

# 2 Bar Rockin K Ranch

167± ACRES | MEDINA COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

Texas Ranch Sales, LLC  
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🇹🇽 2,000± sq/ft ranch house

🇹🇽 Pool & hot-tub

🇹🇽 7HP Edwards Well pumping 80 GPM

🇹🇽 Hay barn

🇹🇽 Improved Grasses

🇹🇽 Professional cattle pens

🇹🇽 Bunkhouse

🇹🇽 All owned minerals will convey





In Medina County the 167± acre high fenced 2 Bar Rockin K Ranch is for sale. This ranch is Conveniently located on paved FM 2200, 5 miles west of Yancey. Here is a 167 acre ranch that offers great opportunities for recreation, fishing and hunting. The landscape is flat to gently rolling containin two ponds and having a pasture to brush and timber ratio of 80-20. The cross-fenced pastures divided between Coastal Bermuda and Klein grass, allow for rotational grazing.

At this time on this ranch there is a renowned Registered Black Angus breeding operation,

On the property there is a 2,000± square-foot custom ranch style home with three-bedroom and two-and-one-half bath, The outdoor living area is paved with flagstone patio with a built-in grill, fountain pool, the house has a screened porch with hot tub and wood burning fireplace. As well, there are two large carports, a bunkhouse. tack room, shop, horse stalls and a large dog kennel complete the headquarters; monitored by continuous camera feed.

The cattle handling facilities include a good set of pens, chute with scales, and a 30 x 80 hay barn. A 2,300± foot deep Edwards water well with a new 7 HP pump producing 80 GPM supports the agricultural needs on the ranch, while a Yancey water meter supports the headquarters area.

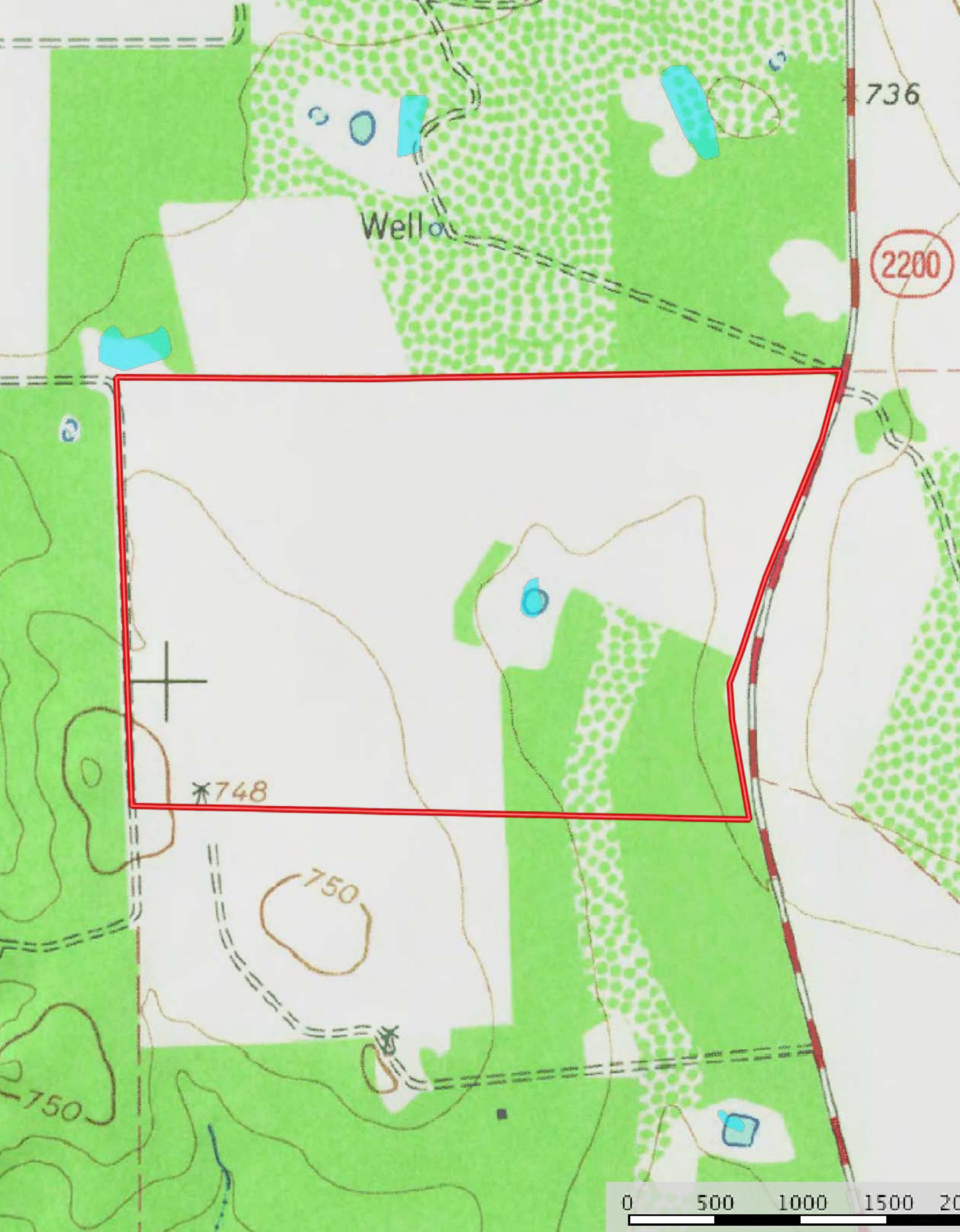
A small deer herd currently includes two trophy bucks. The ponds contain Bass and Bluegill, also attract many flights of doves. There are coveys of quail in the pastures rounding out a nice mix of recreational hunting. The half-acre pond is always full of water, supported by the Edwards well.

This is an all-inclusive offering; a complete turn-key destination for a family homestead, ranching, hunting, fishing, recreation ranch. A great asset is the convenience of location to Hondo, D'Hanis and San Antonio.

The owner will convey all owned minerals, believed to be 100%.







736

Well

2200

\*748

750

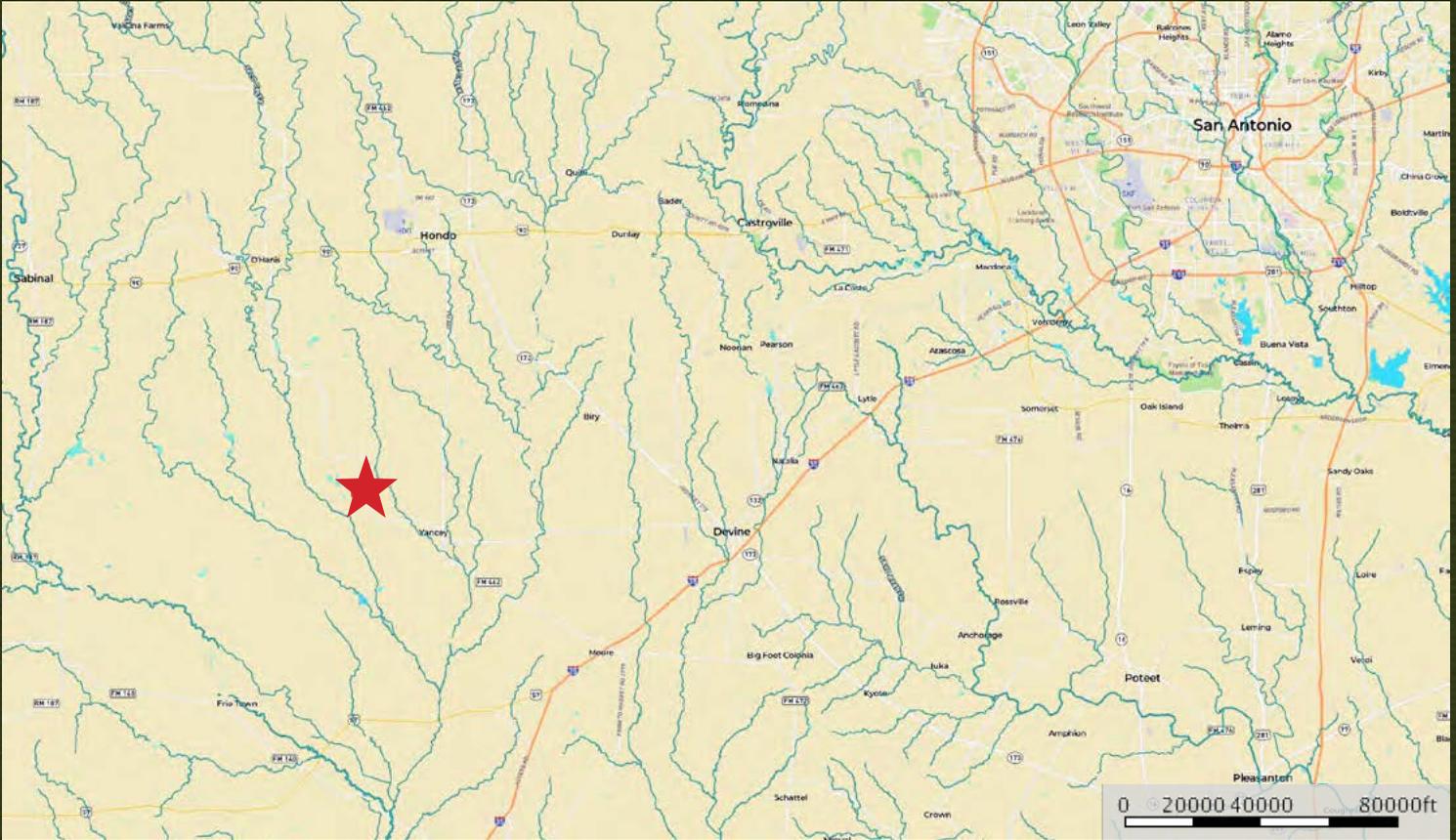
750

0 500 1000 1500 2000

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*Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.*

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