

\$5,500,000 - 5228 Fm 3240, Bandera

MLS® #1702522

\$5,500,000

7 Bedroom, 7.00 Bathroom, 6,358 sqft
Farm Ranch on 200.00 Acres

N/A, Bandera, TX

**** Major Price Improvement....Seller Motivated**

**** As you enter the main gate of the Dos Familias Vista Ranch, you are met with pristine grounds, paved roads and meticulously maintained improvements. This spectacular property located just minutes north of Bandera, Texas boasts breathtaking views of the Medina River Valley. Positioned mid-way between Bandera and the quaint town of Medina, the location of the ranch offers easy access to Kerrville, Center Point, Comfort and is located approximately 1-hour from the San Antonio International Airport. This executive ranch has been substantially enhanced with strategic cedar removal and the addition of collection surface water ponds. The Sellers have cleared pasture areas to enhance native grasses, improved interior roads and fenced/cross-fenced the ranch for function and grazing purposes. In addition to the ground and pasture control improvements, the ranch offers structure improvements that befit the elite nature of this ranch. Ranches of this caliber do not often present themselves for sale and the Dos Familias Vista Ranch is truly a magnificent offering. The Dos Familias Vista Ranch is a complete package for the discerning Buyer with so much to offer in its infrastructure, improvements, location and beauty. When looking for a ranch that provides for a 'walk-in' and take-up residency factor, the ranch makes the full-time living or part-time recreational aspect viable. It goes without saying that the Dos Familias Vista Ranch is at**



the top of the list for 'Wow Factor' and genuine 'Curb-Appeal'. One will not be disappointed in the magnificence this ranch provides around every corner. When it is time to consider the life-long dream of ranch ownership with all the entertainment capacity, the Dos Familias Vista Ranch checks all of the boxes.

Built in 2017

Essential Information

MLS® #	1702522
Price	\$5,500,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,358
Acres	200.00
Year Built	2017
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Price Change

Community Information

Address	5228 Fm 3240
Area	2400
Subdivision	N/A
City	Bandera
County	Bandera
State	TX
Zip Code	78003

Amenities

Utilities	Electricity, High Speed Internet, Other, Telephone, Water
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Exterior

Exterior Features	Additional Structures, Barn, Chicken House, Cross Fenced, Dog Kennel, Detached Quarters, Exotic Game, Exterior Lighting, Fenced, Garage, Horse Stalls, House, Hay Barn, Loafing Shed, Mare Barn, Other - See
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	Remarks, Outbuildings, Pool/Deck, Security System, Storage Building, Tractor Shed, Workshop
Lot Description	Ag Exempt, Cleared, Cultivated, Hunting Permitted, Heavily Wooded, Mature Trees (ext feat), Other, Partially Wooded, Pasture, Wooded
Construction	Brick/Stone, Frame, Other

School Information

District	Bandera Isd
Elementary	Alkek
Middle	Bandera
High	Bandera

Additional Information

Days on Market	309
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Listing Details

Listing Office	JVL Real Estate
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