



**BOWNDS™**  
REAL ESTATE BROKERAGE

REALTORS®

*'Let us show you... Texas'*



## CAZEY CREEK RANCH

464.49± ACRES • MEDINA, TX • BANDERA CO.

**\$2,890,000**

STOCKED LAKE

2BED/1BATH CABIN  
WITH LOFT

1BED/1BATH HOME

METAL BARN WITH  
LIVING QUARTERS  
SEPARATED BY  
COVERED BREEZEWAY

WALK-IN COOLER/  
CLEANING STATION

PURE SECLUSION



**BRANDON BOWNDS  
BROKER**

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

**(830)966-6111**

EMAIL  
[info@bowndsrealtors.com](mailto:info@bowndsrealtors.com)

WEB  
[www.bowndsrealtors.com](http://www.bowndsrealtors.com)

## ACREAGE

Exceptionally beautiful ranch comprised of 464.49± Acres.

## LOCATION

Medina, Texas • Bandera County

The ranch is located just a few miles West of Medina, Texas off FM 337 towards Vanderpool.

## WATER

Professionally Constructed 2± Acre Lake, approximately 18' in depth. Stocked with Fish.

The headwaters of Cazey Creek begin on the property. There are many springs within the Hills of the ranch. A small dam aids in creating a small pond near 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

The property has an impressive range of elevation throughout. The topography displays dramatic hills, 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 hilltops and bottomland with the steeper areas still dense providing great cover for wildlife.

## VEGETATION

Including but not limited to: 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.



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## **WILDLIFE**

Over 400± acres High Fenced, which has helped build up an excellent population of Whitetail Deer. The remaining acreage is Low Fenced allowing for a very unique hunting opportunity. Free-Ranging Exotic Wildlife including Elk have been seen within the low fenced area. A list of native wildlife and birdlife has been seen such as: Sizable Whitetail Deer • Fallow • Axis • Hog • Rio Grande Turkey • Barasingha • Aoudad • Elk

## **IMPROVEMENTS & HIGHLIGHTS**

Professionally Constructed 2± Acre Lake stocked with Fish

Headwaters of Cazey Creek

Extensive and Well Maintained All-Weather Road System for easy mobility throughout the Ranch

High-Fencing

Cabin: 2 Bedroom/1 Bathroom with Loft. Large Covered Front Porch complete with a beautiful Cedar Swing Bench perfect for enjoying the view of the Lake and surrounding Hills. The Interior of the Cabin stands out with Rustic Finishes. The 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 provides a nice flow throughout. Tall Ceilings in the Living Area showcase an impressive Cedar Truss. Two Bedrooms are accented with rustic decor and adequate Closet Space. Bathroom is complete with Quality Fixtures and Finishes. Impressive Hand Milled Cedar Staircase leading up to the Spacious Loft Area. Views from every window in the cabin!

Covered Carport Area with attached Enclosed Storage provides plenty of Parking for Vehicles and additional room for ATV's or UTV's.

Home: 1 Bedroom / 1 Bathroom. Large Pergola Style covered Front



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Porch with Built-In Bench Seating and views overlooking the nearby Lake. Attached Screened-In Utility Room (outside). L-Shaped Kitchen features Granite Countertops, plenty of Cabinet Storage and rounds the corner to the Dining Area showcasing a beautifully finished Cedar Dining Table and Chair Set. Open Living/Bedroom showcasing amazing views fronting the Lake with Hills in the near Back Drop. Bedroom is complete with beautiful King Size Cedar bed and matching Dresser.

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

Walk-In Cooler and Cleaning Station with Winch

Large Covered Equipment Storage Area

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

Gated Entrance

Two Wells • Septic • Electric

Beautiful Fall Foliage! This ranch contains many color changing trees making this a Nature Park in itself. Vibrant shades of Reds, Yellows and Oranges can be seen throughout the Canyon during this time of year.

### **TO BE CONVEYED**

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

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



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**TAXES**

Currently Wildlife Exempt

**PRICE**

\$2,890,000

**TERMS**

Cash to Seller, Third Party Finance

**CONTACT**

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

[www.bowndsrealtors.com](http://www.bowndsrealtors.com)



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