

HIGH POINT RANCH

181± Acres Medina County
FM 462 ESM
Hondo, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



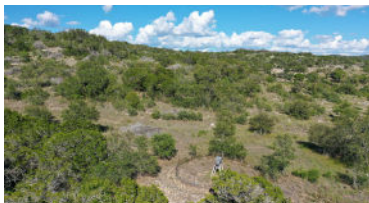
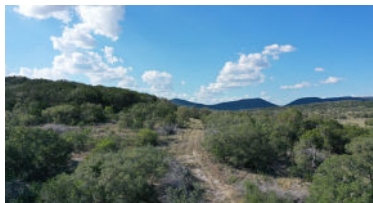
DESCRIPTION

Picturesque scenery and seclusion all within an hour drive from San Antonio is a major highlight of the High Point Ranch. With more and more people desiring a piece of the Texas Hill Country it is becoming difficult to find that peace and quiet we all desire. The towering hillsides and low valleys found throughout the High Point seem to block out the hustle and bustle of the outside world yet it is only a short drive to town and metro amenities.

IMPROVEMENTS

An older 3-bedroom house with a large living area and kitchen needs to be finished out but could make a great ranch house or permanent residence with a little TLC. There is an old set of cattle pens are still in solid condition along with a few cedar post sheds and metal barn for storage.





WATER

A water well supplies water to the house and a large concrete trough, plus there is a large pond that holds water during wet times with a concrete spillway. A large draw also runs through the property that can hold water in pools during wet times and even flow with small waterfalls after a rain.

TERRAIN-VEGETATION

The vegetation includes a good variety of native brush species and hardwood trees including Pecans, Post Oaks, Live Oaks, Elms, Hackberries, Cedar, etc. A good amount of clearing has been done to remove a lot of cedar in certain areas leaving behind lots of open grass areas with scattered post oaks.





WILDLIFE

High Point Ranch is home to a wide variety of wildlife native to the area including Whitetail Deer, Rio Grande Turkeys, Doves, Coyotes, Bobcats and other varmints. Several free range exotic species have also been seen on the property.

MINERALS

Surface sale only with no current production.

TAXES

Wildlife Exemption.



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181+ ACRES MEDINA COUNTY HONDO, TEXAS

High Point is located approximately 2.2± miles off of FM 462 North approximately 7.1± miles southeast of Tarpley, 21.3± miles north of Hondo, 58.8± miles northeast of Uvalde, 66.5± miles northwest of San Antonio, 135.9± miles southwest of Austin, and 265± miles west of Houston.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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