



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

REDUCED

Lake Creek Ranch

464± ACRES • MEDINA, TX • BANDERA CO.

\$2,695,000

PREMIER HUNTING AND
FISHING RANCH

FREE RANGING ELK,
AUODAD SHEEP, TROPHY
WHITETAIL

FEEDERS, HUNTING
BLINDS, CLEANING
STATION WITH WINCH,
WALK-IN COLD STORAGE

STOCKED LAKE

3 TASTEFULLY
DECORATED & FURNISHED
LIVING QUARTERS



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

464± Acres remotely located in the Beautiful Hill Country Mountains

LOCATION

Medina, Texas • Bandera County

WATER

Headwaters of Cazey Creek

Springs within the Mountains

2± Acre Spring-Fed Lake Stocked with Fish

Small Dam aids in backing up the Creek and creates a Small Pond which can be overlooked from the Barn/Living Quarters.

Visible Water Flow currently through the Meandering Creek

Two water wells. One shallow well and another deep well that has been piped to supply water to all three living quarters.

TOPOGRAPHY

Impressive range of elevation throughout. Mountains, canyons and incredible views in all directions. Fairly equal combination of Open Areas and Areas of Dense Tree Coverage. Most of the cedar has been removed on the mountaintops and bottomland with the steeper areas still dense providing great cover for wildlife.

VEGETATION

Live Oak, Spanish Oak, Chinquapin Oak, Walnut, Cedar Elm, Blue Oak, Cherry Trees, Persimmon. Some of the Oak Trees produce a heavy acorn crop, a preferred food source for deer and Exotic Wildlife.

WILDLIFE

Trophy Whitetail, Barasingha, Fallow, Axis, Hog, Rio Grande Turkey, Aoudad, Free Ranging Elk

IMPROVEMENTS & HIGHLIGHTS

Premier Hunting and Fishing Ranch

Ideal for Family Compound or Hunting and Fishing Operation

Professionally Constructed 2± Acre Spring-Fed Lake stocked with Fish

Headwaters of Cazey Creek

Mountain Springs

Extensive and Well Maintained All-Weather Road System for Conveniently Easy Mobility throughout the Ranch

High Fenced on over 400± Acres has helped build up an excellent population of Trophy Whitetail Deer. Remaining Acreage is Low Fenced allowing for a Unique Hunting Opportunity

Covered Cleaning Station with Winch

Walk-In Cold Storage

Deer Management Pens

Two 3-Sided Large Livestock Barns previously used for Deer Facility

Large Covered Equipment Storage Area

2 Bedroom/1 Bathroom Rustic Cabin with Loft. Tastefully Decorated and Furnished. Large Covered Front Porch. Beautiful Cedar Bench Swing. Views of the Lake and Surrounding Mountains. Kitchen features Z-Brace Style Antique Finished Cabinetry and is accented by Granite Countertops and a beautifully finished Cedar Bar Top. Open Living/Dining/Kitchen creates a nice flow throughout. Cathedral Ceilings showcasing a , Grand Cedar Truss. Impressive Hand Milled Cedar Staircase leading up to the Spacious Loft Area.



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Excellent Views from Every Window!

Covered Carport Area with attached Enclosed Storage

1 Bedroom / 1 Bathroom Home. Large Pergola Style covered Front Porch with Built-In Bench Seating. Kitchen features Granite Countertops and plenty of Cabinet Storage. Open Living/Bedroom displays Amazing Views Fronting the Lake with Hill Country Mountains in the near Back Drop.

Storage Barn/Workshop with Built-In Work Bench and Shelving. Covered Breezeway/Carport to Nice 2 Bedroom / 1 Bathroom Living Quarters. Functional Flow. Large Bedrooms. Oversized Bathroom. Utility Room.

Quality Gated Entrance • Two Water Wells • Septic • Electric

TO BE CONVEYED

Lake Creek Ranch is offered Turnkey and Move-In Ready!

6 Protein Feeders • 7 Deer Feeders • 5 Deer Stands all Elevated
Fiberglass Blinds

TAXES

Currently Wildlife Exempt

PRICE

\$2,695,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bowns, Broker

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