

Bob Heyen Realty

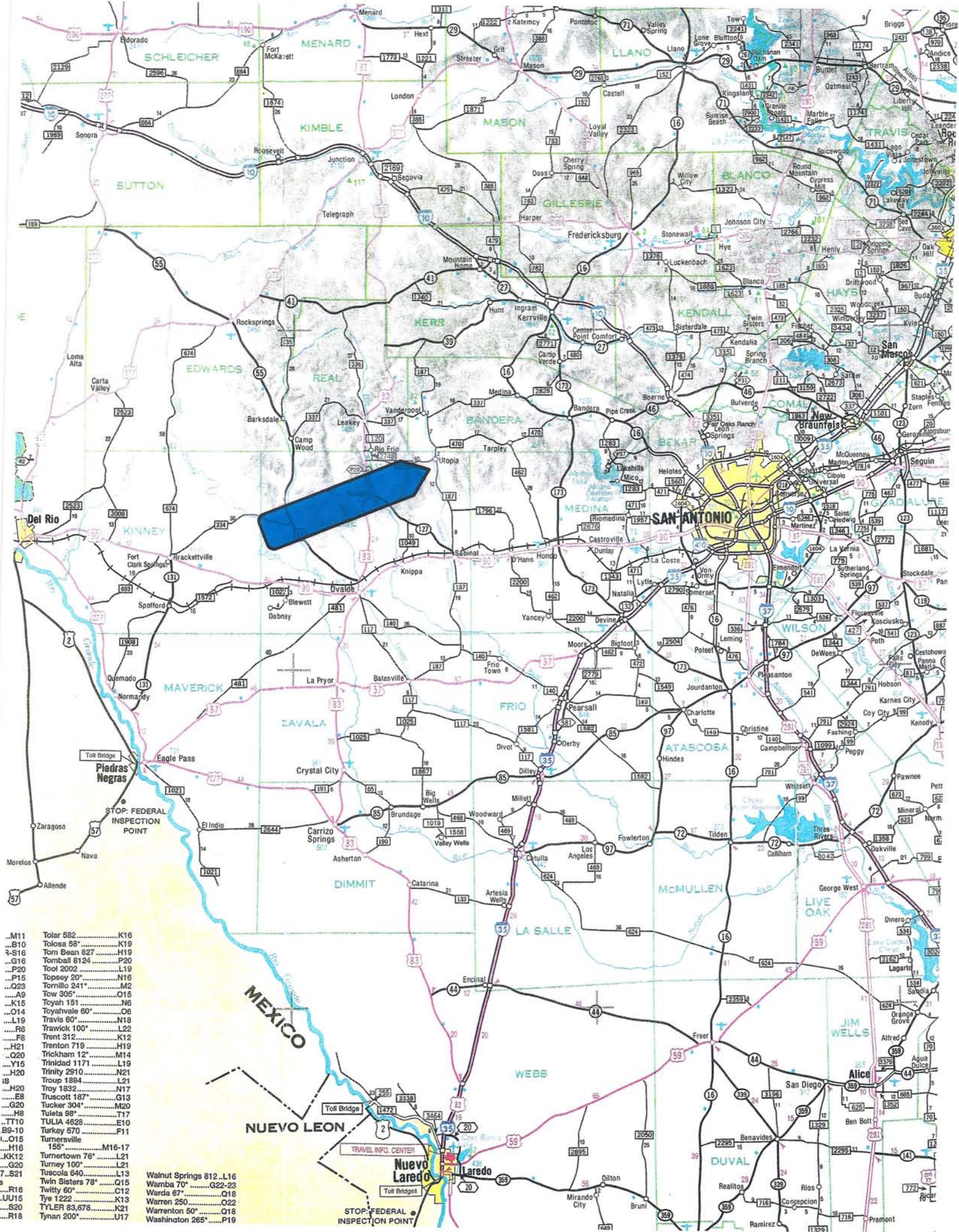
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SABINAL RIVER WALK RANCH

- ACRES:** 150 acres, more or less.
- LOCATION:** Located just 2 miles south of Utopia, all in Uvalde County, Texas.
- PRICE:** \$1,750,000.00
- TERMS:** Cash to Seller or third party financing. Broker can assist in obtaining third party financing.
- MINERALS:** Seller is believed to own 100% minerals and will convey ½ minerals and royalties and 100% executive rights with the sale. Exact conveyance to be determined at time of new title commitment.
- REMARKS:**
- The views. The trees. The live water. The paved and gated entry. The park-like drive to the elevated scenery. The walking trails beside the crystal clear running Sabinal River. The history and stories attached to the Comanche Cliffs overlook are fascinating. Your trip to this property will leave you smiling and full of expressions like "awesome trees", "gorgeous mountain views", "fabulous flat-rock walking trails", and "your own private river walk"!
- This 150 acre ranch is a virtual paradise of assets. The lower elevations and field land leading up to the 2000' + elevations are dotted with majestic Live Oaks, Red Oaks, Elm and Cedar. Towering Cypress trees line your own personal "Sabinal River walk" for 800'. The owner has taken meticulous care in carving out driving lanes through the property that preserve and showcase the natural beauty of this ranch's assets. The owner will build a new road to the top of the hill to be completed by 9-15-2012.
- Several spectacular home sites are here for the choosing. Water wells in this area supply an abundance of sweet water from the Trinity, and electricity is located near the entry. The "neighborhood" includes being located just two miles south of Utopia, a 5 minute drive to the first tee at the Utopia Golf Club, the upscale Laurel Tree Restaurant, the award-winning Lost Maples Café (Texas Monthly, Texas Country Reporter) and a scenic drive past a horse ranch which is home to several world champion rodeo and Polo equine inhabitants. This property is a wildlife paradise including Whitetail and Axis deer, some exotics, many turkey, native varmints and birds of many species. A wildlife management tax valuation is in place. Livestock are allowed but not required to receive the property tax reduction.

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.



- ...M11 Tolar 582.....K16
- ...B10 Tokosa 58.....K19
- ...S16 Tom Bean 827.....H19
- ...G16 Tomball 8124.....P20
- ...P20 Tool 2002.....L19
- ...P16 Topsey 20.....N16
- ...Q23 Tornillo 241.....M2
- ...A9 Tow 305.....O15
- ...K15 Toyah 151.....N6
- ...O14 Toyahvale 60.....O6
- ...L19 Travis 60.....N18
- ...R6 Travick 100.....L22
- ...H21 Trent 312.....K12
- ...Q20 Trenton 719.....H19
- ...Y15 Trickham 12.....M14
- ...H20 Trinity 2910.....N21
- ...S Troup 1884.....L21
- ...H20 Troy 1832.....N17
- ...E8 Truscott 187.....G13
- ...G20 Tucker 304.....M20
- ...H8 Tuleta 88.....T17
- ...T10 TULIA 4628.....E10
- ...B9-10 Turkey 570.....F11
- ...I..O15 Turnersville 155.....M16-17
- ...H16 Turnertown 78.....L21
- ...KK12 Turney 100.....L21
- ...S21 Tuscola 640.....L13
- ...S Twin Sisters 78.....Q15
- ...R16 Twitty 60.....K12
- ...UU15 Tye 1222.....K13
- ...S20 TYLER 83,878.....K21
- ...R18 Tynan 200.....U17
- Walnut Springs 812.....L16
- Wamba 70.....G22-23
- Warda 67.....Q18
- Warren 250.....Q22
- Warrenton 50.....Q18
- Washington 265.....P19



