

# Bob Heyen Realty

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- ACRES:** 20.25 acres, more or less.
- LOCATION:** Property is located 16 miles northwest of D'Hanis on CR 311 off of FM 1796 in Terra Medina Ranch Subdivision.
- LEGAL:** Terra Medina Ranch Subdivision, Lot 26 (10.14 acres) and Lot 27 (10.11 acres), all in Medina County, Texas.
- PRICE:** \$85,000.00 total or can be split into two 10 acre tracts for \$45,000.00 each.
- TERMS:** Cash to Seller or third party financing.
- SCHOOL:** D'Hanis I.S.D.
- TAXES:** Taxes are approximately \$1,900.00 per year, property does not have Ag exemption.
- H.O.A.** Terra Medina Ranch has a Homeowner's Association with yearly dues being \$48.00 per lot.
- REMARKS:** Small unimproved tract of land with nice building sites potential. Property has oak and mesquite trees with a portion being open field and the remainder wooded. There are fences on 3 sides and electricity is along the county road. Buyer must drill well for water (+/- 400' in depth).
- Some restrictions apply.

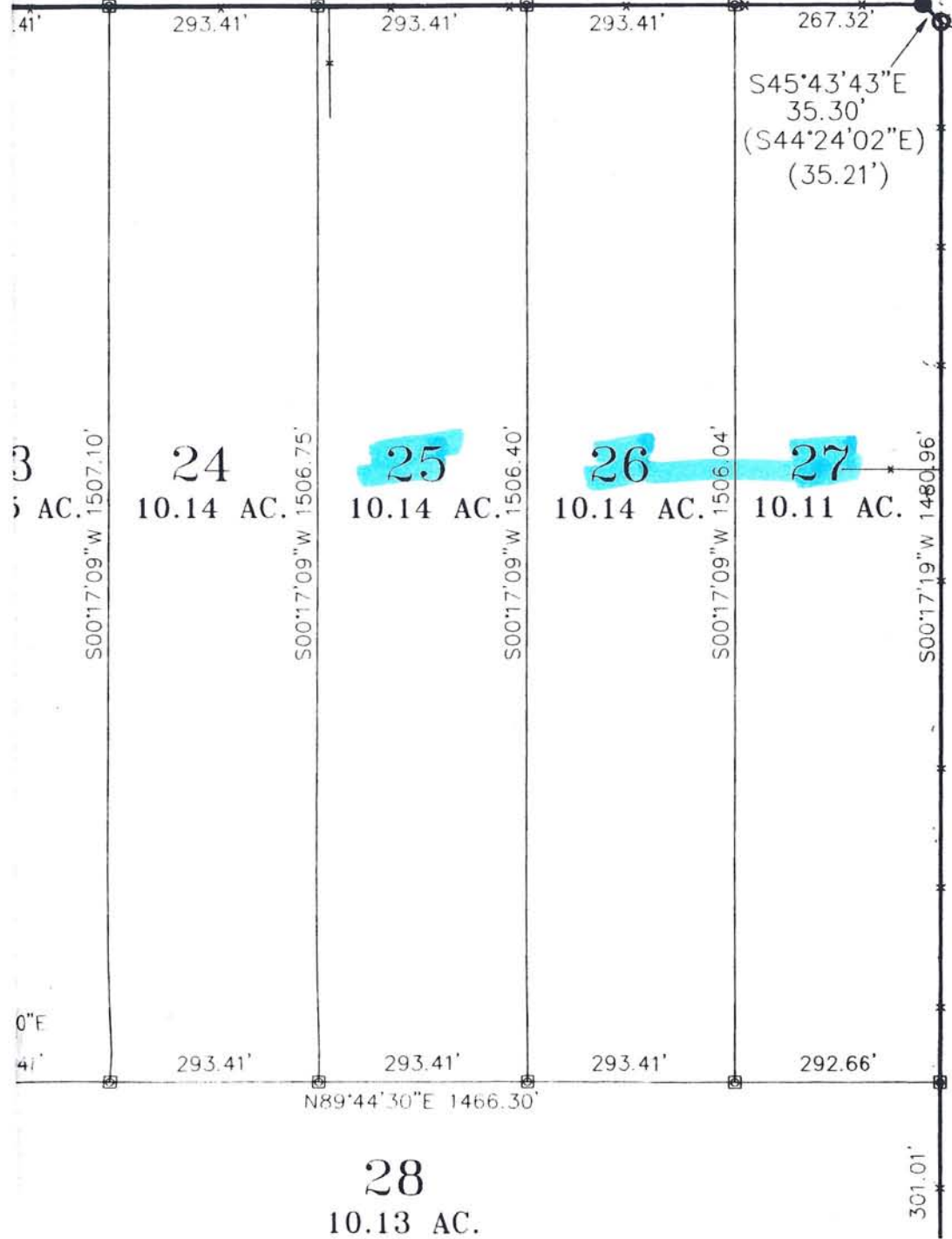
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, 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.

**JOHN SHARP SURVEY NO. 450, A-85/  
MEDINA COUNTY, TEXAS  
58 LOTS**

COUNTY ROAD 311																												
58																												
57																												
56	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
55																												
54	SHEET 2						SHEET 3									SHEET 4												
53																												28
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51	48	47	46	45	44	43	42	41	40	39		38		37		36			35		34	33						30
50																												31
49																												32
F.M. HWY. 1796																												
COUNTY ROAD 311																												



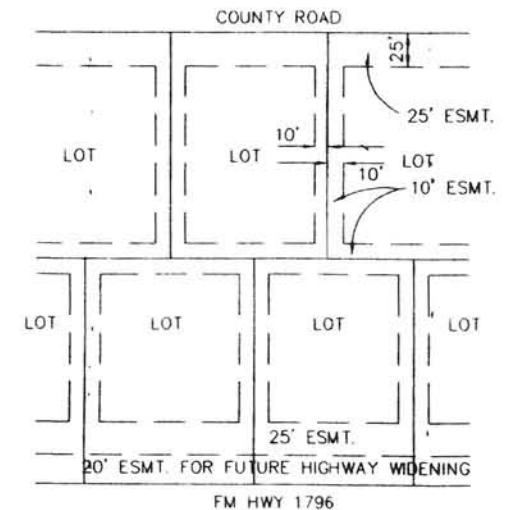
UNTY ROAD 311



FINAL PLAT  
**Terra Medina**  
**Ranch**  
 MEDINA COUNTY, TEXA



SCALE: 1"=200'



TYPICAL EASEMENT LOCATIONS  
 (UNLESS OTHERWISE NOTED)



