

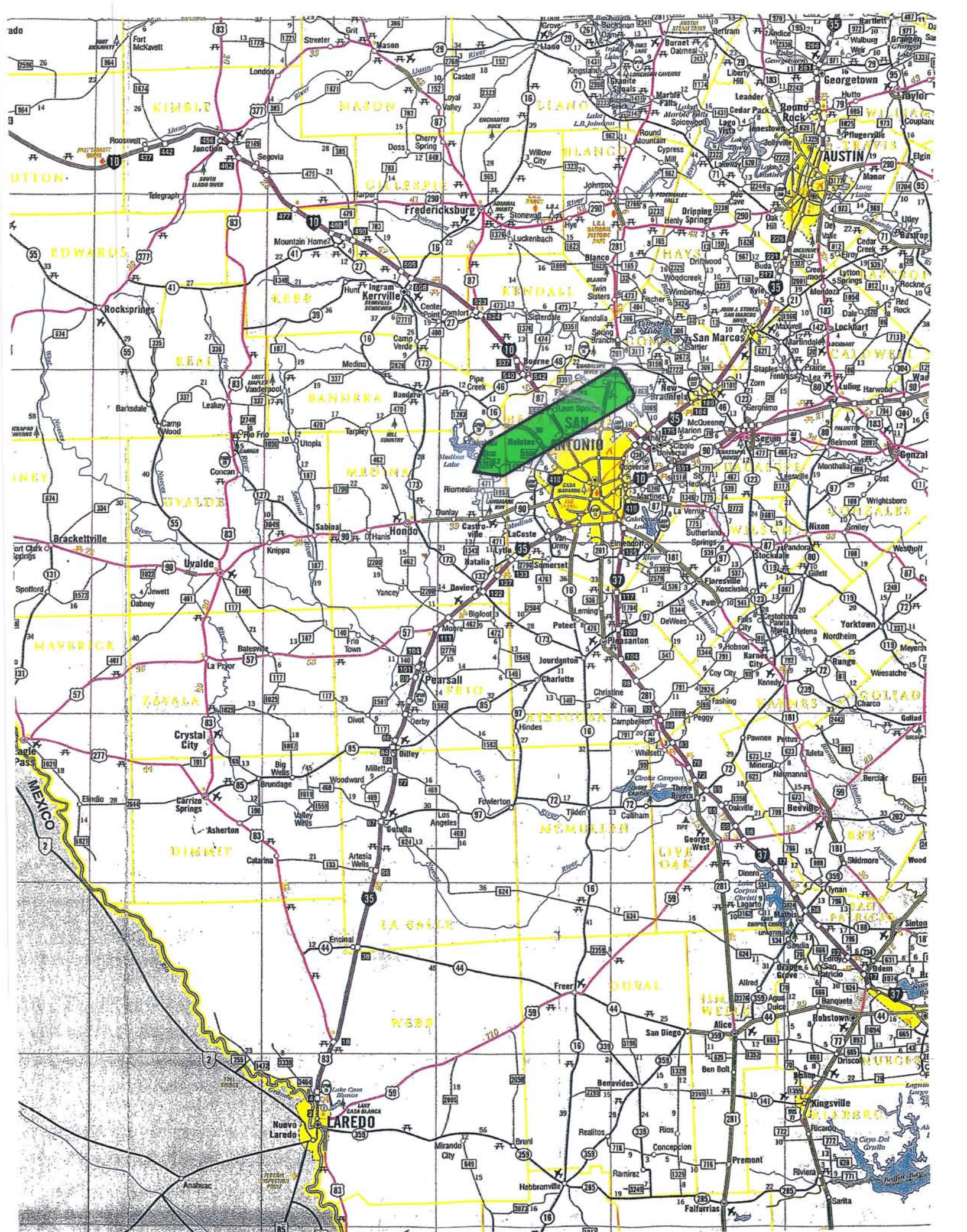
Bob Heyen Realty

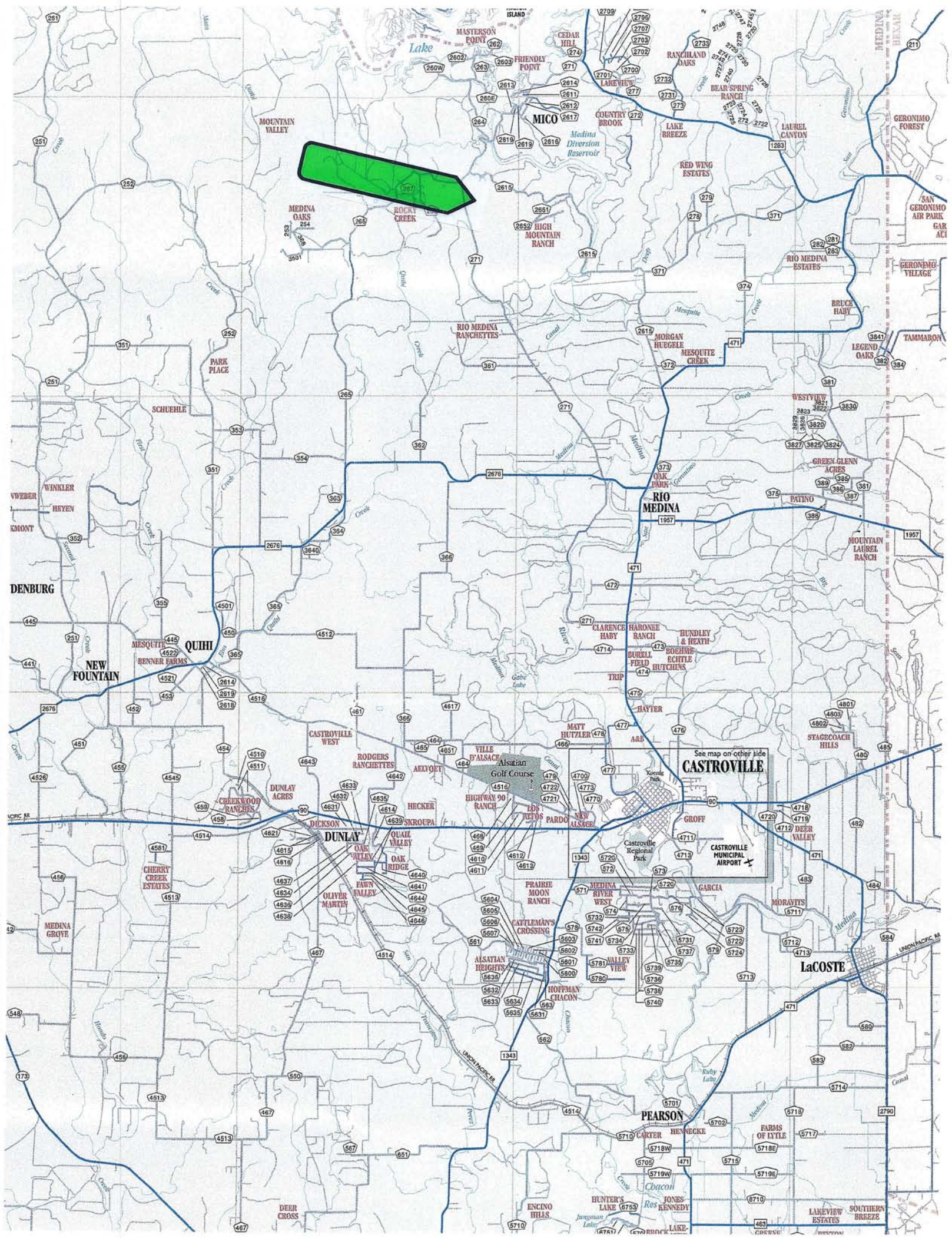
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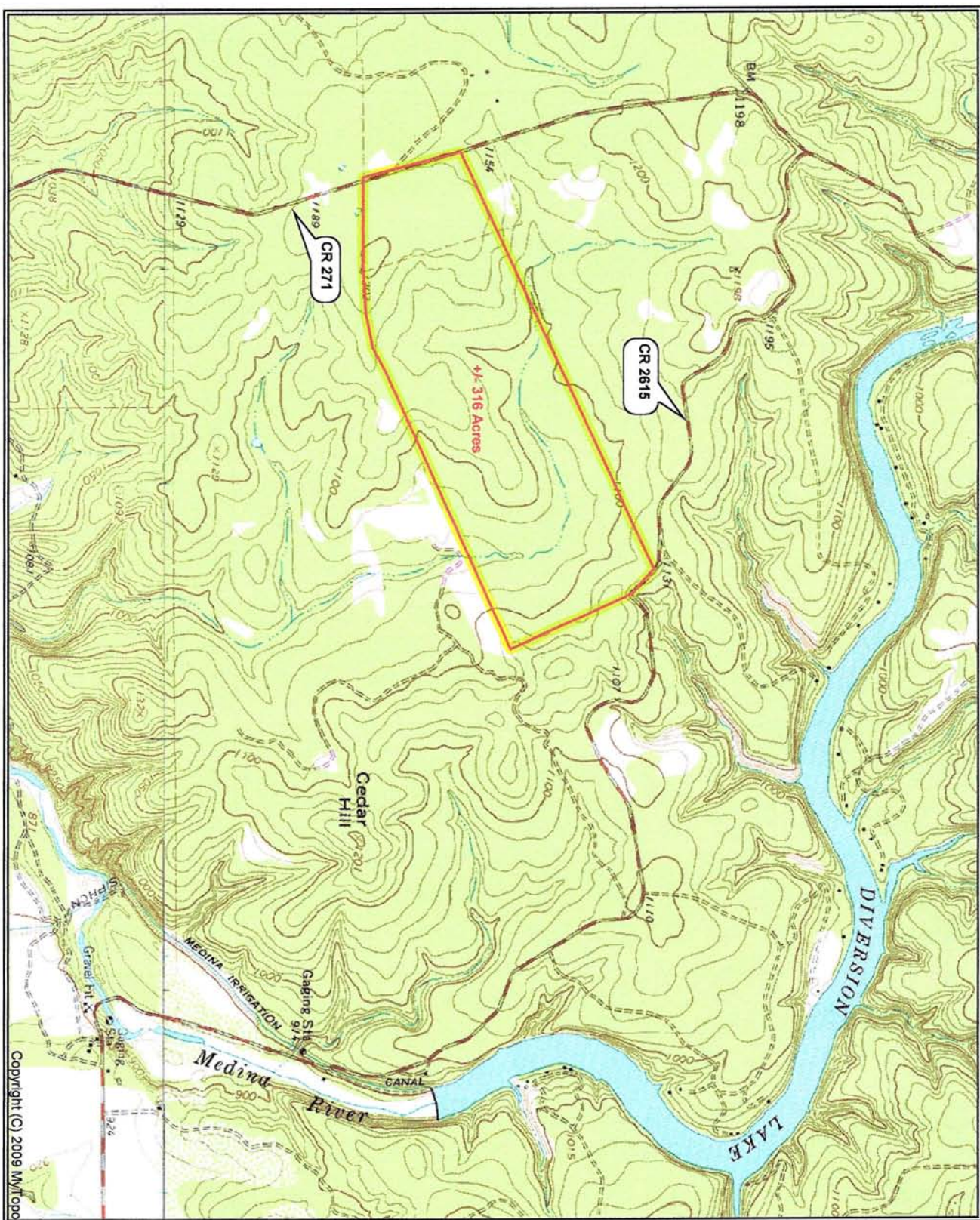
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- ACRES:** 316.552 acres, more or less.
- LOCATION:** Property is located approximately 26 miles northeast of Hondo with frontage on CR 2615 and CR 271, all in Medina County, Texas.
- PRICE:** \$2,850.00 per surveyed acre.
- TERMS:** Cash to Seller or third party financing.
- MINERALS:** Any and all minerals owned to be conveyed, believed to be 100%. Exact conveyance to be determined at time of new title commitment.
- FENCING:** Property is low fenced (5-strand barbed wire) fenced on two sides. Owner will be responsible for fencing the remaining of the property.
- UTILITIES:** No electricity or water currently on property.
- TREES:** The property has an abundance of cedar, elm, and very large live oak trees. Ground cover brush is also abundant providing browse and habitat for wildlife.
- REMARKS:** Located just a mile from Medina Lake, this property offers excellent recreational opportunities. Hunting for whitetail deer, some axis, hogs, and turkey is outstanding in this area. Views, hunting, camping, recreation and proximity to Medina Lake are perpetual assets on this ranch. A wet-weather run off seasonal creek traverses the ranch from north to south through the southern portion of the acreage. (see topo and aerial)
- There is currently a S.A.W.S. Conservation Easement in place with restrictions on property division, only building of one home and a yearly inspection.

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.







SCALE 1:24000



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