

\$1,999,950 - 247 Betty, Bandera

MLS® #1915681

\$1,999,950

3 Bedroom, 2.00 Bathroom, 2,400 sqft
Farm Ranch on 23.27 Acres

N/A, Bandera, TX

Welcome to Medina River Ranch, a luxury riverfront retreat on 23.27 unrestricted acres along the pristine Medina River. With modern living spaces, expansive workshops, abundant wildlife, and private river frontage, this property combines style, function, and natural beauty. Whether you are seeking a full-time residence, weekend getaway, or recreational ranch, Medina River Ranch offers an unparalleled opportunity to own a turnkey retreat in the Texas Hill Country. Location: Situated just outside Bandera, the "Cowboy Capital of the World," Medina River Ranch offers the perfect balance of seclusion and accessibility. The property provides dual access from both Betty Drive and Phyllis Drive, making it convenient for guests, equipment, or future improvements. Medina River Ranch is only a few minutes from downtown Bandera, where you'll find local restaurants, shopping, live music, and the town's famous rodeo culture. From the ranch, it's also a short drive to Boerne, Kerrville, and San Antonio, making it easy to enjoy both small-town charm and big-city conveniences. Improvements & Features: Newly Constructed 80' x 60' Barndominium: A massive 4,800 sq. ft. garage/workshop with soaring 24-foot ceilings, offering exceptional space for equipment, vehicles, or hobbies. Modern Residence: Above the workshop sits a sleek, fully furnished 2,400 sq. ft. home with contemporary finishes, open-concept design, and an emphasis on comfort and style. Outdoor Living: Step onto the 800 sq. ft. patio



deck, complete with a hot tub and sweeping views of the property. Additional Workshop: A detached 40' x 30' garage/workshop provides even more flexibility for projects or storage. Infrastructure: Over 11,000 sq. ft. of newly paved asphalt and professional white rock zeroscaping enhance curb appeal while keeping maintenance low. Landscape & Terrain: The ranch features a blend of manicured grounds and native Hill Country terrain. Professional landscaping highlights the improvements, while the natural setting transitions to lush river frontage lined with mature trees. Improved ranch roads wind throughout the property, providing easy access to all areas. Carefully selected clearing creates open land for grazing, while still preserving plenty of cover to support thriving wildlife populations. With over 750 feet of direct access to the Medina River, you will find excellent fishing, kayaking, swimming holes, and relaxing spots along the water. Wildlife & Recreation: Medina River Ranch is alive with free-roaming wildlife, including axis deer, whitetail deer, turkey, and other native game. Adding to its appeal is an impressive 750 feet of direct Medina River frontage-a rare feature in the Hill Country. The riverbank has been carefully cleared and trimmed, providing immediate enjoyment for fishing, kayaking, swimming, or simply relaxing along the water's edge. This combination of abundant wildlife and private river access creates a year-round outdoor paradise. Summary: Medina River Ranch delivers the best of Hill Country living in one complete package with luxury accommodations, functional improvements, abundant wildlife, and private river access. With dual entry points, a turnkey modern barndominium, and some of the best hunting and fishing the Hill Country has to offer, this 23.27-acre property is ready to enjoy today.

Built in 2022

Essential Information

MLS® #	1915681
Price	\$1,999,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,400
Acres	23.27
Year Built	2022
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	247 Betty
Area	3100
Subdivision	N/A
City	Bandera
County	Bandera
State	TX
Zip Code	78003

Amenities

Utilities	Electricity, Cable TV, High Speed Internet
Is Waterfront	Yes

Exterior

Exterior Features	Storage Building, Exterior Lighting, Pool/Deck, Garage, House, Workshop, Exotic Game, River
Lot Description	Hunting Permitted, Mature Trees (ext feat), Secluded, Improved Water Front, Partially Wooded, Waterfront

School Information

District	Bandera Isd
Elementary	Alkek
Middle	Bandera
High	Bandera

Additional Information

Days on Market	19
----------------	----

Listing Details

Listing Agent	Zachary Biermann
Listing Office	Texas Landmen

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 4th, 2025 at 3:22am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.