

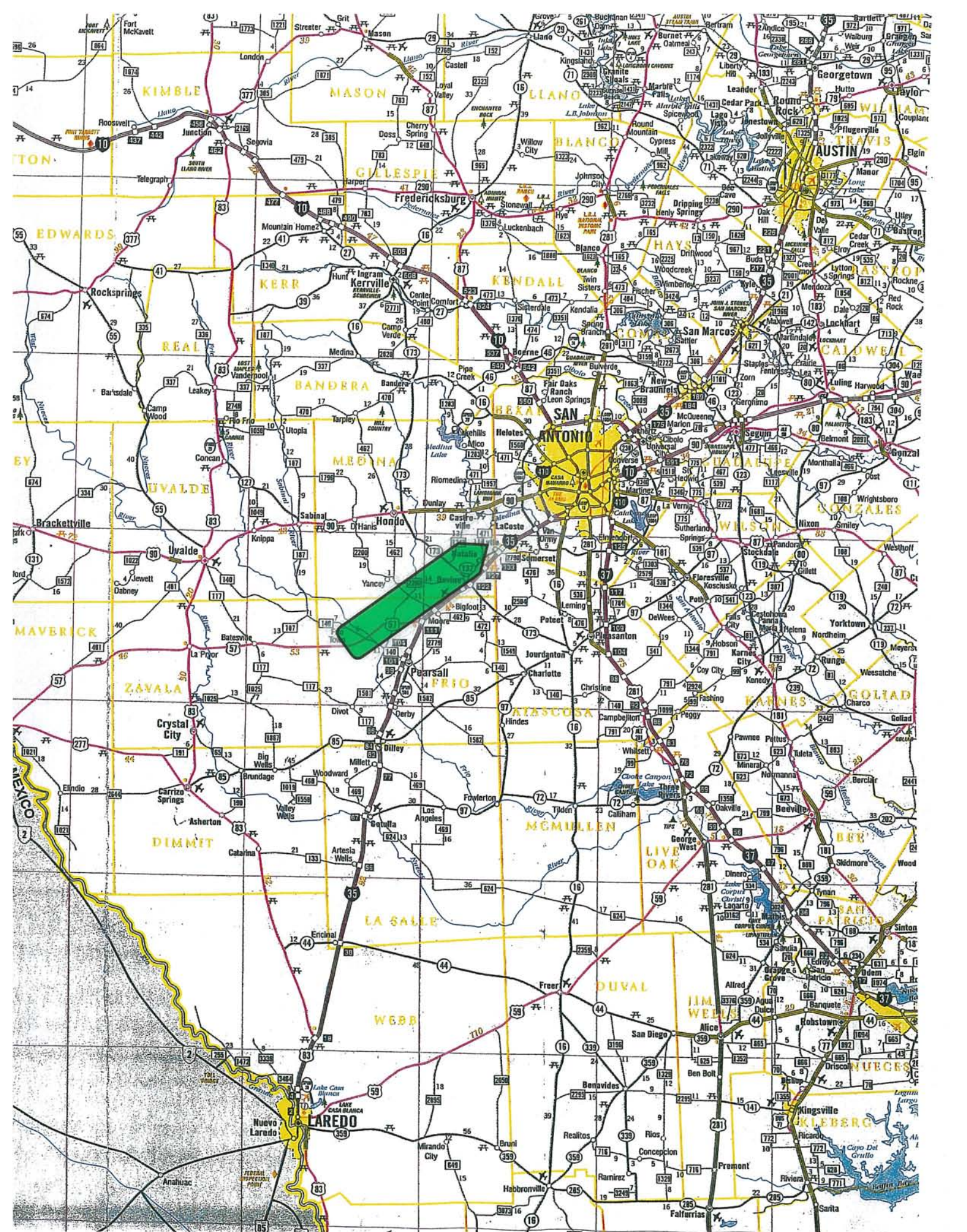
Bob Heyen Realty

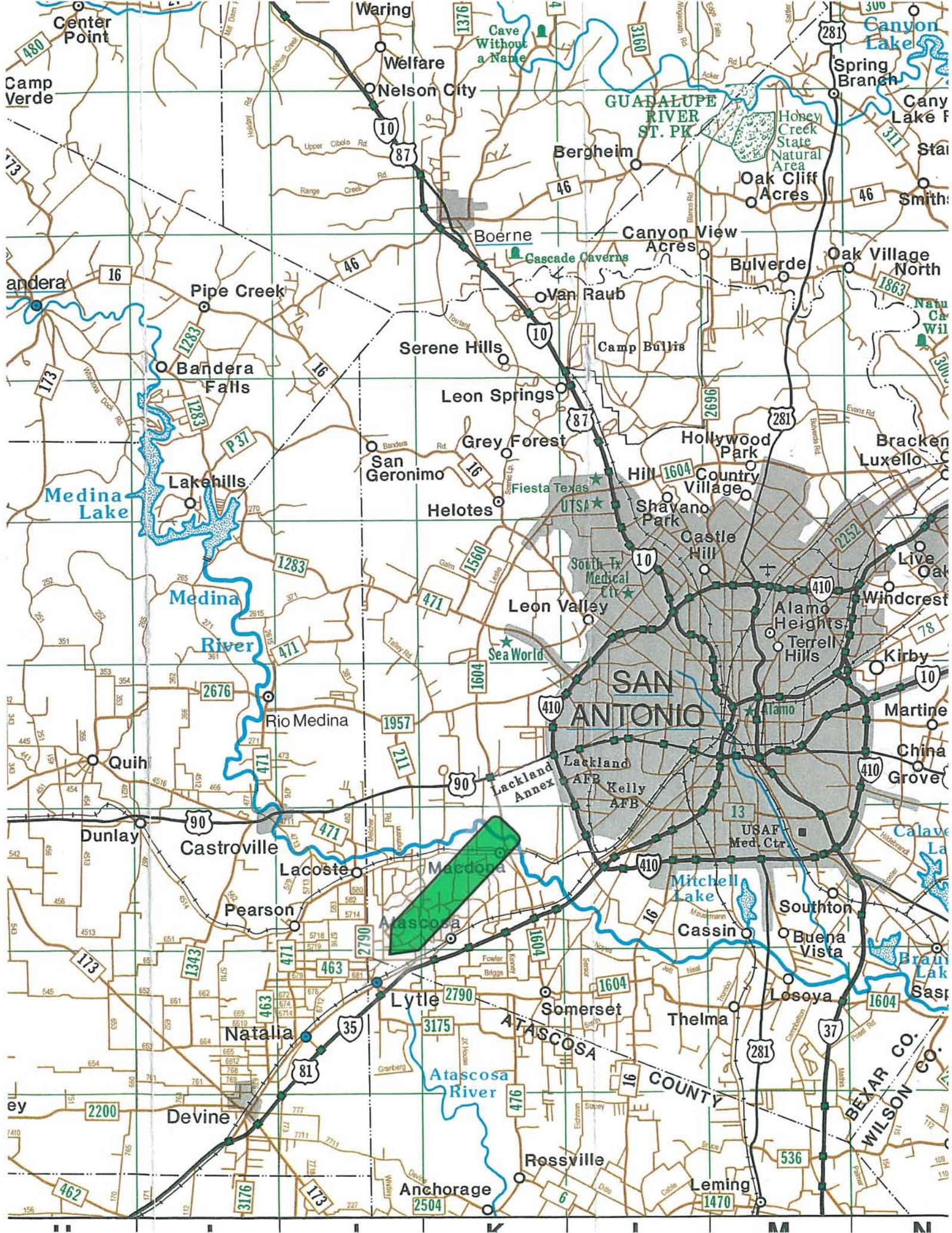
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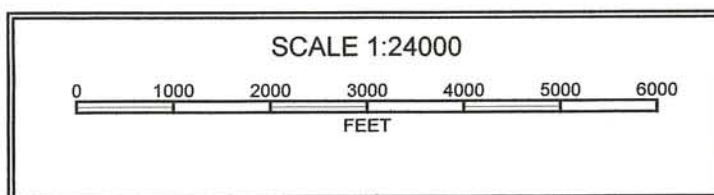
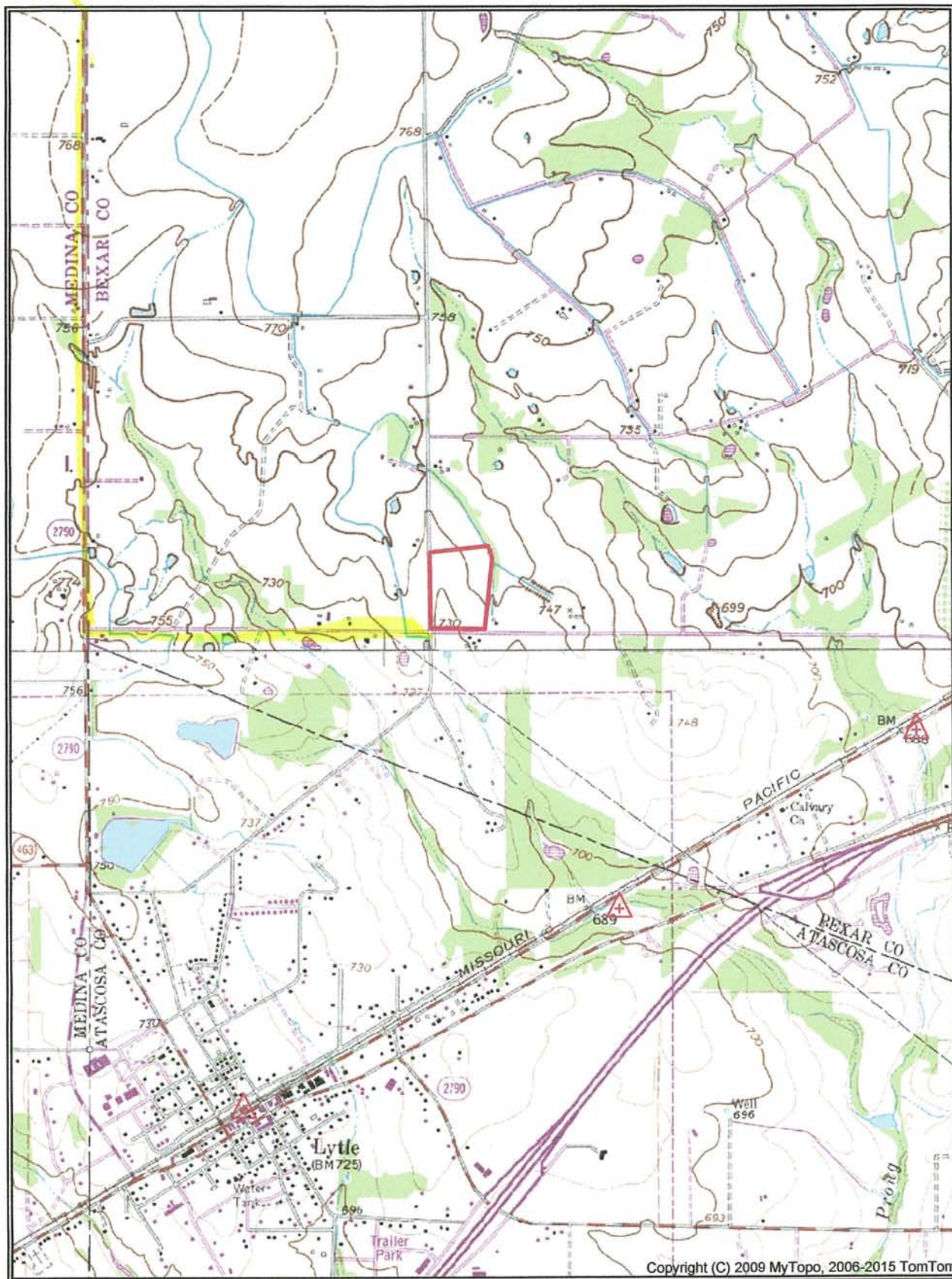
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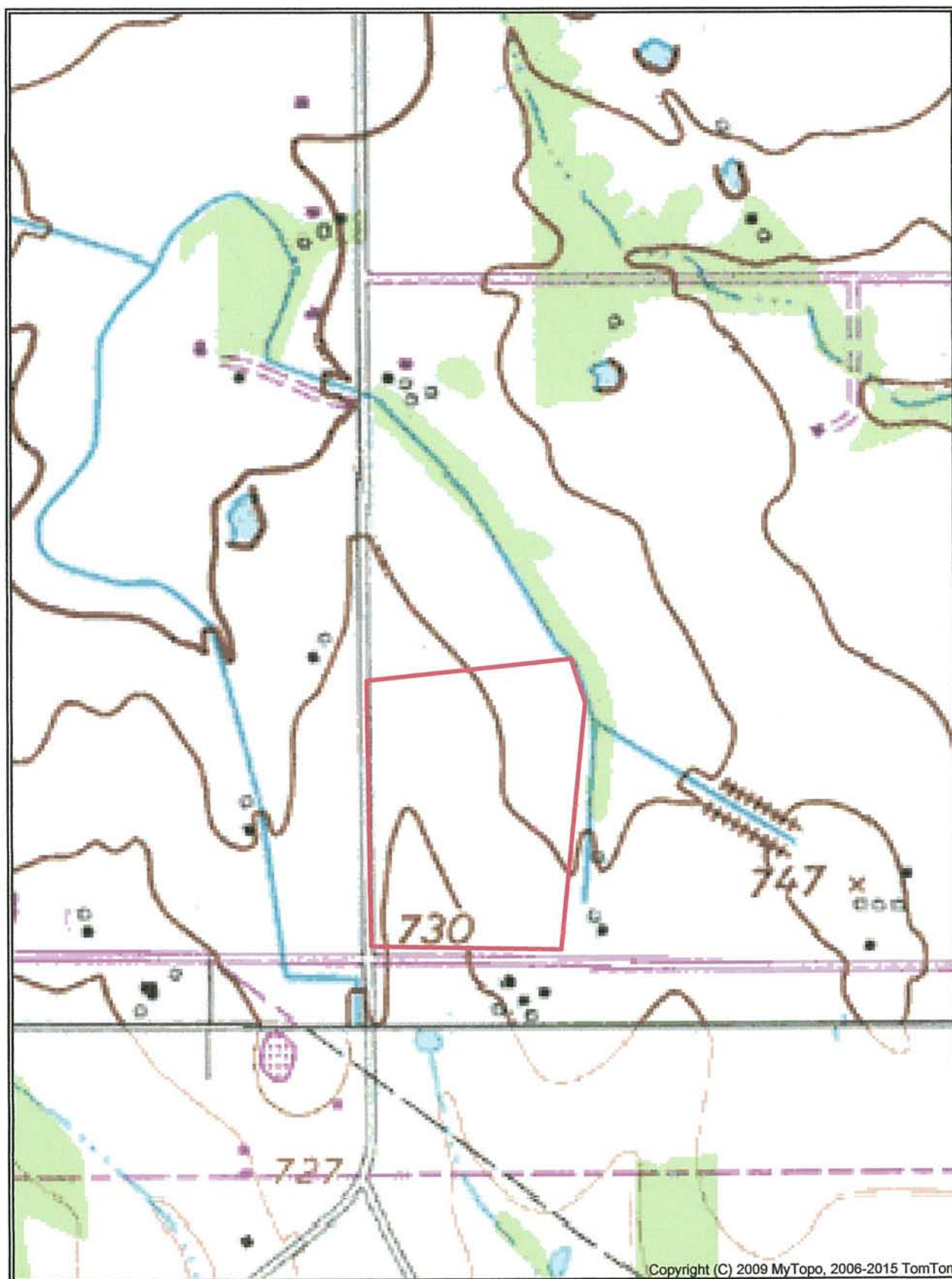
- ACRES:** 19.3500 acres, more or less.
- LOCATION:** 17083 Wisdom Road
Lytle, Texas 78052
Property is located approximately 2.3 miles NE of Lytle on the corner of Wisdom Road and Old Frio City Road, all in Bexar County, Texas.
- PRICE:** \$250,000.00.
- TERMS:** Cash to Seller and/or third party financing.
- SCHOOL:** Southwest I.S.D.
- TAXES:** Property is under agricultural use exemption. The 2014 taxes were approximately \$78.75.
- MINERALS:** Seller is believed to own 100% of the mineral estate and will convey 75%. There is currently an active oil lease (through August 2016); however, there is no current production. To be more fully determined at time of new title commitment.
- WATER:** Atascosa Rural Water Supply Corp. is the water provider and there is a 6" water line on Wisdom Road and Old Frio City Road with a fire hydrant on each road. No meter on property. The Bexar Medina Atascosa (BMA) canal runs along the eastern boundary of the property. The owner has used the BMA to irrigate fields and will convey 19.35 (+/-) acre feet of BMA water rights with the sale.
- UTILITIES:** CPS Energy is the provider of the utilities. There is also 3-phase power available along Old Frio City Road and electricity available on both roads.
- REMARKS:** This is a very nice corner property with commercial or residential possibilities. Property has approximately 1,031' of paved road frontage on Wisdom Road and approximately 731' of paved road frontage on Old Frio City Road. Access to electricity and rural water; BMA water; fenced on the north side. Approximately half of the property is in Coastal Bermuda and half in tillable field land. The property is close to Lyle, Castroville, San Antonio and within 1.5 miles to IH-35.

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.

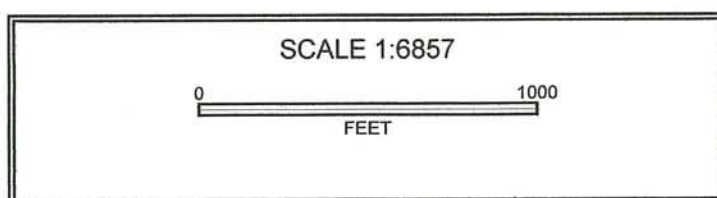








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