

For Sale on Market

**\$517,000**

Call 2812214433 Today!

## 11± AC MOFFETT & PATTERSON, MEDINA, TX 78055

This exceptional 11.2 to 22.24 acre Hill Country property is located along Moffett Road in Medina, Texas, offering a rare combination of direct Medina River frontage, mature pecan and cypress trees, and abundant native wildlife. The property adjoins the spring-fed Medina River, providing scenic views, privacy, and excellent recreational opportunities. Its strategic location offers easy access to SH 16, FM 337, and FM 470, placing it just minutes from Downtown Medina, Medina City Park, Love Creek Orchards, Medina Lake, and the vibrant attractions of nearby Bandera. Featuring available electricity, an on-site well with water storage tank, septic, partial fencing, and a wildlife exemption, the land is well-positioned for a wide range of high-end and recreational uses. The owner is willing to subdivide, allowing for flexible acreage options suitable for a private retreat, luxury estate homesite, working or recreational ranch, event venue, eco-tourism lodge, or short-term rental developmen

### GENERAL DESCRIPTION

**Subdivision:** CAMPBELL  
**Property Type:** Lots  
**Building Sqft:** 487,872 / Appraisal District  
**Lotsize:** 487,872  
**MLS# / Area:** SA1941394



Presented By  
**Victoria LaBita**

Compass RE Texas, LLC - Memc...  
2812214433

Listing Broker  
Uriah Real Estate Organization

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Visit <https://www.har.com/SA1941394> for more information