

DOUBLE R RANCH

Hondo, Texas | Medina County

Gruber Ranches

Representing the Best of Texas

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15 ± ACRE RANCH – MEDINA COUNTY

Located just 12 miles north of Hondo and the South Texas Regional Airport, and approximately 39 miles from downtown San Antonio and the famed River Walk, this exceptional 15± acre ranch offers the perfect combination of luxury, privacy, and convenient access to city amenities.

Nestled among towering mature live oaks and gently rolling terrain, the property provides a picturesque setting with beautiful views and a peaceful country atmosphere.





RESIDENCE

At the heart of this property is a beautifully crafted custom home spanning approximately 3,680 square feet. This residence features four bedrooms and three and a half bathrooms, complemented by an inviting open-concept floor plan ideal for both everyday living and entertaining. The quality craftsmanship is evident throughout, showcasing custom cabinetry, detailed woodwork, and a mix of wood and tile flooring, along with thoughtfully designed living spaces.

The spacious living room is anchored by a stunning wood-burning fireplace and flows seamlessly into the dining area and kitchen. Additional interior features include a dedicated study, a wet bar, a mudroom, and an expansive primary suite designed as a private retreat.

Modern conveniences enhance the home, including a whole-house generator, a four-car garage, and an additional carport, providing ample space for vehicles, equipment, and guests.

IMPROVEMENTS AND OUTBUILDINGS

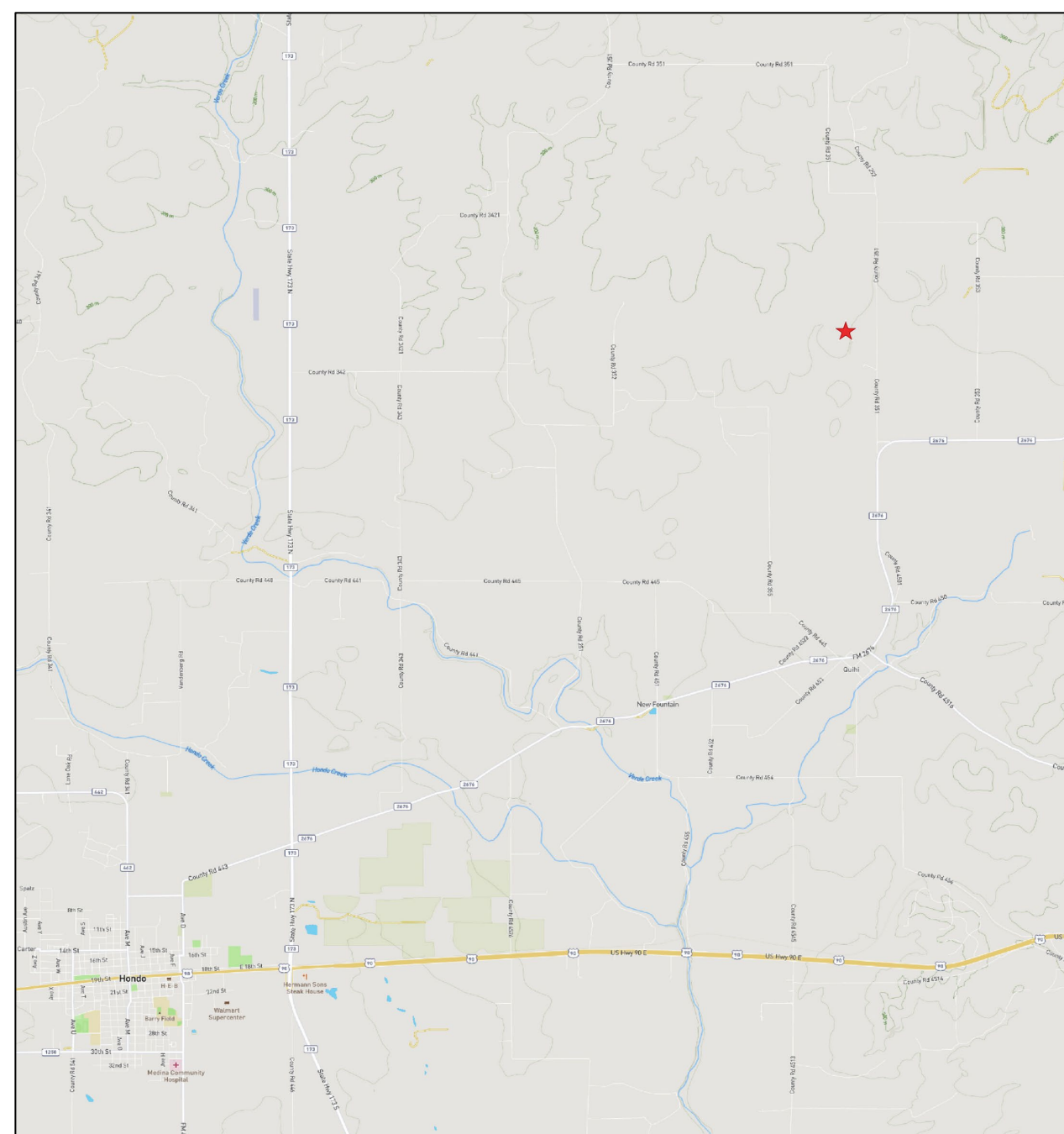
Step outside to enjoy the beautifully landscaped grounds highlighted by a sparkling swimming pool, relaxing hot tub, and a large outdoor pavilion complete with its own fireplace—creating the ideal setting for family gatherings, entertaining, or simply enjoying peaceful Hill Country evenings beneath the oak trees.

A versatile barn equipped with electricity provides excellent storage and workspace. One side of the barn is fully enclosed and features a concrete floor, making it suitable for equipment storage, hobbies, or workshop use.

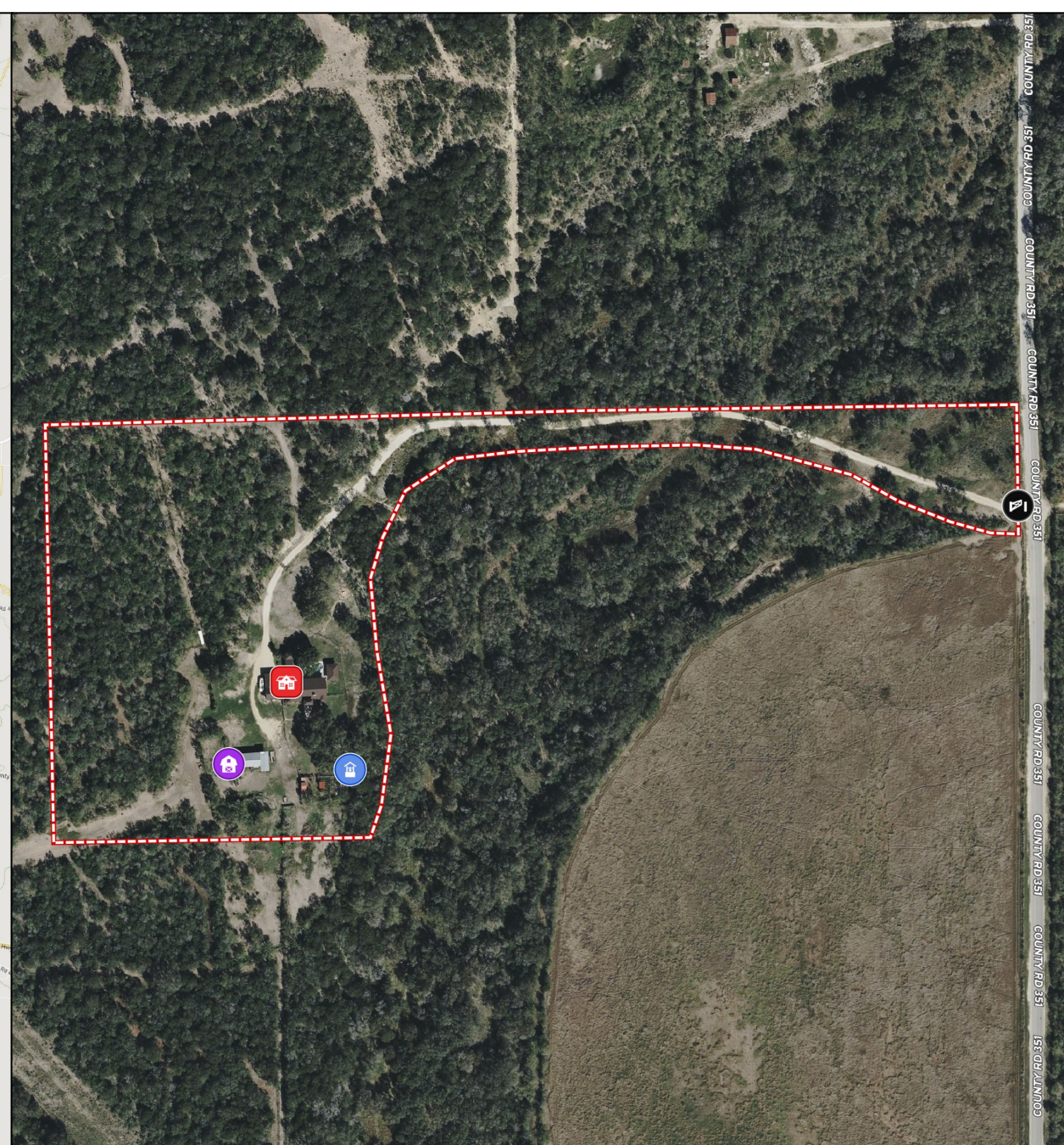
WATER AND UTILITIES

Water for the ranch is supplied by a high-quality well connected to a cistern system, ensuring reliable water resources for the property.

An aerobic septic system ensures efficient and dependable operation at the headquarters.



741 CR 351, HONDO, TEXAS, 78861



Gate



Well



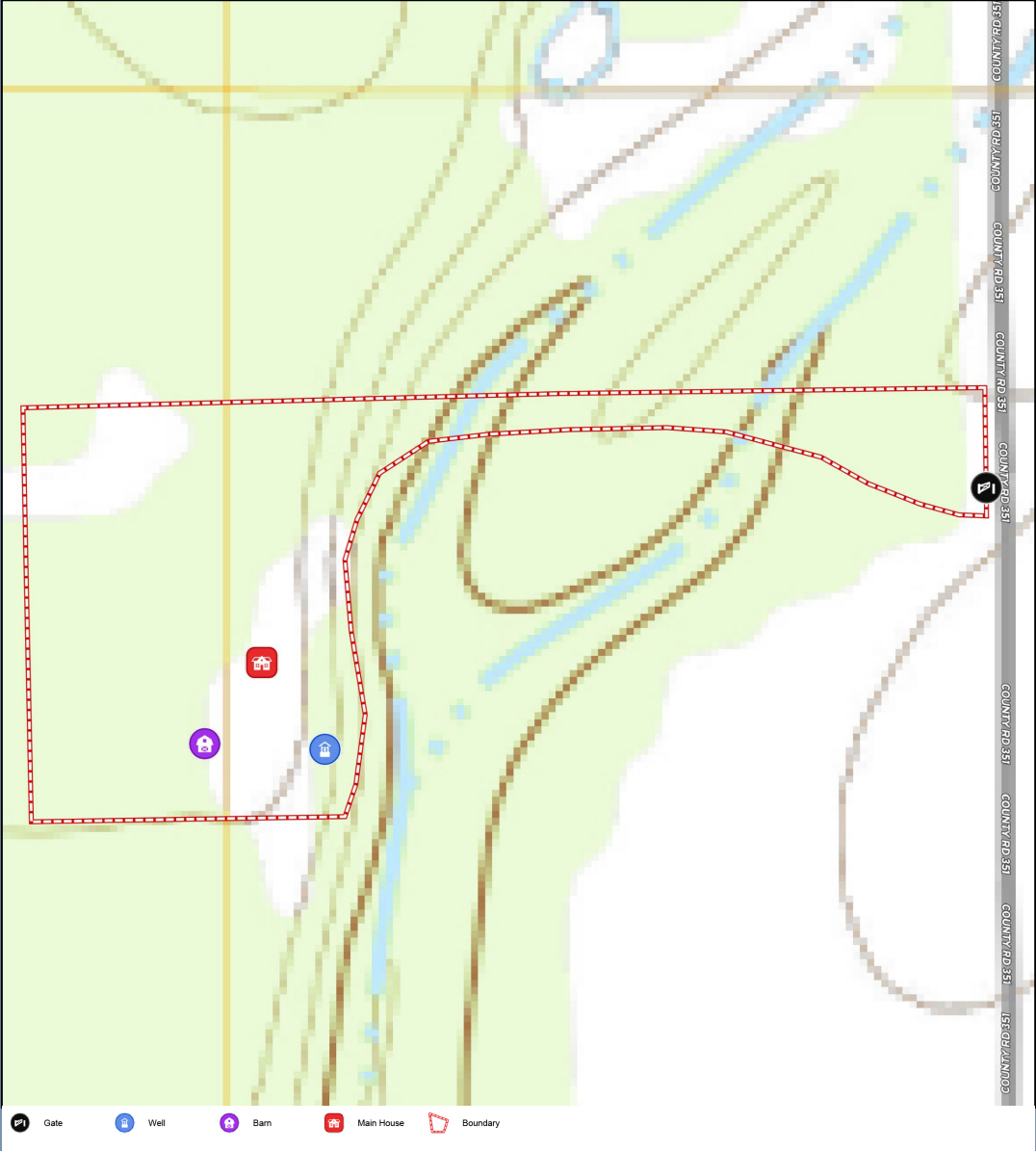
Barn



Main House



Boundary



PROPERTY HIGHLIGHTS

- 15± acres north of Hondo, Texas
- Mature live oak trees
- Rolling terrain with scenic views
- Custom 3,680± sq. ft. home
- 4 bedrooms, 3.5 baths
- Open-concept floor plan
- Dedicated study/home office
- Large primary suite
- Custom cabinetry and woodwork
- Wood and tile flooring
- Wet bar and mudroom
- Wood-burning fireplace
- Whole-house generator
- Four-car garage plus carport
- Landscaped yard
- Swimming pool and hot tub
- Large pavilion with outdoor fireplace
- Barn with electricity
- Water well with a cistern system
- Private and turnkey country setting

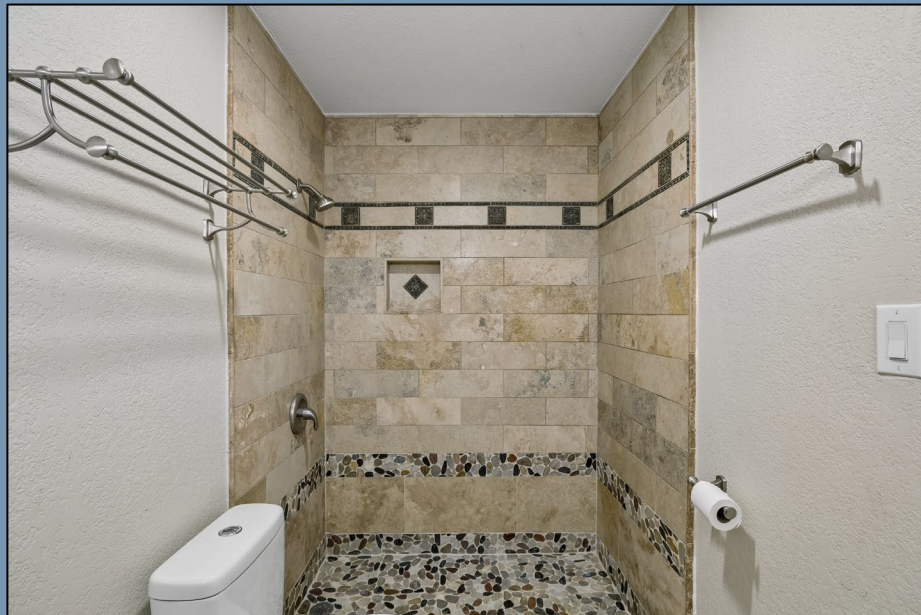
SUMMARY

With its combination of mature oak trees, rolling countryside, luxury improvements, and convenient location near Hondo, this outstanding ranch offers a rare opportunity to own a turn-key country estate in one of South Texas' most desirable rural settings.



















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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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



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