



RANCH & LAND

# DAY RIVER RANCH

170± Acres | \$2,900,000 | Bandera County, Texas



**Ruple**  
RANCH & LAND

LISTING AGENT



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## PROPERTY DESCRIPTION:

Welcome to this exceptional 170-acre ranch, a rare blend of modern comfort, natural beauty, and unique water features. Nestled in the heart of the Hill Country, this property offers privacy, tranquility, and recreational opportunities. With multiple build sites, impressive infrastructure, and stunning views, it's a ranch that caters to both relaxation and adventure.

## IMPROVEMENTS

At the heart of the ranch stands the recently remodeled Pavilion House, a 2-bedroom, 1-bath home featuring a spacious outdoor patio and deck. Adjacent to the Pavilion House, you'll find a versatile shop, complete with a full bathroom, a carport, and a walk-in cooler.

Additionally, the property includes three fully refurbished mobile homes. A large equipment barn, located across the creek, provides ample space for all ranch operations.



## LAND & WATER

The ranch features over 2,750 feet of frontage along both sides of Hondo Creek, with two newly constructed concrete spillways, including a drive-across spillway. These private water features create a serene setting in front of the Pavilion House, and the creek flows year-round, even during the Hill Country's driest periods.

The ranch also boasts a 6.5-acre lower lake, which has never run dry, further enhancing the property's allure. One reliable domestic water well provide consistent water to the homes.

## WILDLIFE

Wildlife is abundant, making this property a paradise for outdoor enthusiasts. The land is home to native whitetail deer, along with free-ranging exotic species such as elk, axis, sika, and aoudad. This diverse wildlife population offers excellent opportunities for hunting and wildlife viewing.



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