Seco Creek Ranch
1,557± ACRES | MEDINA COUNTY, TEXAS

TEXAS
RANCH
SALES, L.L.C.

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Seco Creek Ranch

Texas Ranch Sales offers for sale the beautiful Medina County, Seco Creek Ranch. From the front irrigated coastal fields to the native pastures it is evident the Seco Creek Ranch has been well maintained and cared for. The ranch is well watered with an Edwards well, numerous ponds, an 8-acre lake, two smaller lakes all producing large bass and catfish; and the wet-weather Seco Creek falls inside the high fenced. The Edwards well pipes water to a large earthen reservoir where it then is disbursed to all the lakes, ponds and water troughs. Many exceptional improvements are offered including a main house, a hunting lodge, a foreman’s house and 4 barns of which one has a game processing area and walk-in cooler beside it. Native wildlife on the Seco Creek Ranch is healthy including whitetail deer, dove, quail, and flocks of turkey. A perfect, ready-to-go recreational, hunting or cattle ranch.
Medina County

1557± Acres

Main Lodge

Barns & Game Processing Room

Located in D’Hanis, Texas

Good Roads

8-Acre Lake

Abundant Native Wildlife
Seco Creek Ranch is a 1,557± acre premier hunting ranch for sale in Medina County, Texas. This is a turn-key recreational, hunting, or cattle ranch with multiple improvements, abundant wildlife, and ample water. The main ranch entrance is from FM 2200, 10 miles south of D’Hanis, 20 miles from I-35, and about an hour from San Antonio.

The topography of this ranch varies from steep to rolling, with good soils supporting an extraordinary variety of high protein brush species and thick improved grasses on the higher elevations, to the expansive clays which support the hardwoods and water-tolerant conifers. The ranch is 60% native brush, 20% pastures, and 20% farmland. There are four water wells on the ranch including an Edwards well and three domestic wells. There are several large food plots and an expansive garden of native flora.

Seco Creek Ranch has three well-maintained lakes of over an acre in size and three ponds producing large bass, catfish, and perch. Several wet weather creeks traverse the ranch including Seco Creek and Little Seco Creek. The Edwards well pipes water to a large earthen reservoir where it then flows by gravity through underground pipes to all the lakes, ponds and water troughs. There are two irrigated 100± acre coastal fields with Valley pivots.

Careful attention to wildlife preservation on this high fenced ranch has created an unparalleled wildlife sanctuary affording nesting and wintering habitat for birds rarely found away from a river. Buntings, Warblers, Orioles, Green Kingfisher, Sandhill Crane, and Tanagers are noted here seasonally. Many species of woodpeckers, vireos, wrens, swallows, sparrows, hawks, owls, and other varieties are seen throughout the year. There are resident swans that nest and live on the lakes of the ranch. Native wildlife and game include whitetail deer, axis deer, blackbuck, dove, quail, and flocks of turkey. Whitetail deer of improved genetics have been released on the ranch and a list of releases is available upon request. The ranch features five hunting blinds, ten corn feeders and fifteen protein feeders scattered throughout the ranch. There are two deer breeding pens on the ranch. A sunflower field attracts countless doves, making for an unbelievable bird hunting season.

An all-weather blacktop road extends from the ranch entrance to the main house, hunting lodge, and throughout the property. The stucco and rock main house consist of five bedrooms, three bathrooms, two living areas, and a kitchen. There is a covered parking area and exterior patios wrapping around two sides of the house. The home is built on an elevated plateau overlooking manicured pastures and pristine countryside. The Western styled hunting lodge, remodeled in 2012, has approximately 5,284 square feet with three bedrooms and two bathrooms. There is also a foreman’s home with three bedrooms and two bathrooms, a guest house, and several storage out-buildings. There are four metal barns ranging in size from 1,000± to 6,000± square feet.
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.
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.

**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.

**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.

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**Designated Broker of Firm**

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**Sales Agent/Associate’s Name**

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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