

"Dusty-Haven Ranch"



Medina County, Texas



BAINES PASTURELAND
COMPANY



"Texas Landowners Since 1839"



Looking for a secluded getaway? This superb hunting ranch is literally at the southern foot of the Hill Country. Located east of SH-173, approximately halfway between Hondo and Bandera, this little piece of Heaven has lowland grazing combined with excellent elevations that are heavily wooded for wildlife habitats. Whitetail, turkey and



The approximate ratio of grazing acreage to heavily wooded wildlife cover is 20% to 80% respectively. This property has excellent upside potential for an expanded land stewardship program and wildlife management. This 232.279 acres is a must see for the discriminating buyer.

dove abound. There is a 100+ foot difference in elevation from south to north highlighting hilltop views. The Main Quihi Creek transverses the property from northeast to southeast. There is 3,600+ feet of newly fenced County Road frontage.



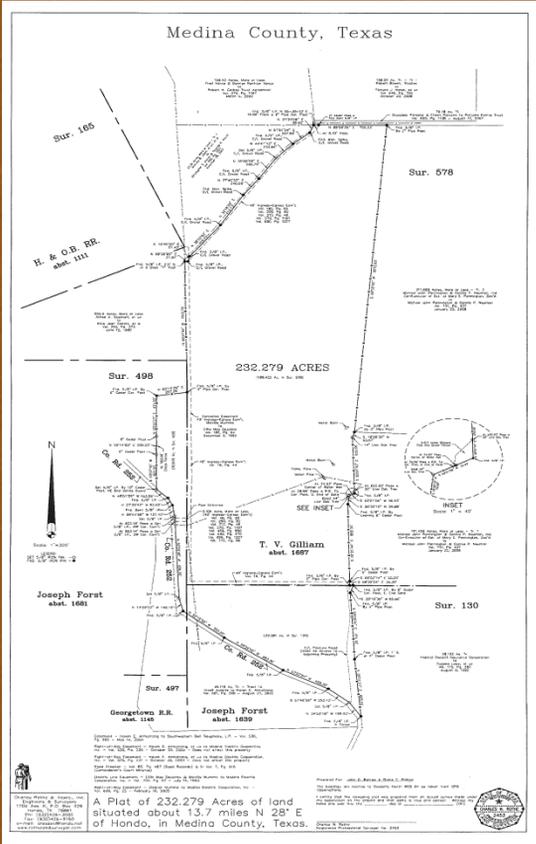
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- RANCH SIZE:** 232.279 Acres
- LOCATION:** The property is located north of Hondo on CR-252, approximately halfway between Hondo and Bandera.
- PRICE:** \$1,150,000.00
- TERMS:** Cash to Sellers at Closing.
- MINERALS:** Sellers own 100% of the Mineral Rights.
Sellers own 100% of the Executive Rights.
The amount they will convey is negotiable.
- WATER:** There is one shared water well equipped with a submersible pump.
The well was serviced by Buddies Water Well Service in February of 2013.
- TOPOGRAPHY:** There is more than a 100 foot difference in elevation from the south end of the property to the north end. Excellent Hill Country views and building sites.
- DIRECTIONS:** Seller will provide detailed directions to the property upon request.
- COMMISSION:** Sellers will pay the procuring broker a five percent (5%) commission at closing and funding.
- SELLER/BROKER:** The Seller, John Delavan Baines, has been a licensed real estate Broker in the state of Texas since 1972.

Note: The subject property is a one-hour-drive from the San Antonio International Airport (front gate to front gate).



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