

Bob Heyen Realty

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- ACRES:** 757.503 acres, more or less.
- LOCATION:** 732 CR 312
D'Hanis, Texas 78850
Located approximately 5 miles NW of D'Hanis, north of Hwy. 90 along paved CR 312, lies 757 acres of prime farm, hunting and ranch land. One can drive to the ranch, a relaxing hour from San Antonio along Hwy. 90, or fly in, utilizing the 3,400 ft. paved landing strip. An additional 2,000 ft. grass runway attaches. All in Medina County, Texas.
- PRICE:** \$4,120,200.00.
- TERMS:** Cash to Seller or third party financing.
- SCHOOLS:** D'Hanis I.S.D.
- MINERALS:** No minerals are owned.
- WATER:** An 1,100' Edwards well with a one-year old 1.5 H.P., 15 GPM pump furnishes water to the home, barns, hangar, shop/office, and livestock troughs. There are holding tanks and pressure systems at each location. A soft water system is in place for the home.
- UTILITIES:** Medina Electric - there are a total of 4 electric meters.
- GRASSES:** There are seven separate pastures on the ranch with a set of cattle pens for sorting and handling, in addition to pastures for the ranch horses. Grasses include coastal Bermuda, native coastal, and some blue stem. Planted winter wheat is used for grazing.
- SOILS:** Knippa-Mercedes-Castroville Soils Association: deep, nearly level to gently sloping, loamy and clayey, calcareous soils.
- TIMBER:** Timber includes Live Oaks and some mesquite in the hunting fields, along with native brush species.
- WILDLIFE:** The ranch is lightly hunted by family members for deer, which are plentiful, along with hogs, dove and numerous coveys of quail, which have never been hunted.
- IMPROVEMENTS:** The two-year old main home is breathtaking. 3,600 sq. ft. of living space is wrapped under 6,800 sq. ft. of R-panel metal roofing covering deep porches on all four sides of this Austin rock home. Custom luxury abounds in this 3 bedroom, 2.5 bath residence. The kitchen in this home is a treasure for the most discriminating "kitchen magician". Maple cabinetry, fabulous countertops to four under-mount sinks, two refrigerator-freezer combos and one freezer along with dishwasher, range/oven all in stainless surround the center island and breakfast bar. Completing this fabulous kitchen are both a walk-in food pantry and a walk-in butler's pantry.

Beautiful hand scraped wood flooring leads to an expansive dining and living area. Highlighted by custom cabinetry, a double-faced wood burning rock fireplace, and a most unique "hidden-walled" 8'x10' Christmas room transforms a wall of cabinetry to a fully decorated Christmas room, complete with tree.

The master bedroom shares the other side of the glass encased living room fireplace. The master has huge his and hers closets and wonderful built-ins, and a hidden-walled, walk-in safe room for special valuables. The master bath is beautifully tiled with a soaking jet tub, oversized shower, his and hers sink areas, and a special laundry room close to the closets.

The entire home has 10 ft. ceilings, 8 ft. doors and four entry doors off the exterior porches. Construction of the home began in 2010 with an engineered cable-lock lifetime guaranteed foundation. The wall framing and roof trusses are steel and the exterior walls are 2"x8" construction. Both exterior and interior walls are insulated and the attic has one foot of insulation. All rooms are wired for sound and a "command closet" for all programmed monitors, including built-in audio/visual electronics is included with the home. All furnishings with the exception of one bedroom set are negotiable for conveyance with the property. Detached from the home are an oversized 2-car garage and shop with an attached 2-car carport.

Airplane/Helicopter Hangars, Barn, Shop, Office

A 120' x 200' hangar houses a huge shop, several airplanes, tractors and vehicles. This building would also make a fabulous barn. A second hangar, approximately 75' x 70' is currently utilized as a workshop. In this same complex is a very nicely appointed office, complete with living quarters. A two-year old mobile home is set near the office-hangar complex and is fully functional for guests/employees. An open walled shed at the complex is 75' x 60' for shaded cover and plane parking. The hangars and the office-mobile have separate septic systems.

LAND:

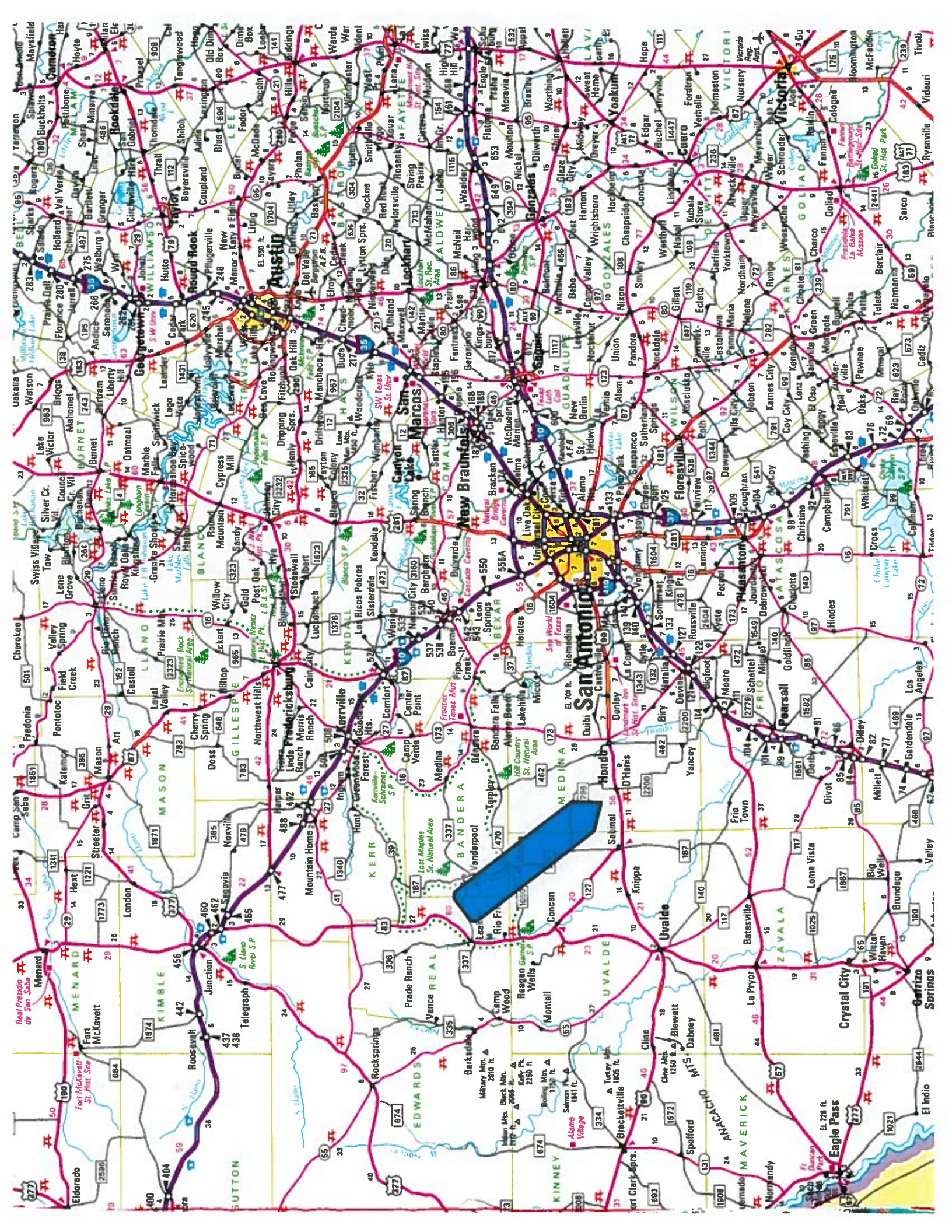
Of the 757 (+/-) acres, approximately 135 acres are in contiguous brush and another 51 acres are close to the home area. A portion of the remaining 571 acres is split between pastures and cultivated land. The brush is loaded with browse and cover for the wildlife and wraps around much of the field land. A 30' deeded ingress-egress easement is granted to a south perimeter neighbor who is an absentee owner.

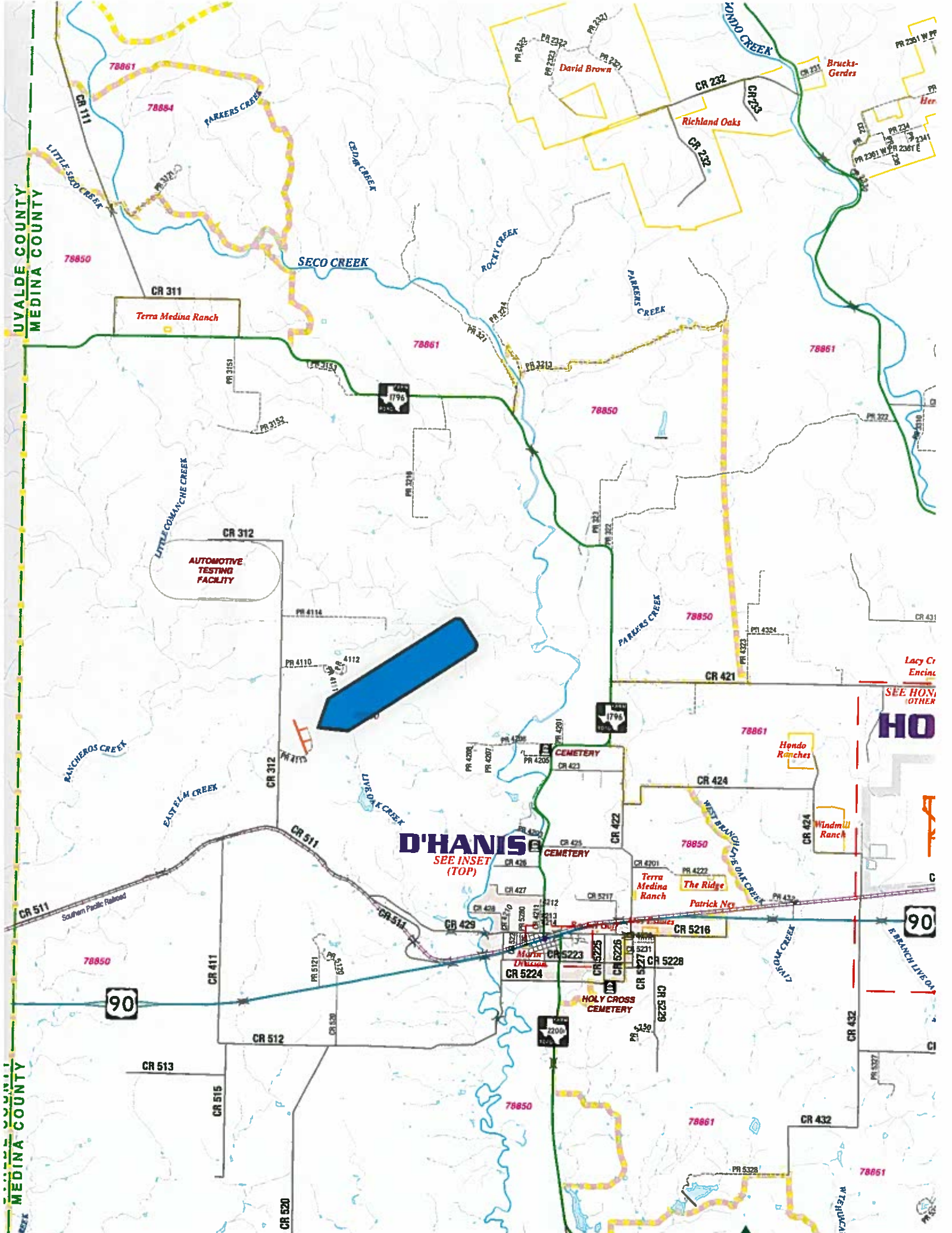
FENCES:

The north and east side of the ranch is high fenced and the remainder of the perimeter and cross fencing is 5-strand barbed with some net fencing.

FURNITURE/
EQUIPMENT:

All furnishings and much equipment, tools, tractors are negotiable in addition to the purchase of real property.





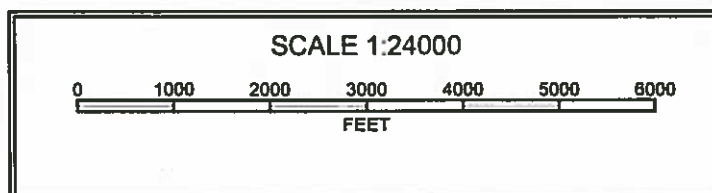
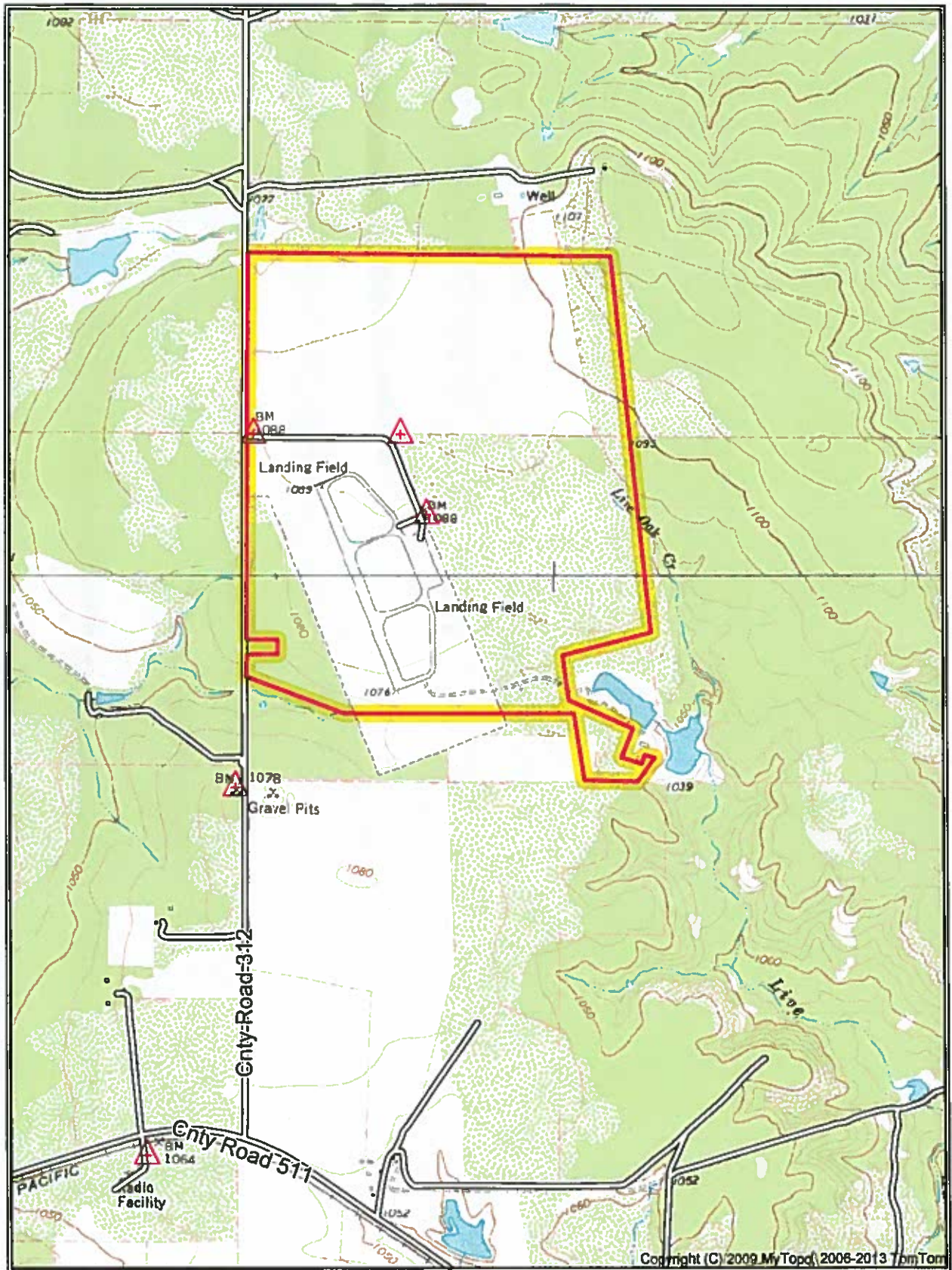
UVALDE COUNTY
MEDINA COUNTY

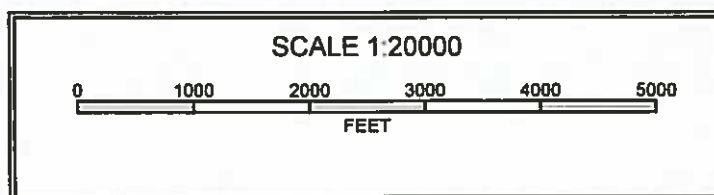
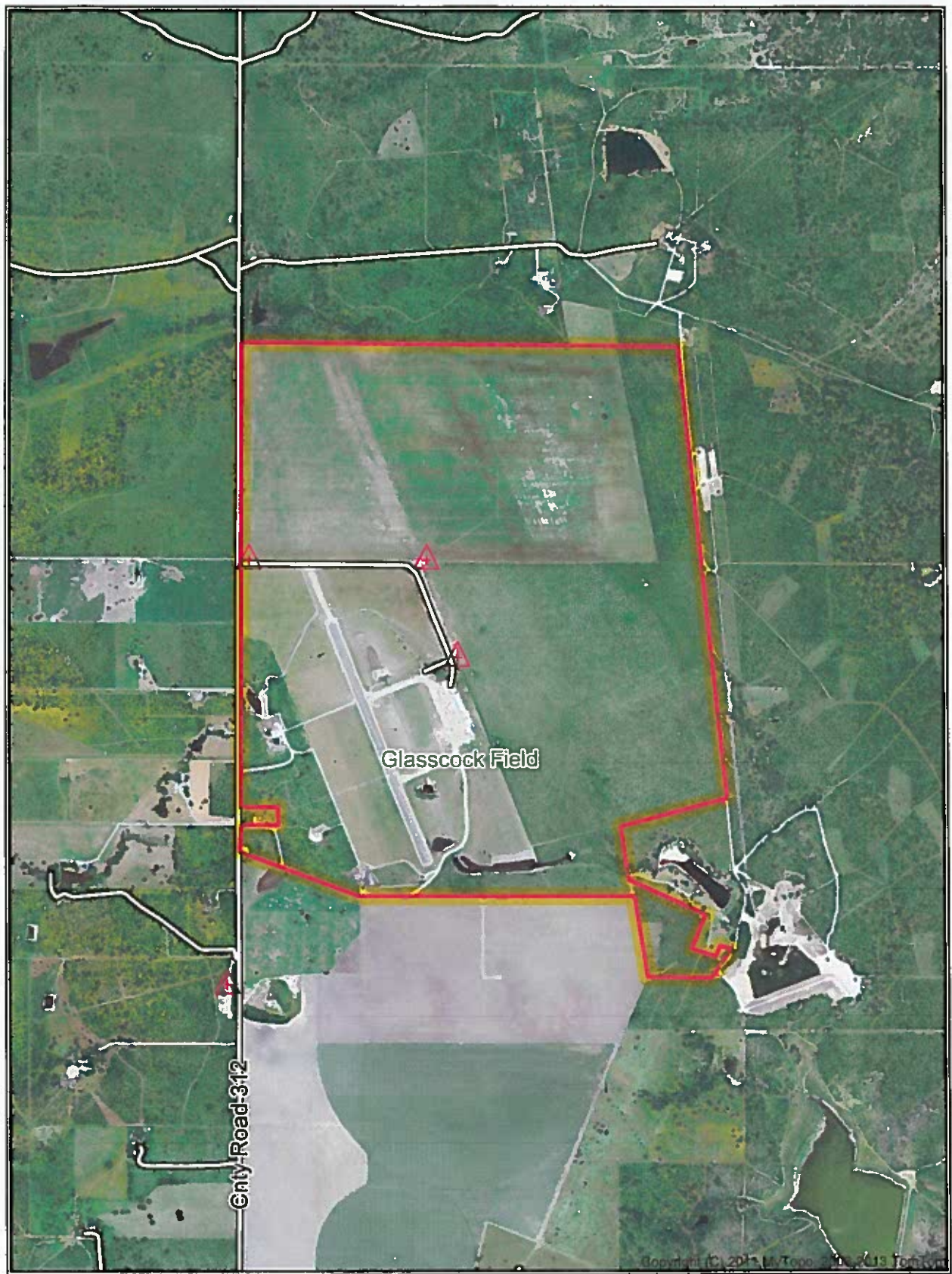
MEDINA COUNTY
BREWSTER COUNTY

D'HANIS
SEE INSET
(TOP)

HO

90





**SELLER'S DISCLOSURE OF PROPERTY CONDITION**CONCERNING THE PROPERTY AT 732 CR 312 D'FANIS
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Disposal 2
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
	<input checked="" type="checkbox"/> Smoke Detector	
	<input type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input type="checkbox"/> Carbon Monoxide Alarm	
	<input type="checkbox"/> Emergency Escape Ladder(s)	
<input type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Cable TV Wiring	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Septic System	<input type="checkbox"/> Public Sewer System
<input type="checkbox"/> Patio/Decking	<input type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Fences
<input type="checkbox"/> Pool	<input type="checkbox"/> Sauna	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Woodburning)		<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input type="checkbox"/> Natural Gas Lines		
<input type="checkbox"/> Liquid Propane Gas:	<input type="checkbox"/> LP Community (Captive)	<input type="checkbox"/> Gas Fixtures
Garage: <input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Not Attached	<input type="checkbox"/> LP on Property
Garage Door Opener(s):	<input type="checkbox"/> Electronic	<input checked="" type="checkbox"/> Carport
<input checked="" type="checkbox"/> Water Heater:	<input type="checkbox"/> Gas	<input type="checkbox"/> Control(s)
Water Supply: <input type="checkbox"/> City	<input checked="" type="checkbox"/> Well EDWARDS <input type="checkbox"/> MUD	<input checked="" type="checkbox"/> Electric
Roof Type: <u>R PANEL METAL</u>		<input type="checkbox"/> Co-op
	Age: <u>2 YRS.</u> (approx)	

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☒ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary):

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown If the answer to this question is no or unknown, explain.
(Attach additional sheets if necessary): _____

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Basement
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Sidewalks
<u>N</u> Plumbing Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe) _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (Includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>N</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements

- ☒ Landfill, Settling, Soil Movement, Fault Lines
☒ Single Blockable Main Drain in Pool/Hot Tub/Spa*

- ☒ Subsurface Structure or Pits
☒ Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☒ No (if you are not aware) ☐ Yes (if you are aware)
 If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.
- ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
 - ☐ Homeowners' Association or maintenance fees or assessments.
 - ☐ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - ☒ Any lawsuits directly or indirectly affecting the Property.
 - ☐ Any condition on the Property which materially affects the physical health or safety of an individual.
 - ☐ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Law suit over gate with Retha Carly

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Signature of Seller

3-11-13
Date

Signature of Seller

3-11-13
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date





