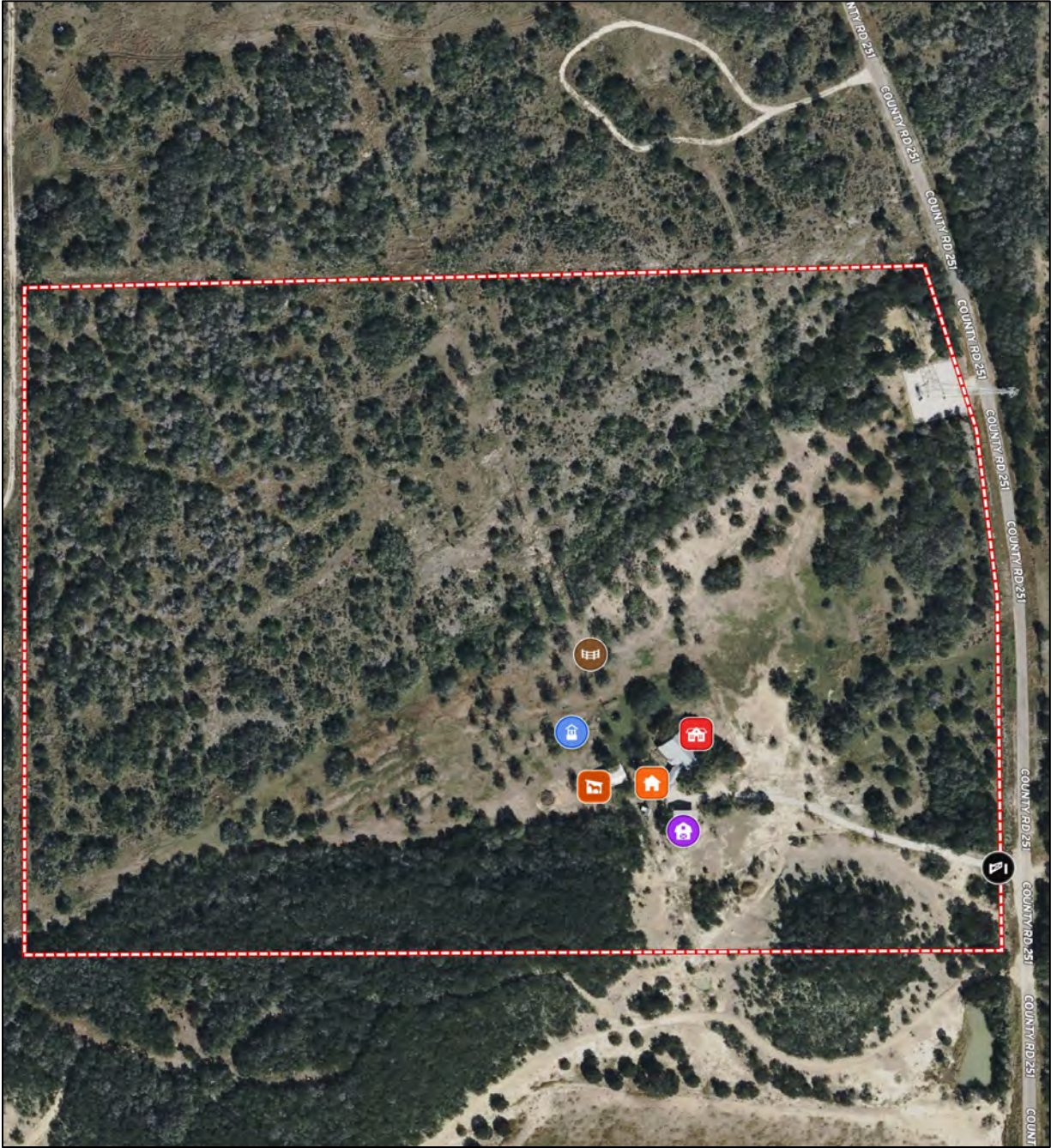
The ranch headquarters is exceptionally well equipped with a strong collection of improvements supporting both recreation and agricultural use. A large pole barn near the homes offers extensive covered parking for vehicles, trailers, tractors, and ranch equipment and includes an RV electrical hookup for traveling guests or additional accommodations. Nearby, a greenhouse provides space for gardening and year-round plant cultivation, while the livestock barn and separate equipment barn offer practical utility for ranch operations, feed storage, tack, tools, and machinery.

SUMMARY

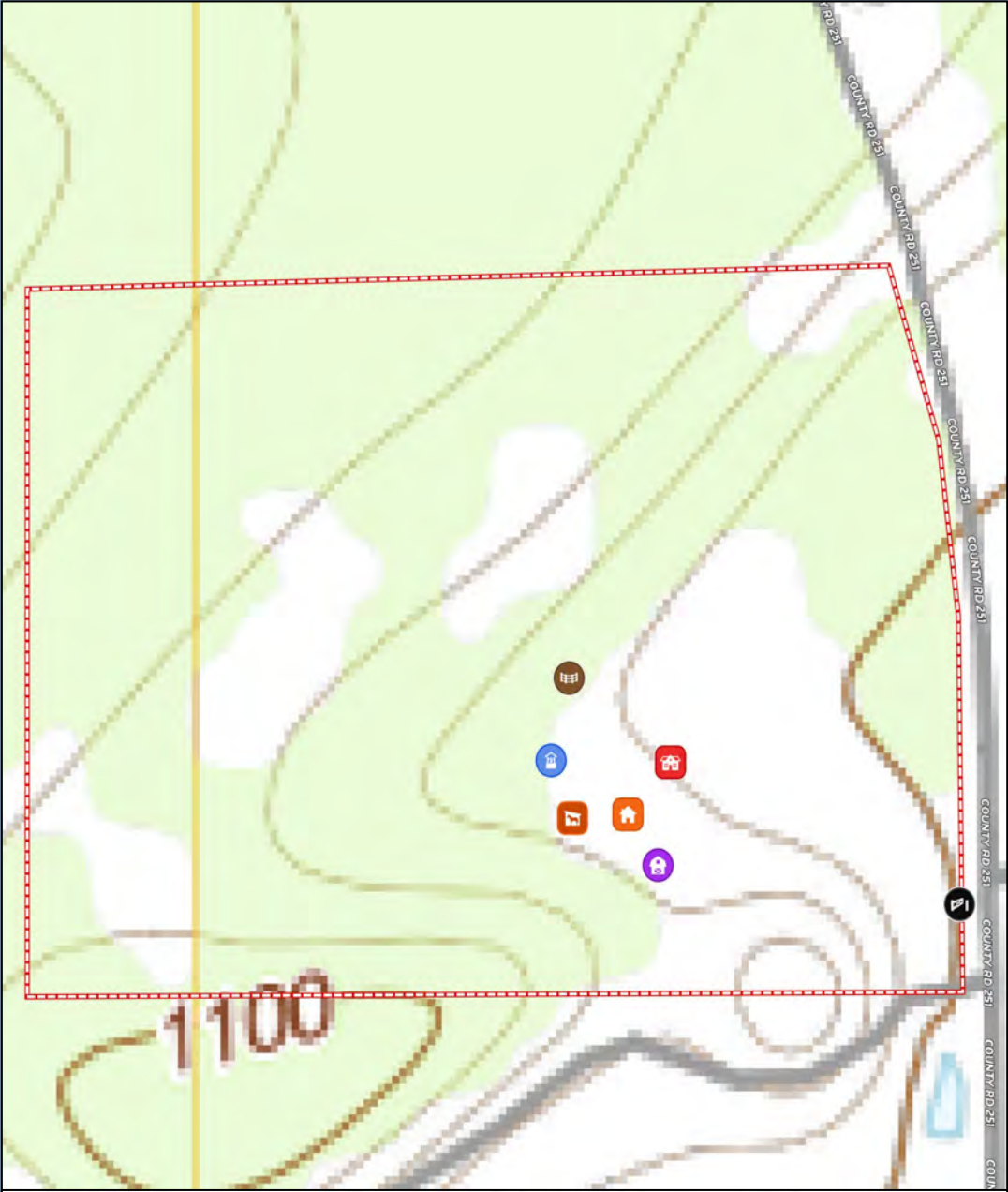
Whether envisioned as a full-time country residence, family getaway, horse or livestock property, or recreational ranch, this property offers an outstanding combination of natural beauty, comfort, and functionality — all within convenient reach of Hondo and San Antonio



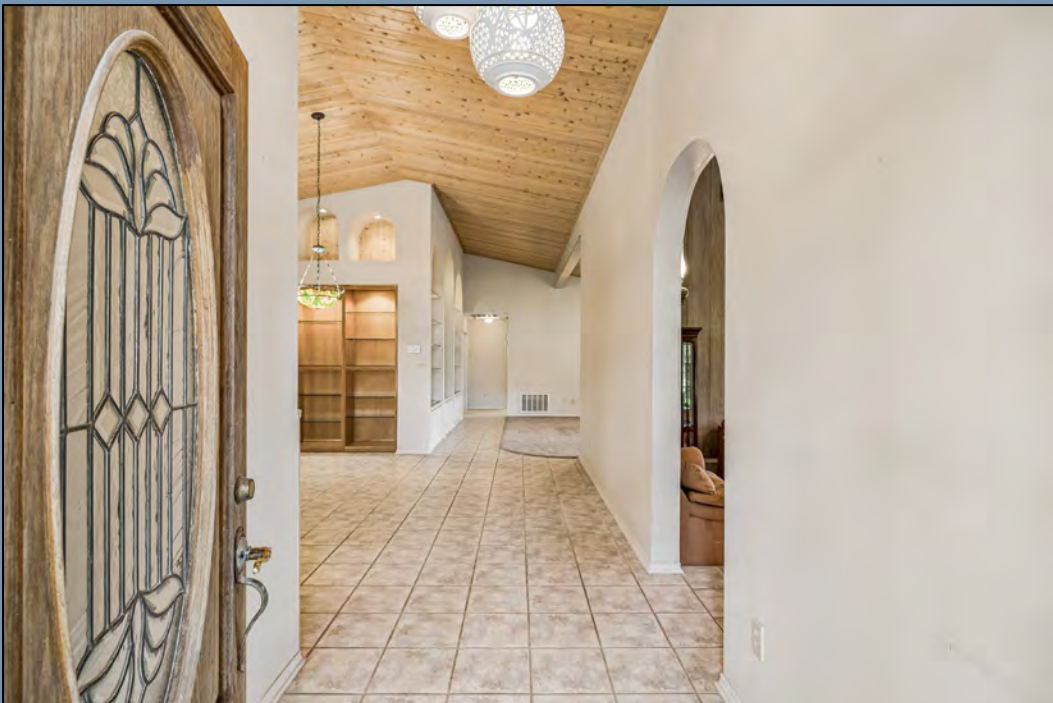
4125 CR 251, HONDO, TX 78861



Guest House Well Gate Piers Horse Stall Barn Main House Boundary



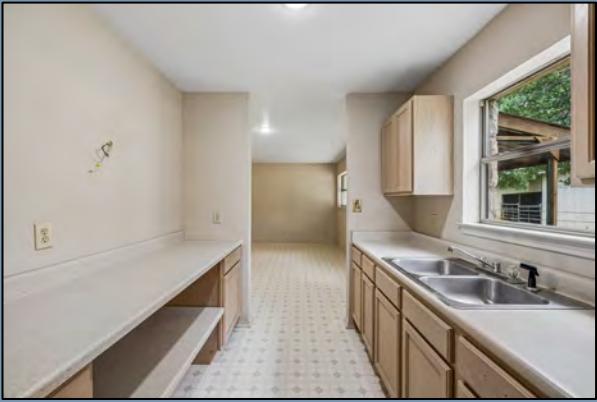




















Information About Brokerage Services

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.

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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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