

# \$2,745,000 - 1626 Cr 4513, Hondo

MLS® #1679896

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## \$2,745,000

3 Bedroom, 3.00 Bathroom, 2,368 sqft  
Farms and Ranches on 132.56 Acres

N/A, Hondo, TX

Valle-Verde Farm     The Valle-Verde farm, encompasses 132 acres of fertile land and is located approximately 6 miles to the southeast of Hondo, TX. Access is on CR 4513, just a couple of miles south of Highway 90. This farm is very well-maintained, and it shows. It is a combination of ag-production, recreation and homestead.     The Valle-Verde is center-pieced by a ranch-style 3/3 home, with an adjoining guest-suite. This home features concrete floors, solid surface tops, high ceilings, standing seam roofing, fireplaces and much more. Large porches provide an overlook to the six acre lake, situated just beyond the backyard. In the distance, and throughout the property are many century oaks, providing shade and beauty. They thrive in the rich soils, deposited over hundreds of years by the nearby Hondo creek. In addition to the large oaks, there are areas of native brush which provide cover for the ample wildlife.     Income is generated on the Valle-Verde by way of irrigated hay production.     Approximately 45-50 acres of the farm are in either tifton 85 or fine stem Bermuda, with the majority being covered by center pivot. The Zimmatic pivots are late model, poly-lined, and supplied by three irrigation wells. A large hay/equipment barn is also on the property. At 50'x80', with a large lean to, it provides plenty of room for high quality hay and equipment.     The Valle-Verde is well watered, with 3-irrigation wells, one stock water well, a rural water supply meter, and of course the six acre



lake. The irrigation wells are equipped with submersible pumps and produce anywhere from 150-300 gpm. They are all in the Leona formation. The stock water well is also in the Leona, equipped with a new solar pump, and provides supplemental water to the lake. A big draw for the Valle-Verde is the lake. It was reworked in '22, with deep channels being excavated, structure added, and resealed with bentonite. Infrastructure is in place, to supplement the lake from multiple wells, on the property. The Valle-Verde Farm is a turn-key, with a convenient location and much to offer. This property will not disappoint.

Built in 2018

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1679896
List Price	\$2,745,000
Sale Price	\$2,625,000
Sale Date	September 8th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,368
Acres	132.56
Year Built	2018
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	1626 Cr 4513
Subdivision	N/A
City	Hondo
County	Medina
State	TX
Zip Code	78861

## **Amenities**

Utilities Electricity, Telephone, Water

## **Exterior**

Exterior Features Barn, Detached Quarters, Hay Barn

Lot Description Cultivated, Pasture, Raw Land, Wooded

Construction Brick/Stone, Stucco

## **School Information**

District Hondo ISD

Elementary Meyer Elementary

Middle Mc Dowell

High Hondo