



Divine Ranch

TBD FM 2200, Devine, TX 78016

464.269 Acres

\$2,041,600



3 LARGE PONDS | HUNTING | 1600 SF BARN | HILLTOP VIEWS

This beautifully diverse ranch just outside of Devine stretches from the fertile creek bottom and pastures to the top of the rocky hills with views for miles. Hunters, ranchers, and ATV enthusiasts alike will find endless opportunities and entertainment on these 464 acres located just 45 minutes from San Antonio.

Easily navigate the 464 acres with several gravel roads throughout the property. The 140 feet of elevation change provides amazing views of the entire ranch from the rocky hilltops looking over the Granjeno, Guajillo, and Sagebrush growing in the glorious red dirt the area is known for. The fertile, native fields and creek bottom are lined with mature trees including gigantic live oaks, elm, willow, persimmon, and mesquite. The property is fully fenced and has 4,000 feet of frontage along FM 2200. Three large ponds provide water for wildlife and livestock. Piping from the largest pond runs to a faucet next to a nearby wooden bench in the shade of a mesquite tree. The diverse wildlife includes turkey, hogs, whitetail deer, quail, ducks, roadrunners, barn owls, green jays, and various other songbirds. The brush throughout provides cover and much needed protein for whitetail deer to grow huge antlers. The 1,600 sq ft. metal barn has plenty of room for storage, or can easily be converted into a barnominium or workshop if needed with the addition of a septic system. Electricity is already in place, along with a water well with windmill and cistern. Electric lines run through the middle of the property to the tallest hill, providing an excellent location for a new home site. Pipe cattle pens with loading chute are located just outside the barn. The property is low-fenced on three sides and shares a high fence with Apache Creek Ranch on the remaining southern boundary. Several cross fences provide rotating pastures.

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WATER

3 Ponds

1 Well

Windmill & Cistern

TREES

Mesquite, Live Oak,
Hackberry, Cedar Elm, Per-
simmon, Willow

GRASSES

Native and Improved

SHRUBS & FORBS

Granjeno, Blackbrush, Cenizo,
Whitebrush, Acacia, Guajillo,
Guayacan, Brazil, Lime Prickly
Ash, Huisache, Tasajillo

WILDLIFE

Whitetail Deer, Axis,
Hogs, Ducks, Quail,
Songbirds

UTILITIES

Water Well on Property | Electricity on Property | Septic Needed

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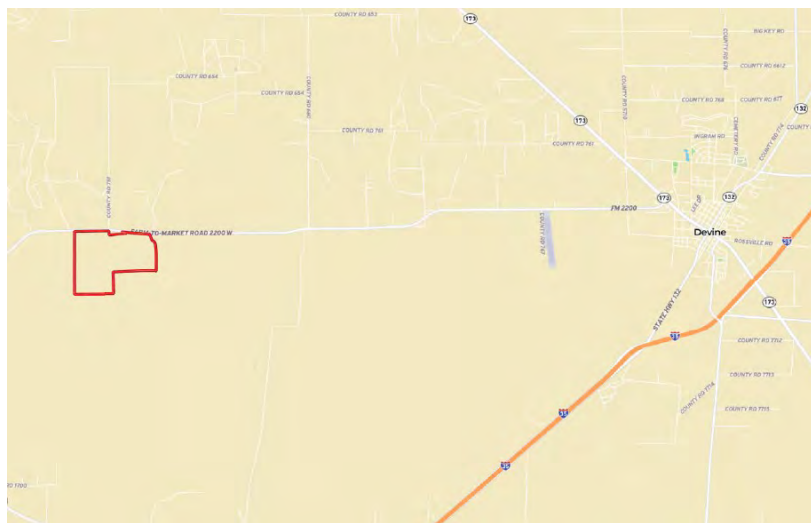


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LOCATION

Medina County

8 Miles to Devine, TX

43 Miles to San Antonio, TX

DIRECTIONS

From San Antonio, head southwest on I-35. Exit for Devine, turn right on Hwy 173. In 1.5 miles turn left onto FM 2200. In 8 miles, the gated entrance is on the left.

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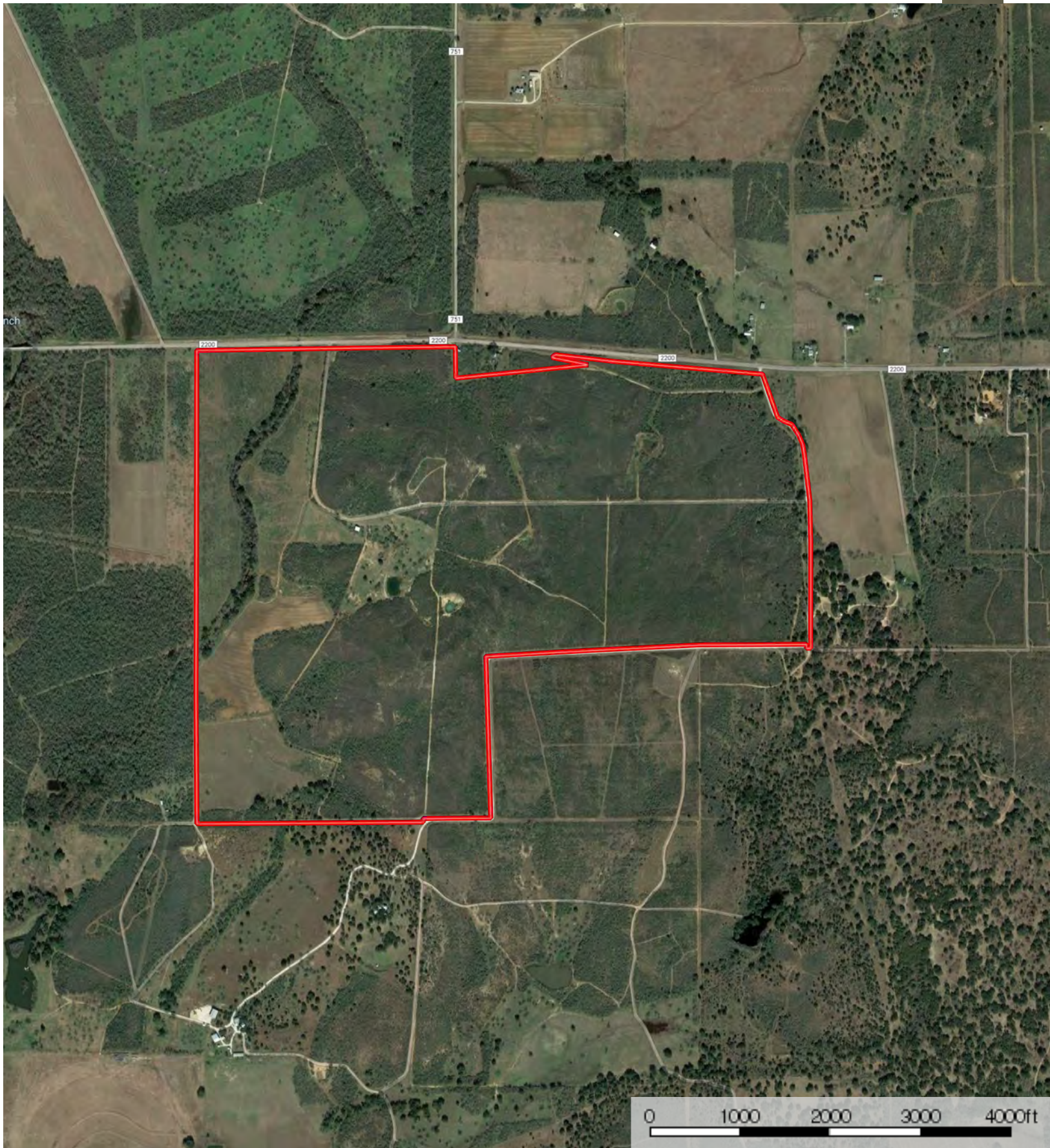



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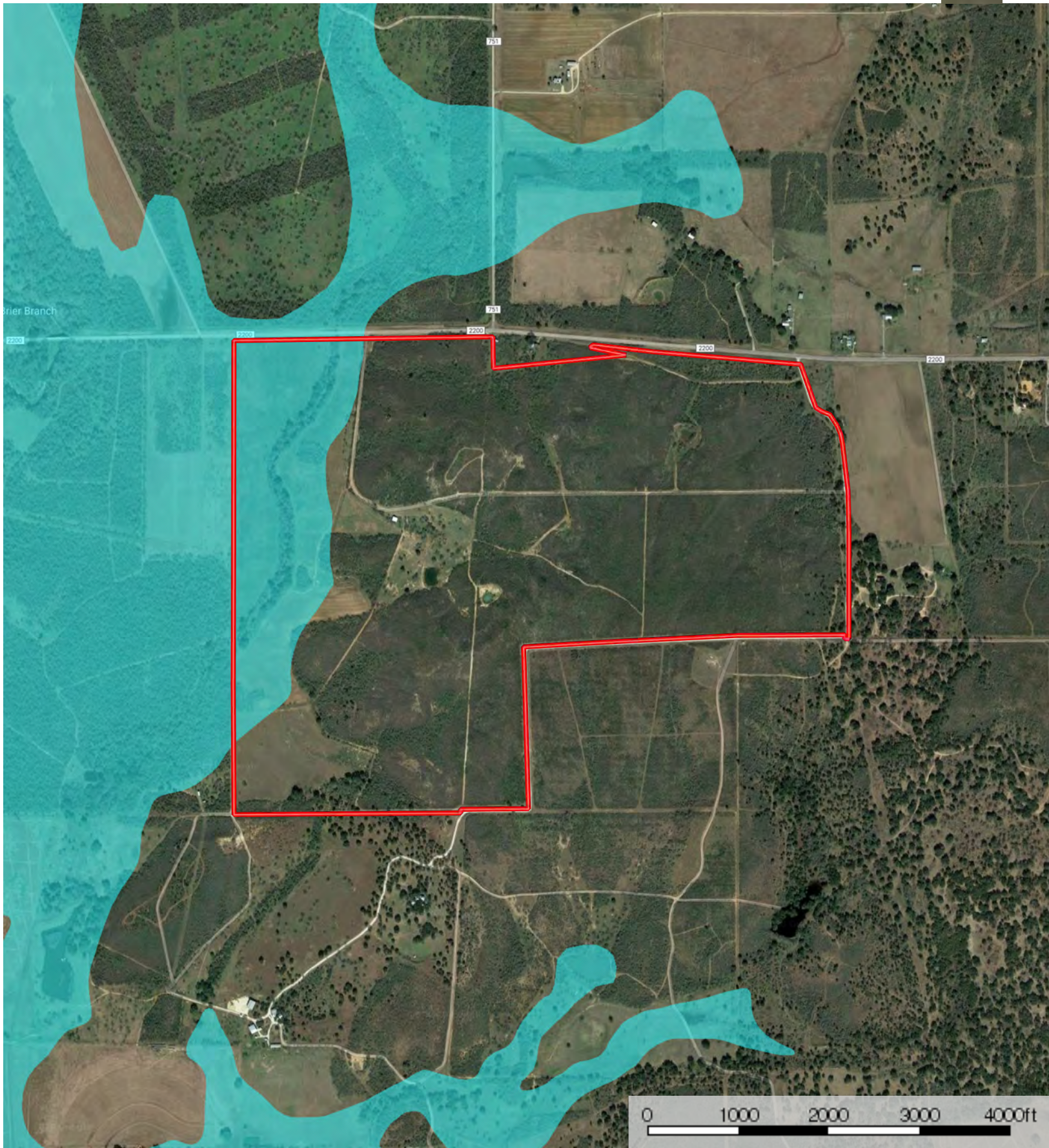
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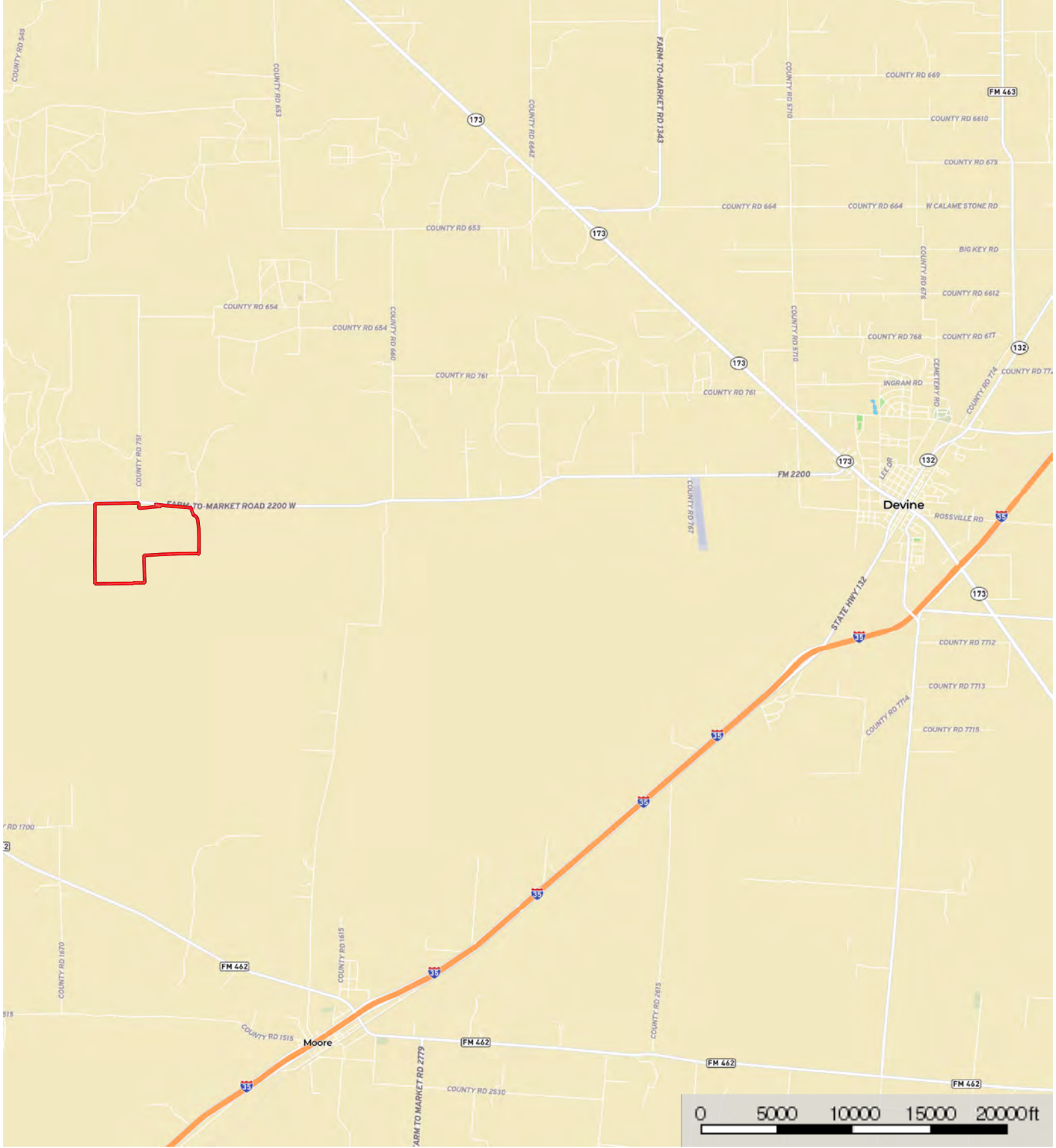
 Boundary



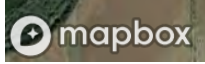
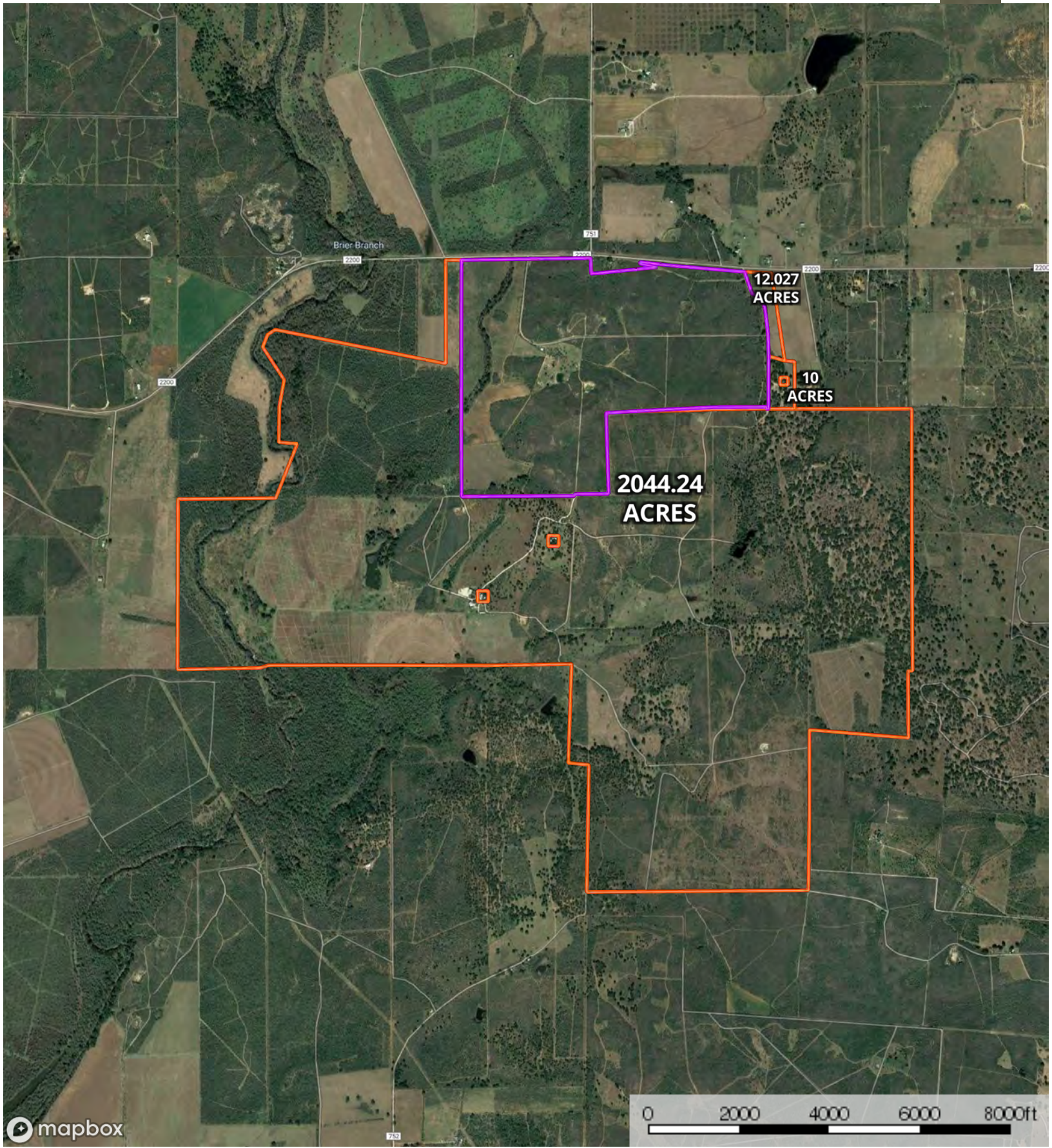
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

Location

Medina County, Texas, 464.269 AC +/-



Boundary



-  Subject Property
-  Neighbor Boundary
-  Boundary

