

DOUBLE T RANCH

Medina County | Hondo, Texas



Gruber Ranches

Representing the Best of Texas

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95 ± ACRE RANCH – MEDINA COUNTY

Located just south of Hondo, Texas, and the South Texas Regional Airport, this exceptional 95±-acre ranch offers the perfect combination of comfortable country living and practical ranch improvements. Approximately 45 minutes from downtown San Antonio, the property provides the privacy and freedom of the country while keeping the conveniences of the city within easy reach.

The ranch offers excellent land for livestock, horses, and farming, with the acreage fenced and cross-fenced for pasture management and livestock rotation. Combined with existing water resources and well-planned improvements, this is a versatile property ready for a variety of agricultural and recreational uses.





RESIDENCE

The centerpiece of the ranch is an impressive 3,400± square-foot custom rock home featuring 4 bedrooms and 3½ baths. Designed with the Texas ranch lifestyle in mind, the home combines spacious living areas with warm, natural materials and comfortable living spaces.

The main living area features a beautiful rock fireplace and vaulted ceilings, creating an inviting focal point for family gatherings and entertaining. A formal dining room provides an elegant space for meals and special occasions.

The spacious primary suite offers a private retreat with double vanities and large closets, providing plenty of comfort and storage. The home's custom rock construction and generous floor plan create the character and feel expected in a quality South Texas ranch home.

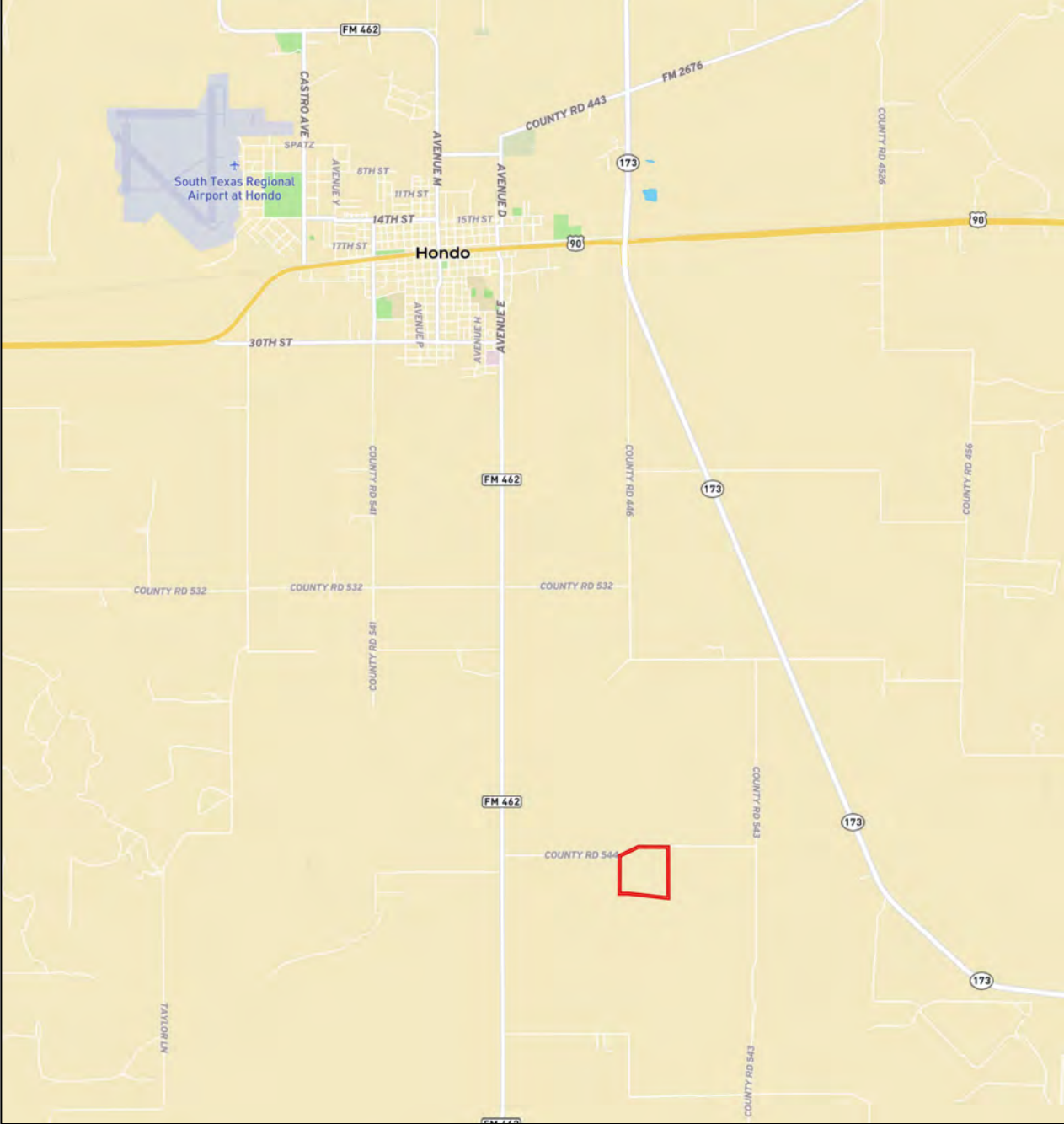
A separate 1,100± square-foot guest house provides valuable additional living space. Perfect for guests, extended family, ranch hands, or a private retreat, the guest house adds flexibility and functionality to the property.

The outdoor spaces are designed for entertaining and unwinding. An outdoor fire pit and gazebo provide the perfect setting for evening gatherings, weekend cookouts, or simply enjoying the peaceful country surroundings.

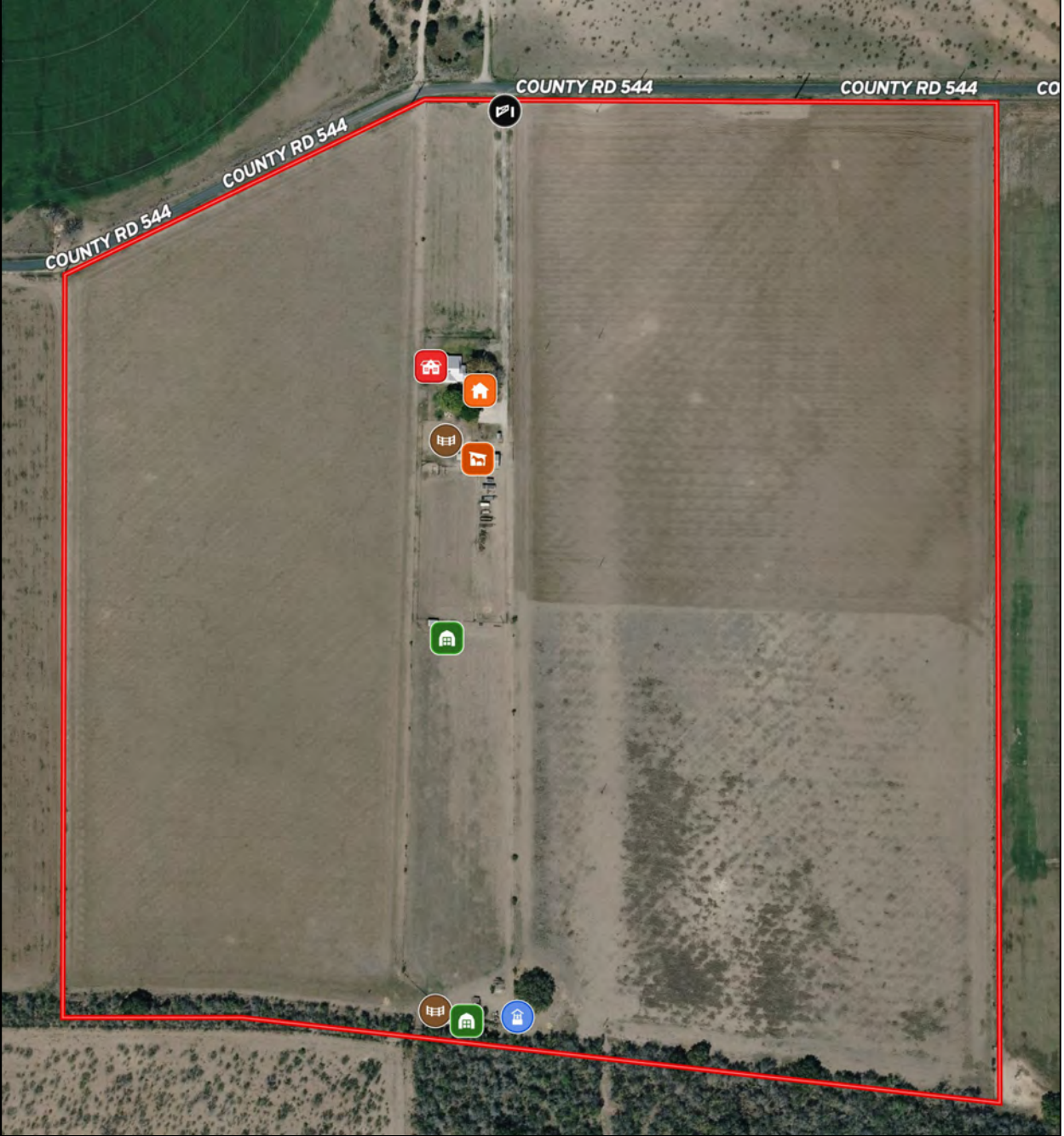
IMPROVEMENTS AND OUTBUILDINGS

The property is thoughtfully improved for horse and livestock owners, offering the infrastructure needed to enjoy and manage a small-scale ranching or equestrian operation. The acreage is fenced and cross-fenced, providing flexibility for separating livestock, managing grazing areas, and maintaining pastures.

The horse facilities include dedicated stalls and a tack room, providing a convenient and organized area for caring for horses and storing saddles, bridles, feed, and other equestrian equipment. The cattle pens provide practical facilities for working, sorting, loading, and managing livestock.



700 CR 544, HONDO, TEXAS, 78861



Well, Shed / Shack, Gate, Pens, Horse Stall, House, Main House, Boundary





PROPERTY HIGHLIGHTS

- 95 ± acres south of Hondo, Texas
- Custom 3,400 ± sq. ft. home
- 4 bedrooms, 3.5 baths
- Large primary suite
- Custom cabinetry and woodwork
- Wood-burning fireplace
- Landscaped yard
- Large gazebo and outdoor fireplace
- Separate 1,100 ± Guest house
- Barn with electricity
- Horse stalls and tack room
- Cattle Pens
- Water well and water meter
- Fenced and cross-fenced
- Private and turnkey country setting

SUMMARY

With 95± acres of productive land, a beautiful custom rock home, separate guest house, horse facilities, cattle pens, fencing, water resources, and inviting outdoor living spaces, this property represents the best of the South Texas ranch lifestyle.

Whether you're looking for a working cattle ranch, equestrian property, agricultural operation, private country estate, or weekend retreat, this ranch offers the land, improvements, and location to make it happen.























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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

700 CR 544, Hondo, Texas



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