




# WEST & SWOPE RANCHES

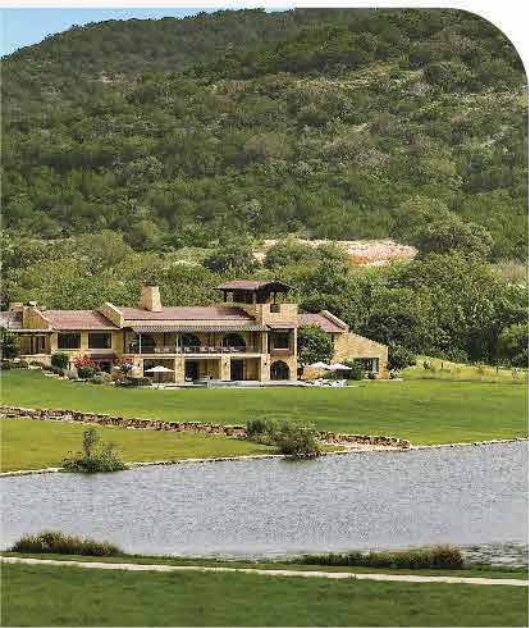
## SKULL CREEK RANCH

Bandera County | Medina, TX | 806 ± ACRES

[WESTANDSWOPERANCHES.COM](http://WESTANDSWOPERANCHES.COM)

 [@WESTANDSWOPERANCHES](https://www.instagram.com/WESTANDSWOPERANCHES)





## **YOUR TURN-KEY TEXAS HILL COUNTRY LEGACY RANCH AWAITS**

Discover a slice of Texas paradise at Skull Creek Ranch, an 807 +/- acre haven nestled in the heart of the picturesque Texas Hill Country. Located in Medina, Bandera County, the "Cowboy Capital of the World," this exceptional property offers a unique blend of natural beauty, luxurious living, and boundless recreational opportunities.

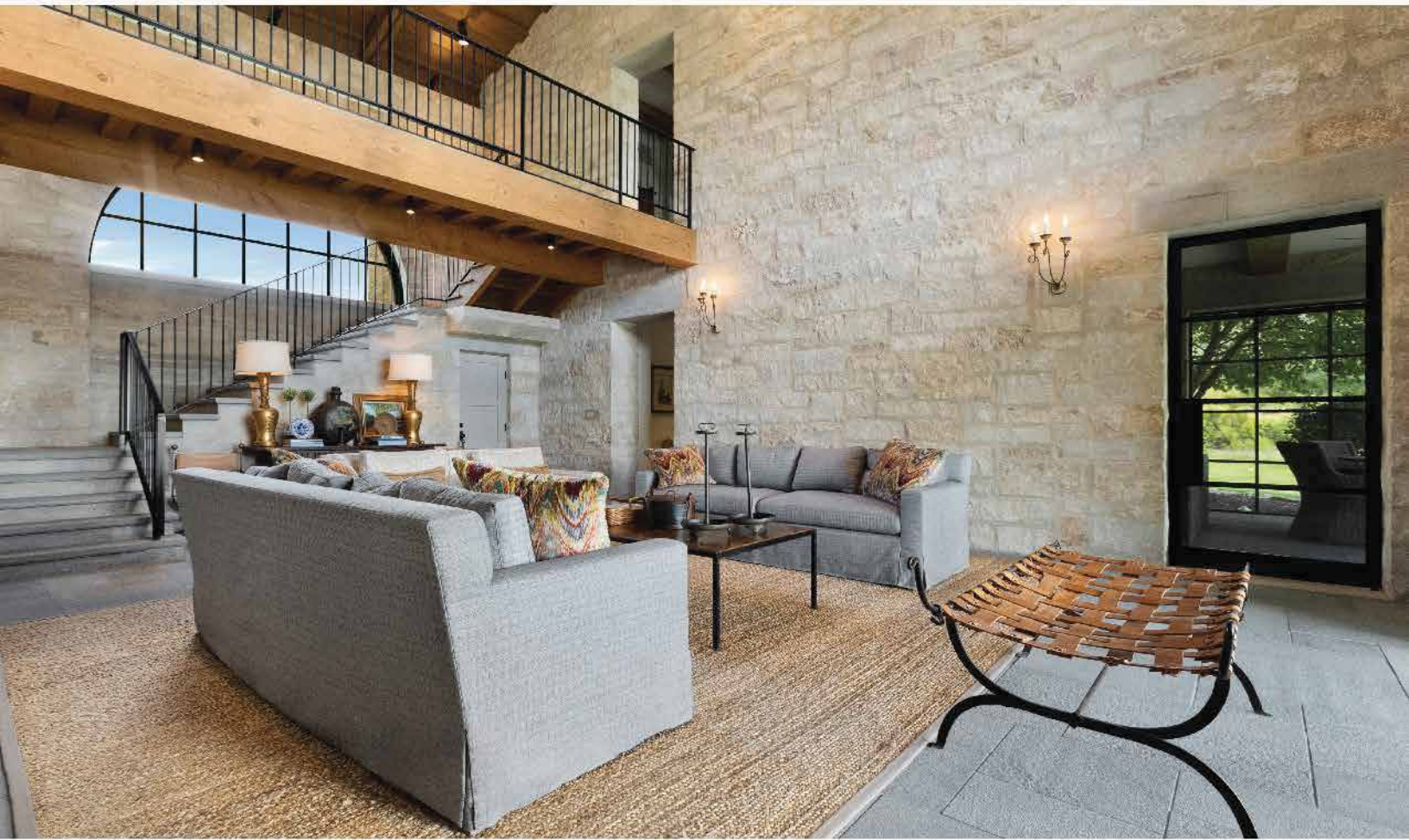
A scenic drive along the meandering live water Rocky Creek, past the ranch foreman's house and barn, leads you to a stunning architectural masterpiece designed by renowned firm Overland Partners. This 9,744-square-foot estate overlooks a tranquil 10-acre lake, seamlessly blending rustic Hill Country charm with modern elegance. Large panoramic windows in every room showcase the breathtaking vistas, inviting the surrounding landscape to become an integral part of your daily life.















## TEXAS HILL COUNTRY ESTATE LIVING AT ITS FINEST

The estate's Hill Country rock architecture and meticulous attention to detail set it apart. Inside, you'll discover:

**A Chef's Dream Kitchen:** Top-of-the-line Viking appliances, a double oven, two dishwashers, and a long island create a culinary haven for both everyday meals and grand entertaining.

**Inviting Living Spaces:** Gather around the gas fireplace in the formal dining room, cozy up by the wood-burning fireplace in the living room, or enjoy movie nights and game days in the lower-level entertainment room.

**Luxurious Master Suite:** Retreat to a private oasis with a sitting area, home office, walk-in closet, soaking tub, and a spiral staircase leading to a balcony with a wine fridge – perfect for stargazing and savoring the tranquility.

**Guest Accommodations:** Five additional bedrooms, each with an en-suite bathroom, ensure that your guests feel pampered and comfortable during their stay.

**Outdoor Oasis:** Lounge by the sparkling 20x60 foot pool, soak in the hot tub, dine al fresco in the outdoor dining area, or simply unwind while enjoying the panoramic views of the surrounding landscape.

## PRIME LOCATION IN THE HEART OF THE HILL COUNTRY

Located in Medina, Bandera County, the ranch offers easy access to the vibrant culture and amenities of both San Antonio (65 miles) and Austin (130 miles). You'll enjoy the best of both worlds: a peaceful retreat in the Hill Country and the convenience of nearby urban centers. Bandera County is renowned for its rich Western heritage, scenic landscapes, and abundance of outdoor recreational opportunities, making it the perfect setting for your Texas Hill Country lifestyle.



## RANCH LIFE, RECREATION, AND ENDLESS POSSIBILITIES

Skull Creek Ranch offers more than just a luxurious home; it's a working ranch and recreational haven:

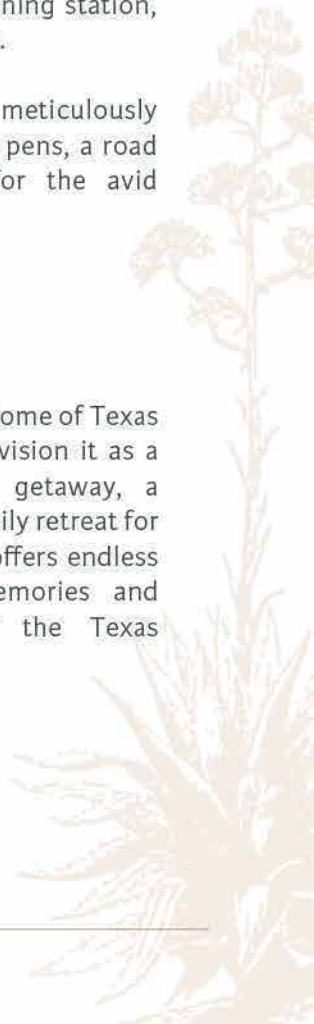
**Ranch Foreman's Home:** A recently updated 3-bedroom, 2.5-bathroom house with an office provides comfortable accommodations for your ranch staff.

**Barn/Storage Area:** A versatile space equipped with an apartment, loft storage, cleaning station, car wash, and a gas/diesel tank setup.

**Deer Breeding Operation:** A meticulously maintained 9+/- acre facility with 13 pens, a road system, and a handling facility for the avid sportsman or wildlife enthusiast.

## YOUR LEGACY AWAITS

Skull Creek Ranch represents the epitome of Texas Hill Country living. Whether you envision it as a permanent residence, a weekend getaway, a hunting and fishing paradise, or a family retreat for generations to come, this property offers endless possibilities to create lasting memories and embrace the natural beauty of the Texas landscape.







## TERRAIN

The ranch's terrain is a testament to the Texas Hill Country's rugged beauty. Rolling hills, dramatic limestone outcroppings, wooded canyons, and diverse vegetation create a captivating landscape that beckons exploration. Elevations ranging from 1740 to 2060 feet offer stunning vistas and secluded havens, perfect for hiking, horseback riding, or simply enjoying the serenity of nature. The entire property is high-fenced, providing security and privacy for both residents and wildlife.

## WILDLIFE HAVEN

Skull Creek Ranch is teeming with wildlife, from whitetail deer and exotic species like blackbuck, aoudad, sika, fallow, and red deer to a variety of birds, including the occasional sighting of majestic bald and golden eagles. The lakes and ponds are well-stocked with fish, attracting waterfowl and providing excellent fishing opportunities.

## WATER

Water is the lifeblood of Skull Creek Ranch, and this property offers an abundance of it:

**Rocky Creek:** A live water creek flows through the property, providing a reliable year-round water source. Multiple dams along the creek create stocked ponds for livestock and wildlife watering, as well as recreational fishing.

**Professionally Managed Fishing:** A 10-acre lake stocked with Bass, Bluegill, and Catfish, as well as a pond stocked annually with trophy Rainbow Trout, offer exceptional fishing experiences.

**Reliable Water Sources:** Three wells, concrete cisterns, a 5,000-gallon irrigation tank, a 550-gallon ozone-treated tank for the main house, and backup systems ensure a consistent water supply.



## DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.





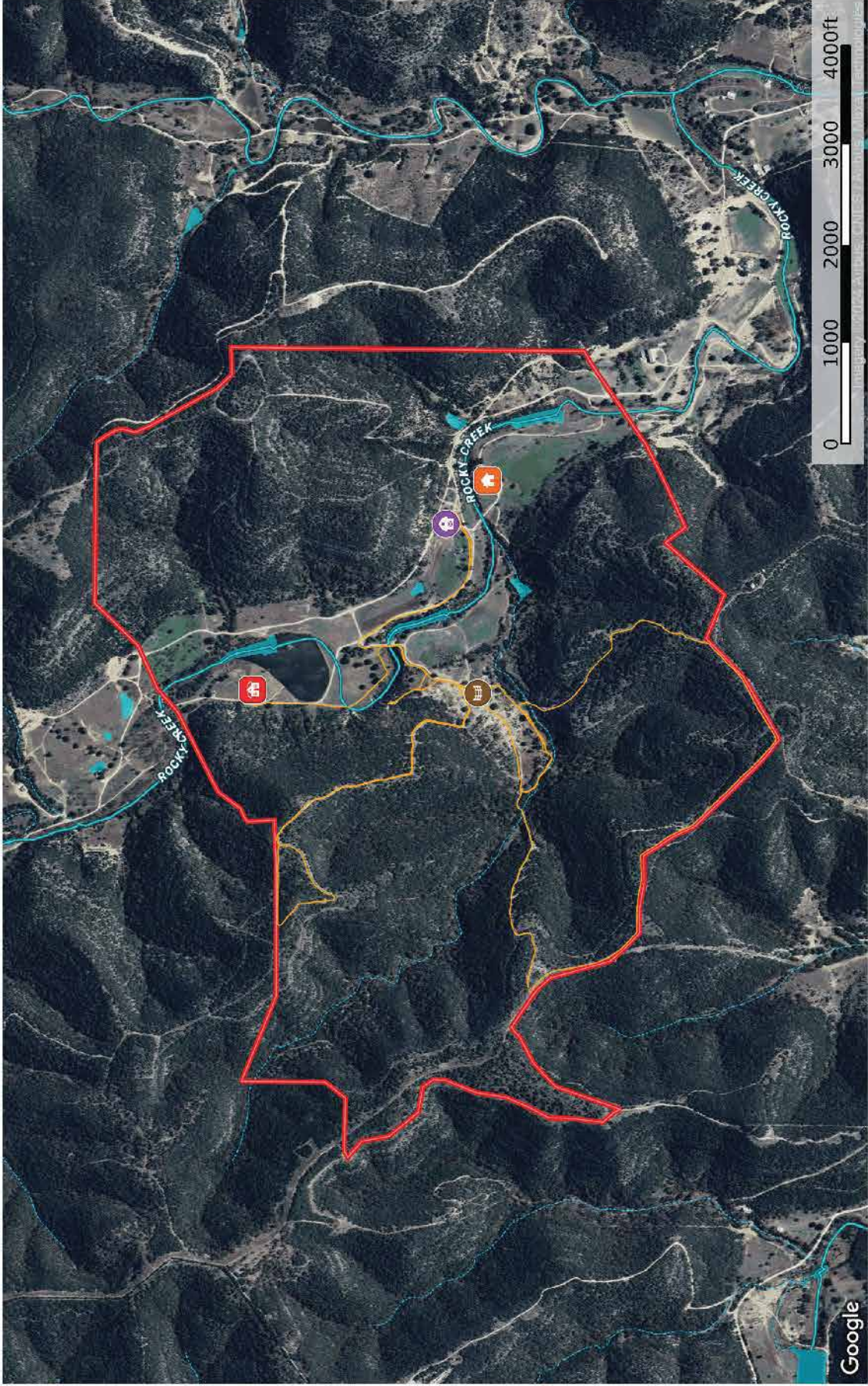












-  Deer Pens
-  Barn
-  House
-  Main House
-  Track
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Wade Body

**Louie Swape**  
P: 512-940-0543

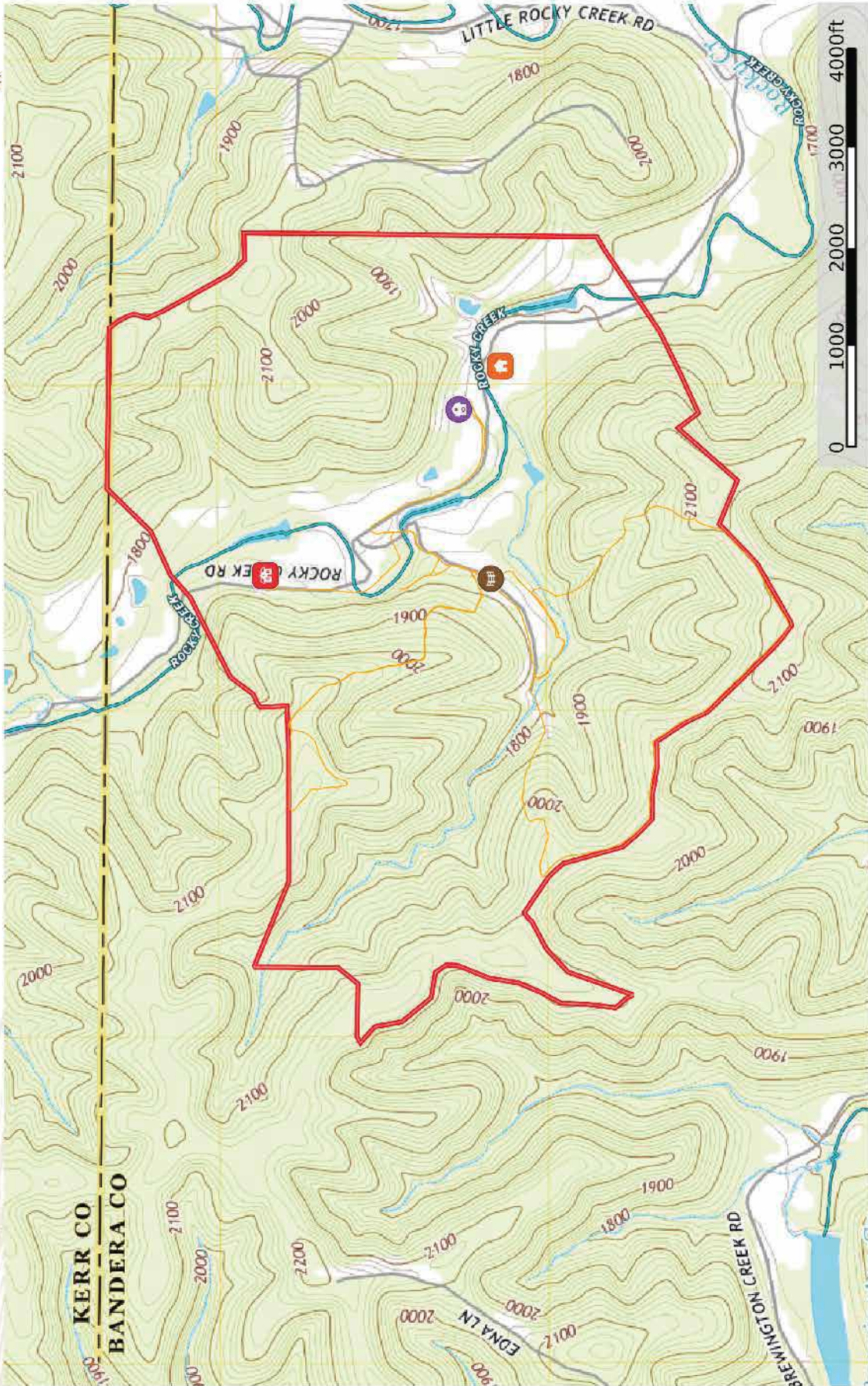
[www.westandswoperanches.com](http://www.westandswoperanches.com)

This information contained herein was obtained from sources deemed to be reliable. Land Id Services makes no warranties or guarantees as to the completeness or accuracy thereof.





**Skull Creek Ranch**  
Bandera County, Texas, 806 AC +/-



This information concerning location was obtained from sources deemed to be reliable. Land id - Services makes no warranties or guarantees as to the completeness or accuracy thereof.





# WEST & SWOPE

RANCHES

“A LEGACY OF LAND”

## CONTACT

LOUIE SWOPE  
PARTNER | BROKER

512.940.0543

LSWOPE@WESTANDSWOPERANCHES.COM


GEORGE "MITCH" WEST  
PARTNER | BROKER

210.213.5402

GMWEST@WESTANDSWOPERANCHES.COM

West & Swope Ranches | [info@westandswope.com](mailto:info@westandswope.com) | 844-888-3384

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES