

Bob Heyen Realty

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- ACRES:** 200 acres, last surveyed in 2014.
- LOCATION:** Approximately 22 miles from Hondo and located on the west side of FM 1796 approximately 13 miles N of D'Hanis, Medina County, Texas.
- PRICE:** \$1,339,000.00.
- TERMS:** Cash to seller or third party financing.
- MINERALS:** Seller will convey all minerals owned and to be more fully determined at time of new title commitment. Acreage is not under lease and there is no production currently in the area.
- WATER:** This ranch is blessed with two Edwards Aquifer water wells. Together, these wells supply the home, barn/shop, wildlife water troughs and a quarter-acre fishing pond stocked with catfish, Bluegill, and forage fish. The older well is 350' deep with a 2 H.P. Goulds pump installed in 2006. The newer well was drilled in May 2014 to a depth of 708' and has a 3 H.P. Goulds submersible pump. (This well jetted at 100 G.P.M. upon completion and prior to reduction.) A 2,800 gallon cistern and a booster pump ensure plenty of water for all consumption.
- TAXES:** Taxes currently are approximately \$2,400.00 per year. The land is under a Wildlife Exemption and the ranch is enrolled in the Texas Parks and Wildlife MLD3 program.
- WILDLIFE:** As of 2014, the estimated biological survey has the whitetail deer herd at 80 to 90 deer with a buck to doe ratio of 1 to 3. Several open fields are planted as food plots and along with the tank, attract many dove. The deer herd consists of 200+ B&C Whitetail genetics with pictures and mounts located in the home. In 2014, the ranch is virtually hog-free; other varmints and smaller creatures native to the area are also found. Turkeys and song birds also abound here, and a bird watching-feeder station off the rear porch of the home makes bird watching enjoyable. Deer hunting/feeding equipment includes two 2,000 lb. protein and 3 corn feeders and two 2-man executive hunting blinds.

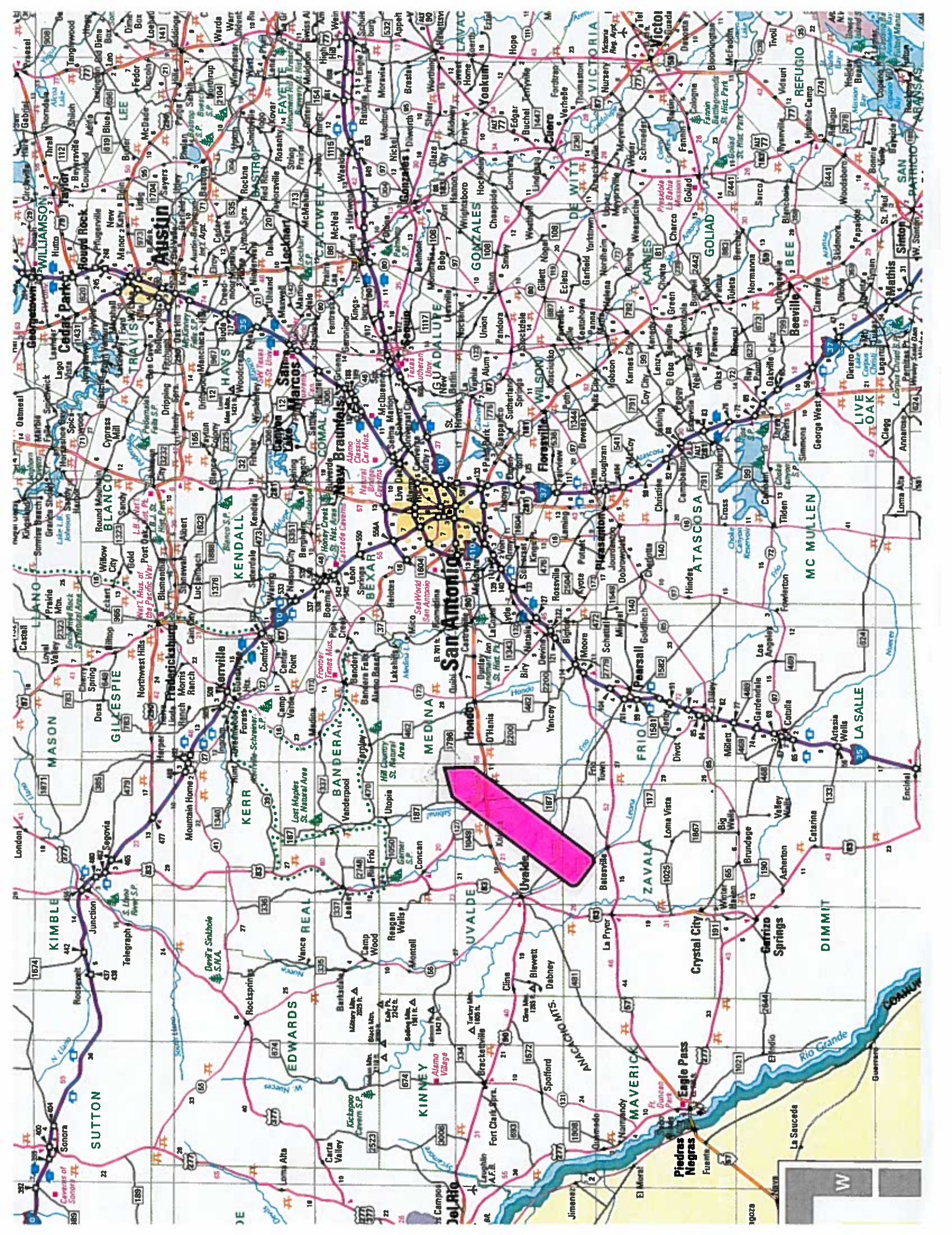
IMPROVEMENTS: A beautiful one-story white rock ranch home built in 2006 has 1,850 sq. ft. of living space with 3 bedrooms, 3 ½ baths, vaulted ceiling in living area, tile floors, granite tops throughout and gorgeous knotty pine cabinets and trim and solid knotty pine doors. Two of the bedrooms, each with its own full bath are separated from the main home and master suite by a breezeway and covered porch. All rooms have custom made Cedar furniture including beds which all convey with the home, including all appliances (washer, dryer, refrigerator, freezer, stove, trash compactor, microwave). Two Sony big screen T.V.'s also convey with the home, one over the white rock fireplace in the living area and one in the master suite.

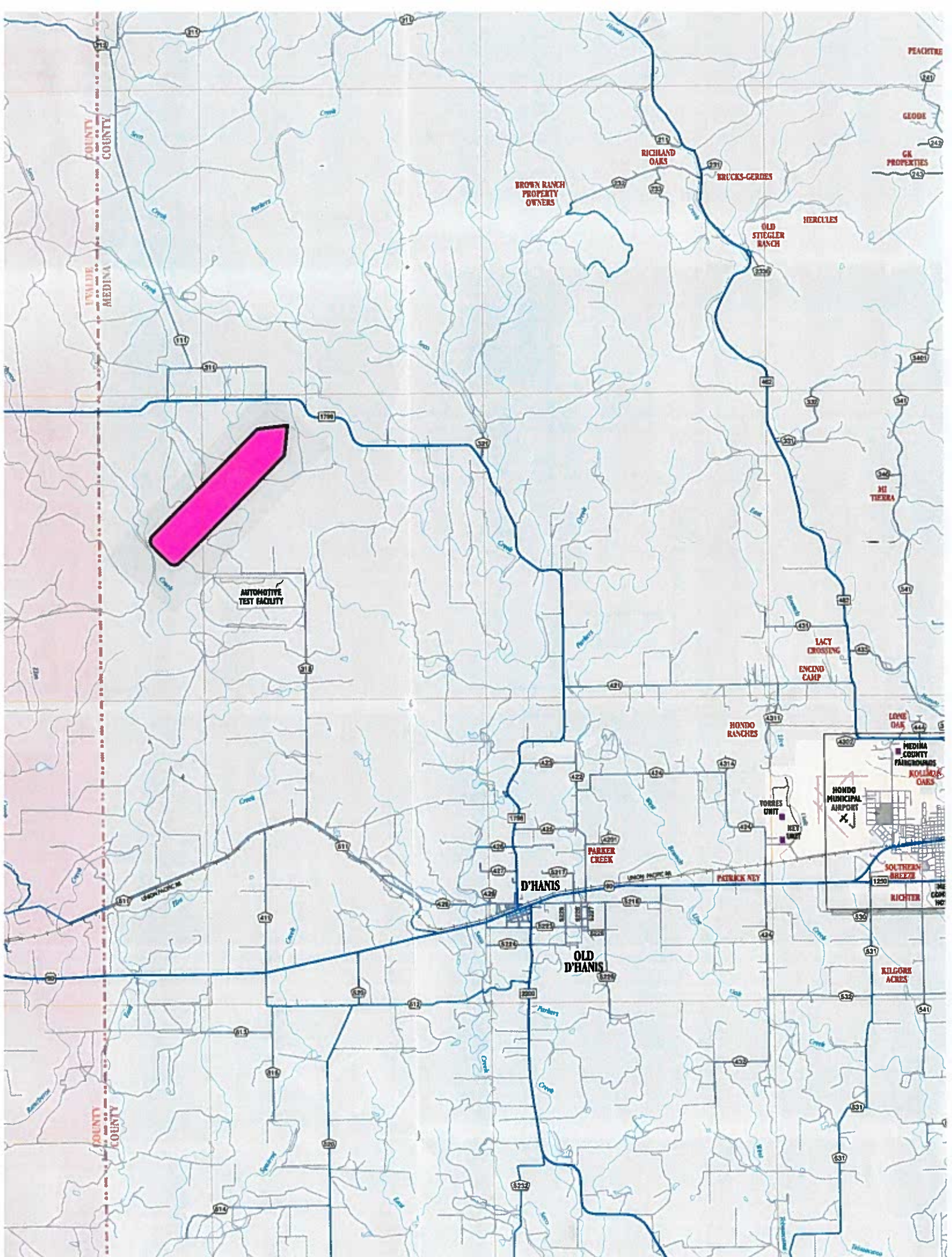
The front and rear of the home have a sodded lawn with underground sprinkler system. A peaceful picnic/sitting area amidst a grove of majestic live oak trees is located next to the home.

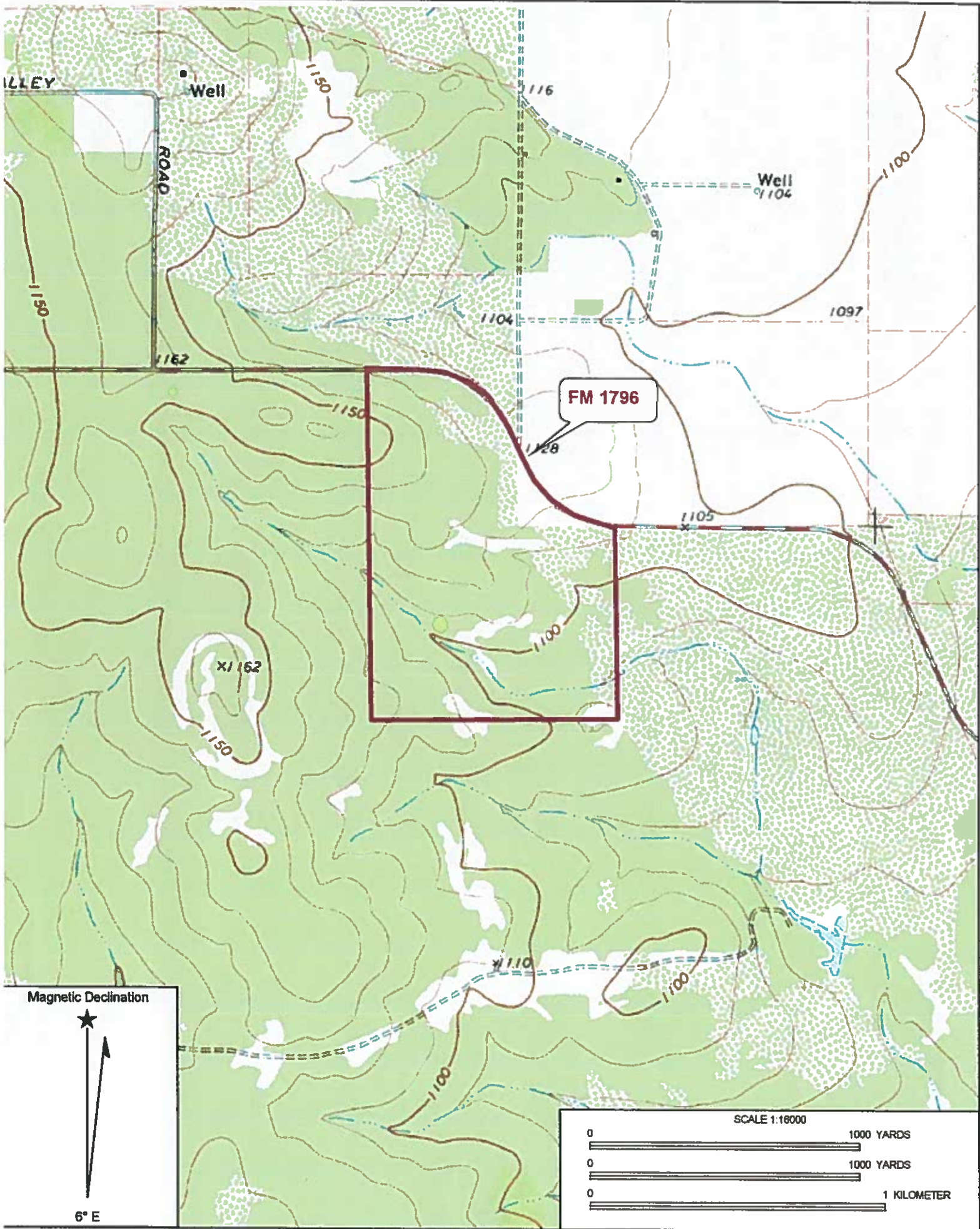
A metal barn and shop on a concrete slab provides ample cover and storage for ranch equipment in approximately 2,000 sq. ft. of space. A covered game cleaning area on a concrete slab adjacent to the barn has water and electric hoist. A 90 H.P. Massey Ferguson tractor and seven implements may be purchased separately.

REMARKS: It is a rare find to offer a manageable sized recreation/hunting ranch with the amenities of a much larger ranch, yet without all the maintenance expense of the mega-sized ranches. Features include a paved entry along FM 1796, a classy rock gated entry, high fenced, great timber (live oak, elm) great deer browse and small game cover, top genetic deer herd, turkey, and dove hunting, fishing, close proximity to several towns and an hour to San Antonio. With all of that, this fully packaged turn-key ranch shows the meticulous care and maintenance employed by the owners, making the improvements appear brand new.

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.







ALLEY

Well

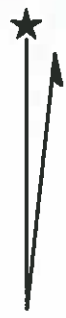
ROAD

Well
1104

FM 1796

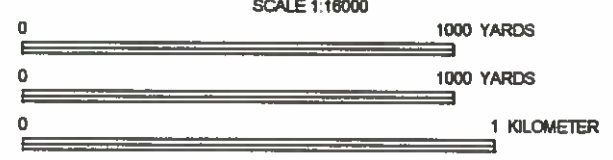
X/162

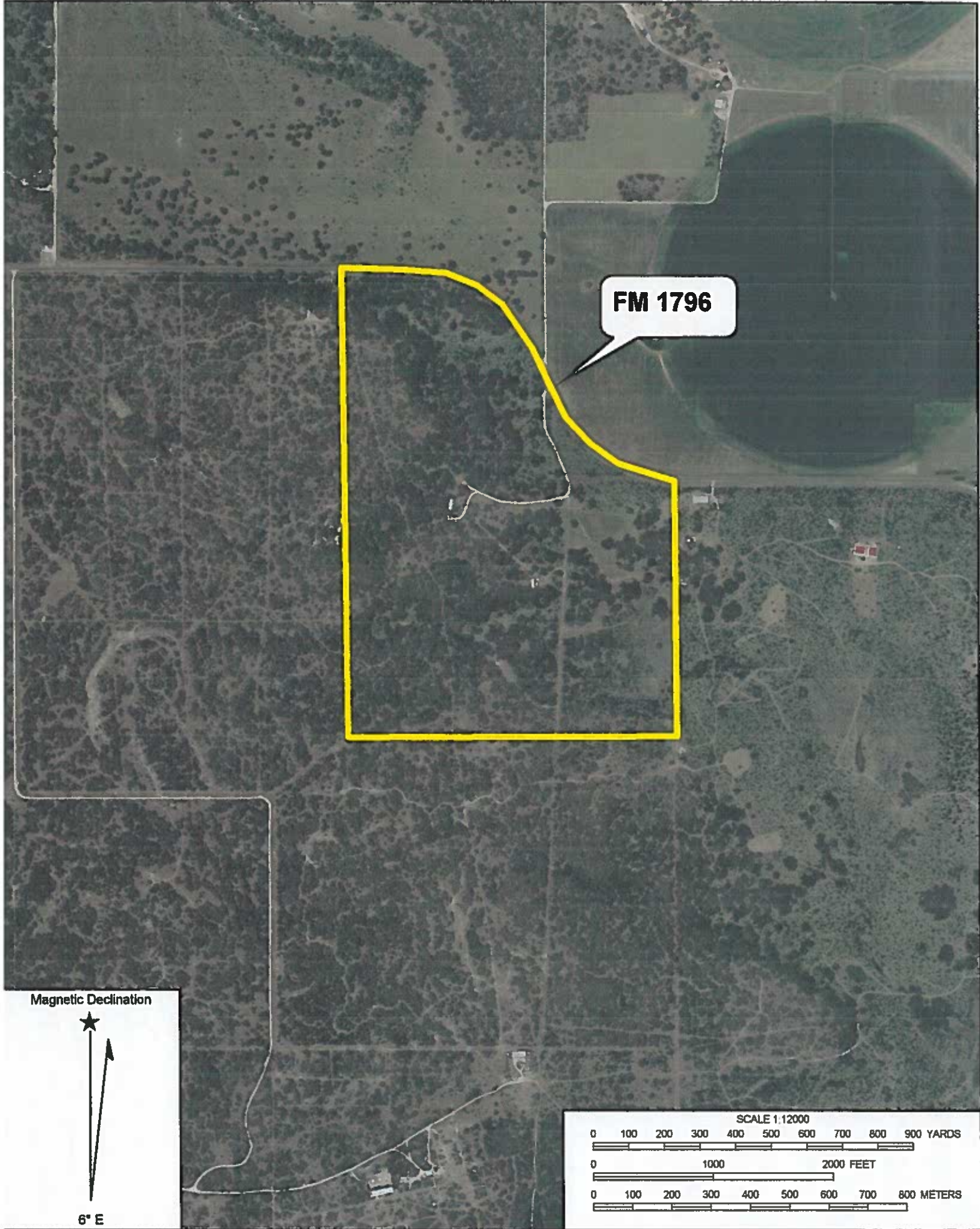
Magnetic Declination



6° E

SCALE 1:16000





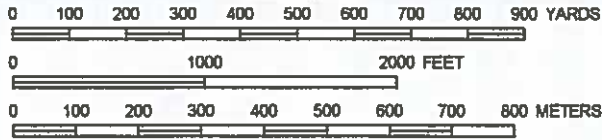
FM 1796

Magnetic Declination



6° E

SCALE 1:12000



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The bearings are relative to the bearing along the South line of said 200.000 acres of land between two found 5/8" iron pins having a bearing and distance of S 89-56-31 W 2743.60 feet.

Prepared for: Allan J. Richardson, et ux

A Plat of 200.000 acres of land situated about 13.2 miles N 60° W of Hondo, in Medina County, Texas, being 54.453 acres out of Survey No. 139, Abstract No. 170, B.F. Irrig. & Mfg. Co., original Grantee, 139.966 acres out of Survey No. 140, Abstract No. 1334, Joseph Relley, original Grantee, 0.861 acre out of Survey No. 448, Abstract No. 506, V. R. Holmes, original Grantee, and 4.720 acres out of Survey No. 448 ½, E. F. Woodward, original Grantee, being that same property described in a Deed to Allan J. Richardson, et ux from H4 Ranch Investments, Ltd., dated October 8, 2004, as recorded in Volume 554 on Page 425 of the Official Public Records of Medina County, Texas.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14 day of June, 2005.

Charles W. Little

Registered Professional Surveyor No. 2453
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