East Squirrel Creek Ranch
1,057± ACRES | MEDINA COUNTY, TEXAS

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
5BR/5BA Main Home
2BR/4BA Lodge
12-Acre Lake
Additional ponds
Wet weather creek
Edward’s well
Released whitetail genetics
25,000-gallon water storage tank
The luxurious East Squirrel Creek Ranch is 1,057± acres of a highly improved hunter’s paradise. This breathtaking ranch for sale in Medina County, Texas is five miles south of D’Hanis and less than an hour from San Antonio. It can be accessed via Squirrel Creek Road. This is a five-star, master-planned sportsman’s oasis with a 12± acre lake, an Edwards well, and a gorgeous headquarters and hunting lodge.

Three and one-half miles of paved road meanders from the main gated entrance to the ranch headquarters. The headquarters area near the center of the ranch includes the main house, hunters’ lodge, foreman’s house, outdoor kitchen area, and lake. The grounds around the headquarters are masterfully landscaped, with several varieties of shrubs, bushes, and flowers adding color to the south Texas scenery. An underground sprinkler system keeps the grounds looking their best year-round.

The main house is 3,800± square feet consisting of five bedrooms, five bathrooms, and a spacious kitchen with comfortable seating and granite countertops. The open floor plan concept flows from the kitchen into a dining area and the living room, which is anchored by a rock fireplace. The home is styled in western decor with high ceilings and a clear-story second floor. Each bedroom is spacious and the home can easily sleep a dozen guests or more. Nearby is a two bedroom, two bathroom foreman’s house with an office, walk-in safe, workshop and a 40’x60’ barn.

A new 3,500± square foot hunting lodge is located just down the footpath from the main residence. On the first floor, there is a self-contained apartment. Next to this apartment, a living area is accented by the floor-to-ceiling stone fireplace. Each of these areas adjoins the entryway, with a pool table and guest bathroom. Nearby, a huge entertainment room offers a western-style bar, formal dining area, and comfortable seating. Upstairs features another more private living space and a kitchenette, along with additional overnight lodging. The lodge sits next to the lake with a wooden bridge leading to the lake’s island.

The entire East Squirrel Creek Ranch headquarters facility is watered via an Edwards well with a 25,000-gallon storage tank. Over five miles of underground water lines spread out to serve the ranch’s ponds and troughs for wildlife and livestock. Central to the ranch and headquarters is a 12-acre lake that has been professionally managed and produces 8-pound bass and huge catfish. This gorgeous lake is surrounded by grassy banks on all sides. The ranch also has over a mile and one-half of the wet weather East Squirrel Creek.

The entire ranch is game-fenced. Native wildlife on the ranch includes whitetail deer, dove, quail, and flocks of turkey. The whitetail deer herd, which has produced several bucks over 200 Boone and Crockett, includes imported genetics that have been released onto the ranch. With the level III MLDP whitetail deer management program that has been in practice for the past several years, the East Squirrel Creek Ranch is at the top of its class in South Texas’ premier deer hunting ranches.

The gently rolling topography of the East Squirrel Creek Ranch is surprising for the region with long, scenic views to the south and east. The extraordinary variety of high-protein brush species, huge hardwood trees, thick native grasses, and large food plots creates an ideal property for your recreational, hunting and agricultural vision.
East Squirrel Creek Ranch
MEDINA COUNTY, TEXAS

www.TexasRanchSalesLLC.com

East Squirrel Creek Ranch
Medina County, Texas, 1057 AC +/-

Pond / Tank / Boundary Stream,
Intermittent River/Creek Water Body

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The information contained herein was obtained from sources deemed to be reliable.
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