Apache Creek Ranch
2,058± Acres | Medina County Texas
Medina County

2,058± Acres

Incredible Topography

Convenient to Devine, Texas

Highly Improved

Abundant Native Wildlife

Improved Whitetail Genetics

Amazing Opportunity
The occasion is special and rare when a property this large, this exquisite, and this well-located becomes available: the ±2,058 acre Apache Creek Ranch for sale in Medina County, Texas is the epitome of that situation. Halfway between Devine and Yancey, just 10 minutes from I-35, an hour from the San Antonio International Airport and 30 minutes from Hondo Municipal Airport, this ranch checks all the boxes for the discerning ranch buyer, investor, or developer. Situated on the prized divide between sought after South Texas brush country and picturesque Hill Country terrain, in the famed region termed the Golden Triangle, this highly improved sporting paradise is being offered turnkey with endless options and opportunities.

With numerous excellent development options available to the owner of this property, one of them could certainly center on the excellent hunting reputation of this region. Medina County lies within the Golden Triangle of Whitetail Deer hunting in Texas, an area known the world over for the highest scoring deer. The long-term release of superior genetics Whitetail stock and excellent native brush protein sources of the area ensure world-class Whitetail hunting. The ranch is currently home to Whitetail and Axis deer, as well as Turkey, Dove, and Quail. Improved grasses have made for excellent quail hunting. There are 10 hunting blinds and corn feeders, as well as eight protein feeders, strategically placed across the ranch.

The Apache Creek Ranch has ±1,650 high-fenced acres and ±408 low-fenced acres with a distribution of 50% high protein brush, 40% lush pastures of improved grasses, and 10% hay production. With a gated entry from paved FM 2200, the ranch has extensive well-maintained all-weather roads to all corners of the ranch including the one and a half mile main entry road leading to the main home. There is a ±20 acre pivot irrigated field on the southern portion of the ranch producing Tifton Bermuda. An extensive set of custom built cattle working pens and loading chutes in excellent condition are also in place. Ample ranching infrastructure is in place, including an 80’ x 60’ implement barn and workshop, a two bay equipment barn with a game processing room with stainless steel work areas and walk-in cooler, a storage barn with several bunkrooms, and a horse barn with six stalls and a tack room.

Water is plentiful from redundant sources on the Apache Creek Ranch. In addition to the constant level two-and-one-half acre lake and one-and-one-half acre pond, which are maintained by water wells, there are nine other smaller ponds scattered across the ranch. There is also just under a mile of highly desirable frontage on Hondo Creek consisting of both sides of this regionally significant creek. The property is also supplied by water via two rural water meters with access points along FM 2200. 11 submersible wells and two windmills are strategically placed across the property.

Residential improvements on the property include an attractive and modern main home with spacious and comfortable open concept living and dining areas offering plenty of space to entertain large groups. The home also features a gourmet kitchen, and many large windows for excellent natural light. Just outside the home is a large patio area, a covered outdoor kitchen with a fireplace, and a gorgeous pool, all surrounded by a meticulously landscaped yard. Just down the road from the main home is a two bedroom guest home with a carport and outdoor relaxation area near the barns. The entire barn compound area has been beautifully landscaped and irrigated.

With this many acres of highly productive land, that is this close to San Antonio and in the heart of prime Whitetail country, the ranch doubles as both a revenue generating asset and a recreational haven. The ranch can support a large and profitable cattle operation as it stands. It could easily become a legendary commercial hunting operation. And with the acreage involved and urban proximity it could readily become a residential retreat development, or any combination of all of these.
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