

7Y RANCH

Medina County | Yancey, Texas



Gruber Ranches
Representing the Best of Texas

830.426.5200 | jeg@gruberranches.com



44± ACRES | YANCEY, TEXAS

Located near Yancey, Texas, this 44± acre South Texas ranch offers an exceptional combination of a comfortable country home, established ranch improvements, and the character of the South Texas brush country. Conveniently situated approximately 17 miles from Hondo and 53 miles from downtown San Antonio via IH35 or Hwy 90, the property provides a peaceful rural setting while remaining within easy reach of city amenities.

The ranch features a classic South Texas landscape of flat to gently rolling terrain, mature mesquite trees, native brush, and numerous mature live oaks. The acreage is fenced and cross-fenced and has water piped to various locations throughout the property, making it well suited for livestock and recreational use.





RESIDENCE

Nestled beneath a mature canopy of live oak trees, this classic country home offers approximately 1,882 square feet of living space, four bedrooms, and two and a half baths. A standing seam metal roof and traditional country character complement the home's comfortable layout.

The living room centers on an impressive rock wood-burning fireplace, creating a warm, inviting gathering space. The fireplace serves as the home's focal point and adds the character and charm expected in a classic Texas country residence.

The kitchen has been thoughtfully updated with quartz countertops and new appliances, creating a fresh, functional space for everyday living and entertaining. A large pantry and spacious utility room add valuable storage and convenience.

The primary bedroom offers a private retreat with an attached sunroom and two separate walk-in closets. The sunroom is an ideal place to enjoy morning coffee, read a book, or simply take in the peaceful views of the surrounding ranch.

The setting around the home is especially attractive. A beautifully manicured yard sits beneath a canopy of live oak trees, creating a shaded and inviting outdoor environment.

The property is designed for enjoying the South Texas lifestyle, whether entertaining family and friends, gathering around the patio, or simply relaxing beneath the oaks.

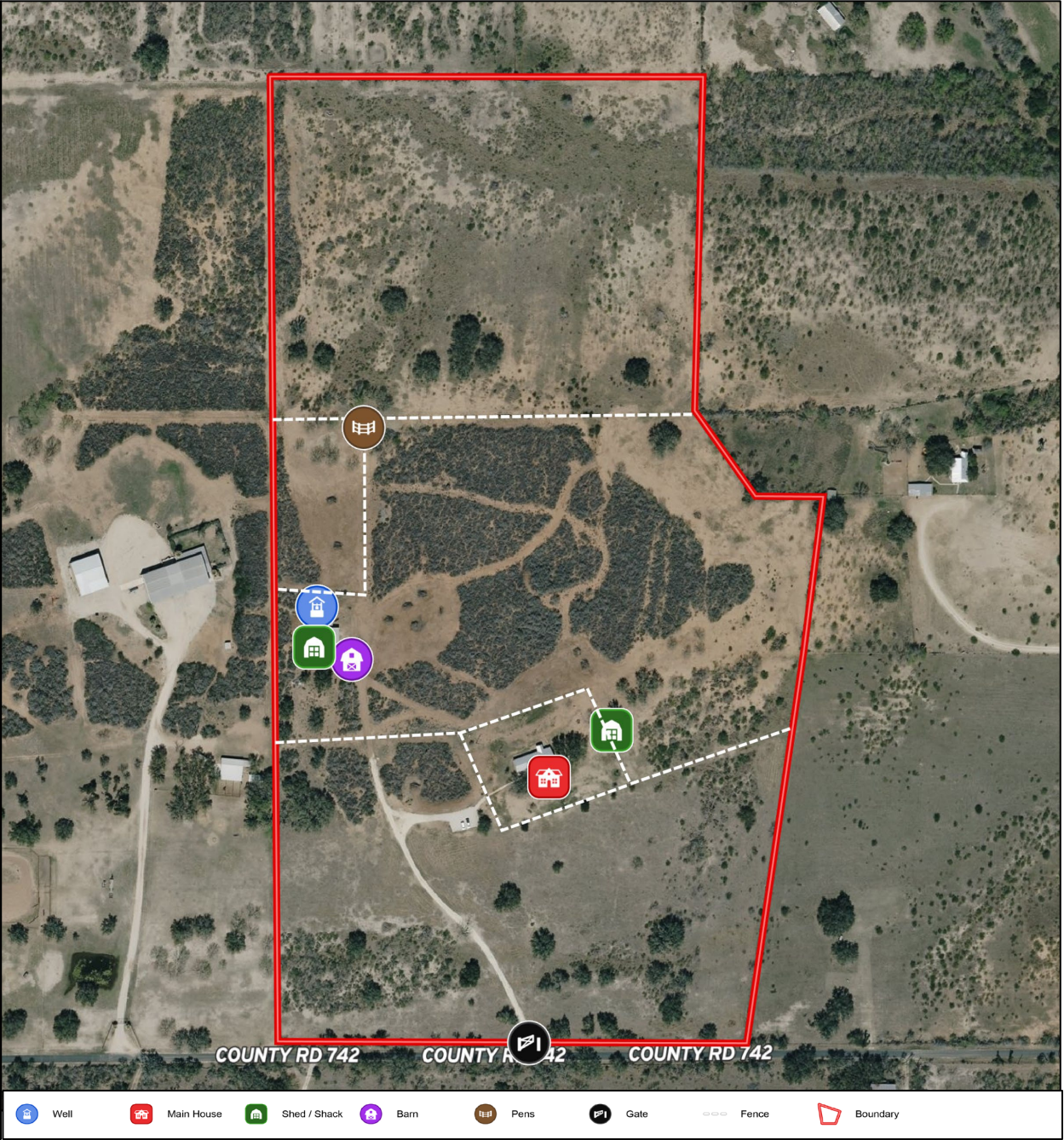
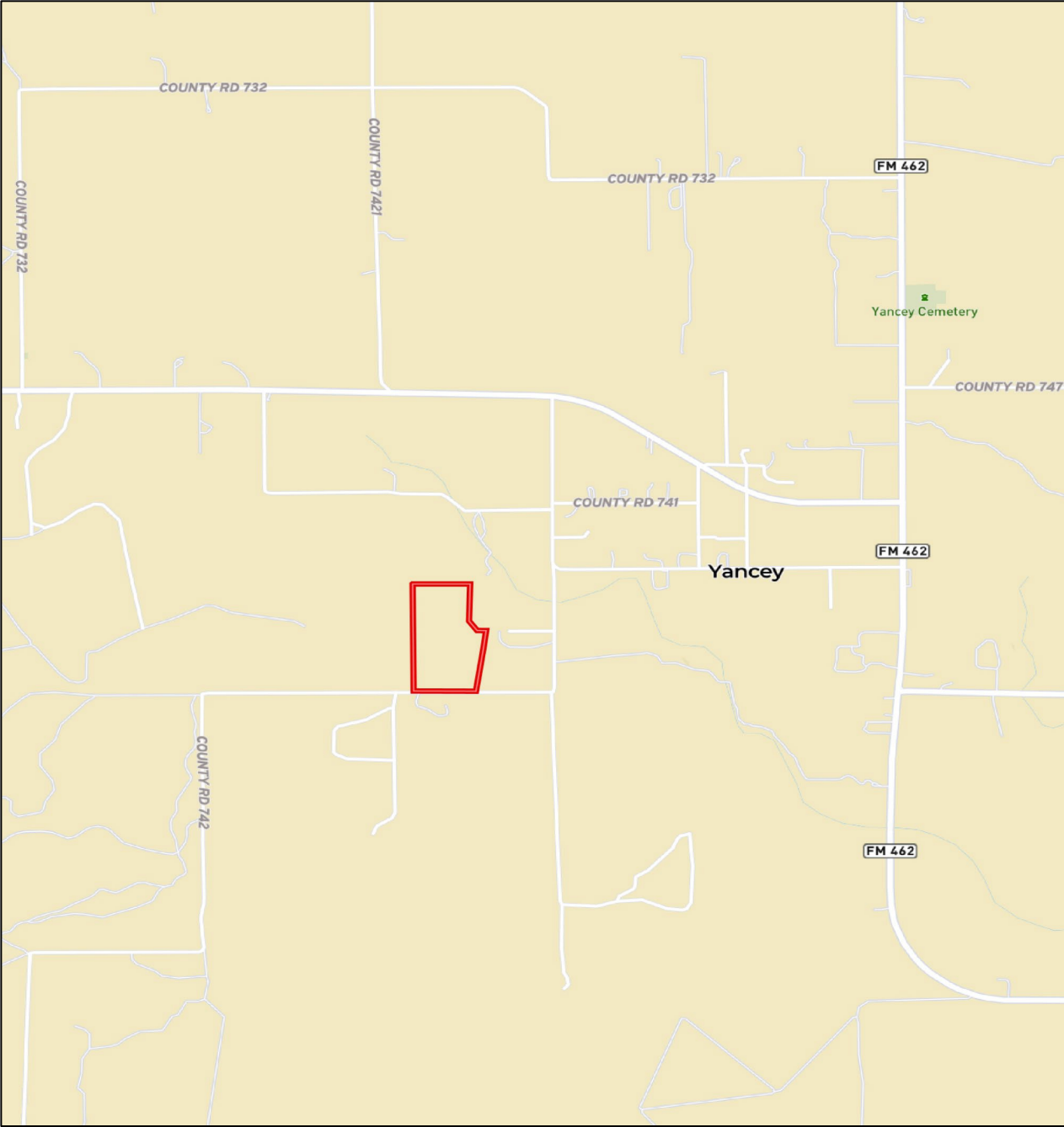
RANCH IMPROVEMENTS AND LAND

Beyond the homesite, the property offers practical improvements for the ranch owner. A large pole barn and additional storage shed provide excellent space for equipment, vehicles, feed, and general ranch storage. Cattle pens are in place for livestock handling, while the fenced and cross-fenced acreage provides flexibility for pasture management.

Water, provided from a private well and municipal service, has been piped to various locations across the property, providing convenient access for livestock and ranch operations.

The 44± acres embody the classic South Texas brush country. The terrain is predominantly flat to gently rolling, with mature mesquite trees, thick native brush, and scattered live oaks providing both beauty and wildlife habitat.

The combination of native brush and open areas creates a versatile ranch environment suitable for livestock, recreation, wildlife, and enjoying the outdoors. The manageable acreage makes this an appealing property for someone wanting a true South Texas ranch lifestyle without the obligations of maintaining a much larger ranch.



466 CR 742, YANCEY, TEXAS, 78886





PROPERTY HIGHLIGHTS

- 44± acres
- 1,882± sq. ft. country home
- 4 bedrooms / 2½ baths
- Rock wood-burning fireplace
- Updated kitchen with quartz countertops and new appliances
- Large pantry and utility room
- Primary suite with attached sunroom
- Saltillo tiled screened porch
- Manicured yard with mature live oak canopy
- Rustic storage shed
- Pole barn
- Additional storage shed
- Cattle pens
- Fenced and cross-fenced
- Water piped to various locations throughout the ranch
- County road frontage

SUMMARY

This 44± acre ranch represents a classic South Texas country property, combining a comfortable and updated home with established ranch improvements and a beautiful native landscape. From the live oaks surrounding the residence to the mesquite and brush country extending across the acreage, the property offers an authentic Texas ranch setting.

Whether used as a permanent residence, weekend retreat, small livestock operation, or recreational ranch, this property offers the land, improvements, privacy, and location that define the South Texas ranch lifestyle.

Gruber Ranch Sales | 830-426-5200 | info@gruberranches.com























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



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