



Medina River Ranch

400± ACRES | BANDERA AND MEDINA COUNTIES TEXAS



TEXAS
RANCH
SALES, L.L.C.

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Bandera and Medina Counties



Located in Bandera, Texas



400± Acres



Lodge, Cabins and Bunkhouse



Luxury Commercial Hunting Resort



Helicopter Pad

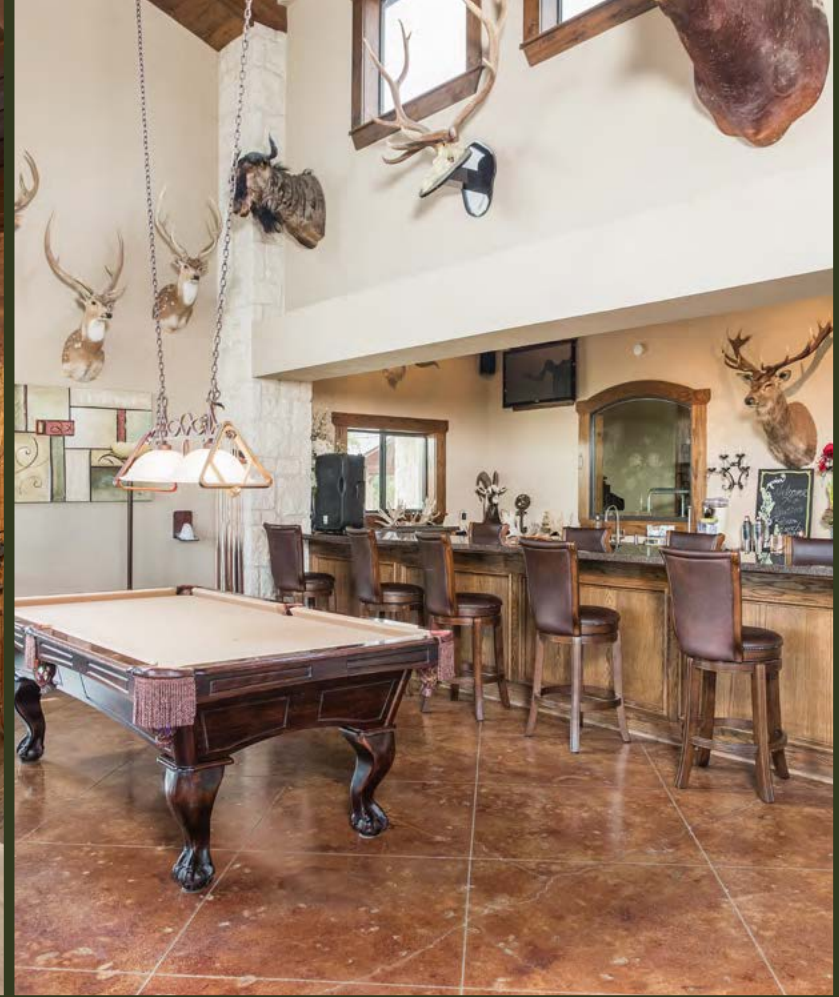


Convenient to San Antonio, Texas



Amazing Investment Opportunity





A remarkable property awaits the discerning investor in the Medina River Ranch Resort and Conference Center. This luxury commercial hunting resort and ranch for sale in Bandera and Medina Counties in Texas is absolutely a once-in-a-lifetime opportunity. Luxury lodging already in place comfortably sleeps 80 guests or more, hunting includes abundant native and exotic wildlife, and recreation includes a swimming lagoon, a boat dock and great fishing on Medina Lake and miles of trails.

The ±400 acre Medina River Ranch Resort is under 10 miles outside of historic Bandera, Texas, the “Cowboy Capital of the World,” and just over an hour from San Antonio. A dramatic gated entry from paved Old Castroville Road leads to a one mile long paved ranch road that leads to a bridge across Rocky Creek and then on to the Main Lodge and Conference Center overlooking Medina Lake. The Lodge and Conference Center is the ranch’s state-of-the-art entertainment hub and includes a Business Center, a lounge area with a bar, and a lakeview patio for outdoor dining. This building is perfect for everything from corporate retreats to weddings. Near the Main Lodge is the Ranch Villa with 12 luxury hotel style rooms, five elegant cabins with a combined total of 15 bedrooms, and a bunkhouse that sleep up to 10 people. Other resort attractions include a swimming lagoon located in a park-like setting that includes Tiki huts and outdoor grills.

Set in the ideal Texas hunting region between the Texas Hill Country and South Texas Brush Country, this ranch boasts Whitetail deer scoring from 120 to 350 as a result of a decade-long focus on improved genetics and a scientific food program. Other native species on the ranch include fox and bobcat, as well as dove and turkey. The ranch has also been stocked with numerous exotics that push the record books, including Elk, Fallow, Axis, Black Buck, Addax, Oryx, Scimitar Oryx, Red Stag, Aoudad, Mouflaun, Sika, and Zebra. The ranch is divided into three high fenced pastures. Medina River Ranch can also facilitate the fishing trip of a lifetime as the adjacent Medina River Lake is well known for its great large-mouth bass population and enormous catfish. Fly-fishing is also available on Medina Lake. The resort has its own ramp and boat dock on the lake.

Medina River Ranch Resort & Conference Center is home to some of the finest hunting action in Texas right alongside upscale accommodations. The resort was developed in 2001 to provide guests with the highest quality adventures possible while participating in all types of associated events. Corporate meetings and hunts, family vacations, weddings, and couple getaways are just a few of the services this ranch has offered. The creative investor will find numerous profit centers within the ±400 acres of this lake-adjacent hunting ranch.



MEDINA RIVER RANCH - 400 AC +/-
BANDERA & MEDINA COUNTY, TX (AERIAL OVERVIEW)



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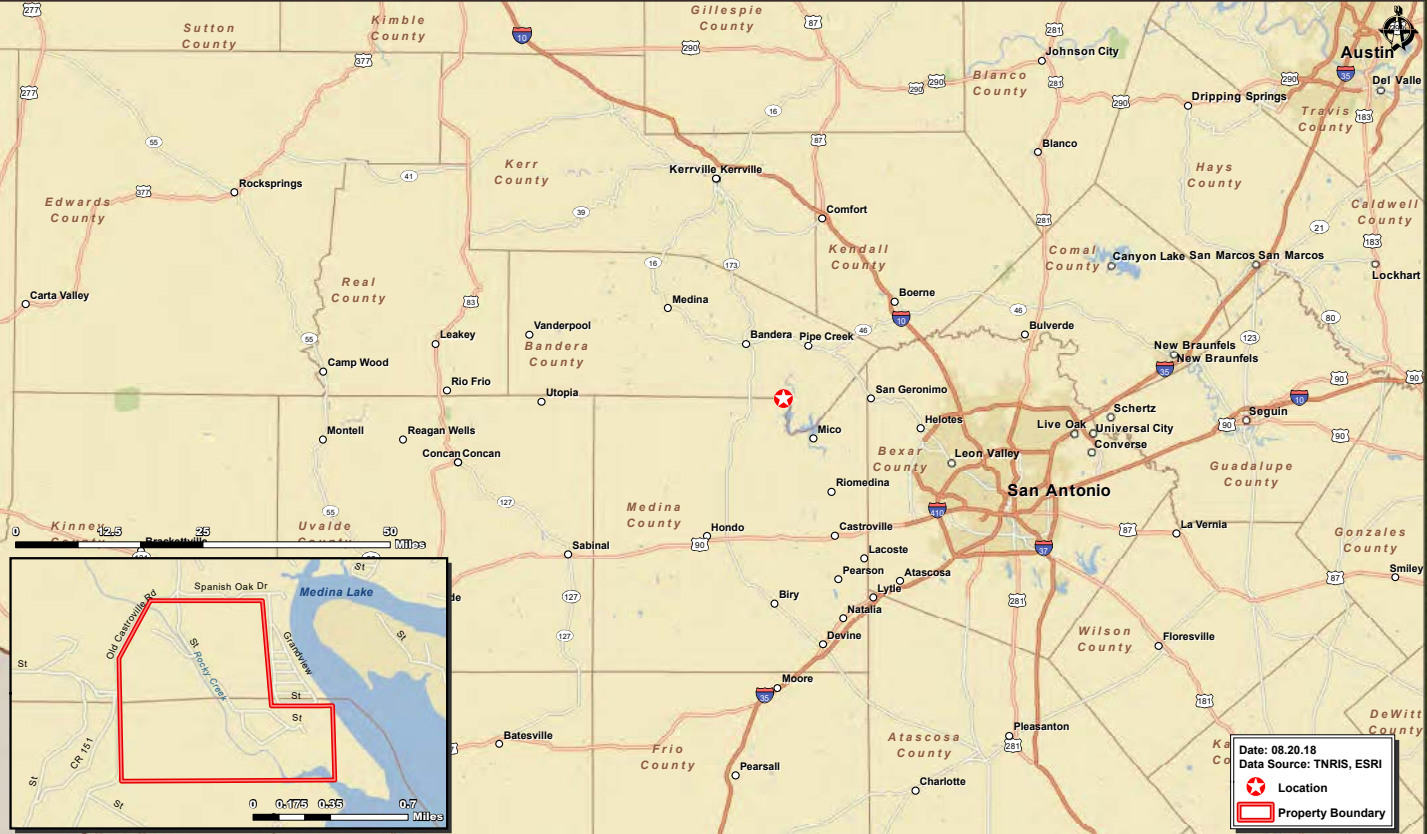
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MEDINA RIVER RANCH - 400 AC +/-
BANDERA & MEDINA COUNTY, TX (TOPOGRAPHIC OVERVIEW)



400± ACRES | BANDERA AND MEDINA COUNTIES, TEXAS

MEDINA RIVER RANCH - 400 AC +/- BANDERA & MEDINA COUNTY, TX (LOCATION OVERVIEW)



Date: 08.20.18
Data Source: TNRIS, ESRI

 **Location**

 **Property Boundary**



Dr. Robert M. Glick



Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.
- **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.
- **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.

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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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date