



2759 CR 467 DEVINE, TX 78016

12.59 ACRES | MEDINA COUNTY | \$229,000

Enjoy country living on this beautiful tract of land in a great location! Located in the Medina Valley school district just 13 miles from Castroville, 13 miles from Devine and 15 miles from Hondo. The property is home to what is believed to be a 1920's era 3 bedroom, 1 bath farmhouse. This house sits in a beautiful peaceful setting of just over 12.5 acres of South Texas land. The property is fenced on all four sides and has good soil with several beautiful large live oak trees, mesquite trees and other brush species scattered throughout. There is a small pond north of the farmhouse. Wildlife on the property is abundant. There is one deer blind and one feeder and hunting is allowed. Property has good access with paved county road frontage. There are several older outbuildings for storage and an old set of livestock pens. Water is provided by East Medina County Special Utility District and power is provided by Medina Electric Co-op. There is a new septic system that is approximately three years old. **This property is surrounded by comparable or large neighbors and is not in a subdivision.**



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DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's 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 Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



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