## **Bob Heyen Realty**

235 19th St.

P.O. Box 156

Hondo, TX 78861 Tel: (830) 426-4333 Fax: (830) 741-2080

Internet Address www.bobheyenrealty.com E-mail Address bobheyenrealty@sbcglobal.net

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 an 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.

757 Acres, con't Pg. 2

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'  $\times$  200' hangar houses a huge shop, several airplanes, tractors and vehicles. This building would also make a fabulous barn. A second hangar, approximately 75'  $\times$  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'  $\times$  60' for shaded cover and plane parking. The hangars and the office-mobile have separate septic systems.

LAND:

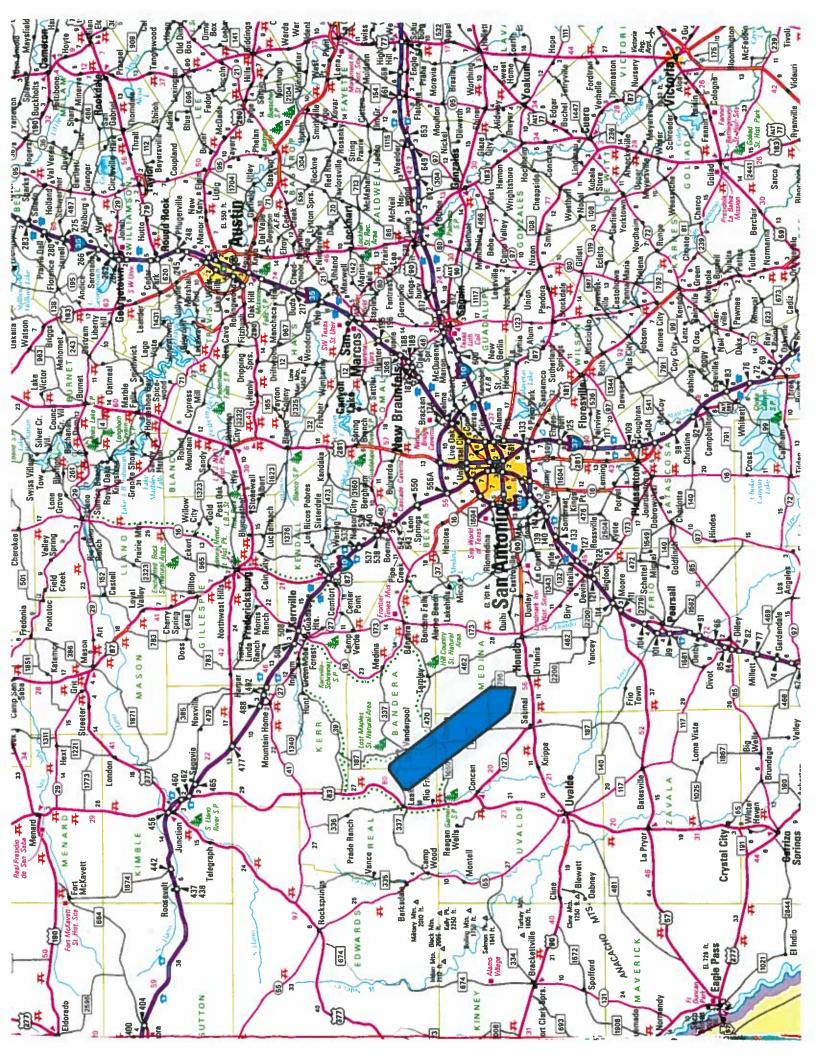
Of the 757 (+/-) acres, approximately 135 acres are in contiguous brush and another 51 acres are close to the home area. A portion of the remaining 571 acres is split between pastures and cultivated land. The brush is loaded with browse and cover for the wildlife and wraps around much of the field land.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

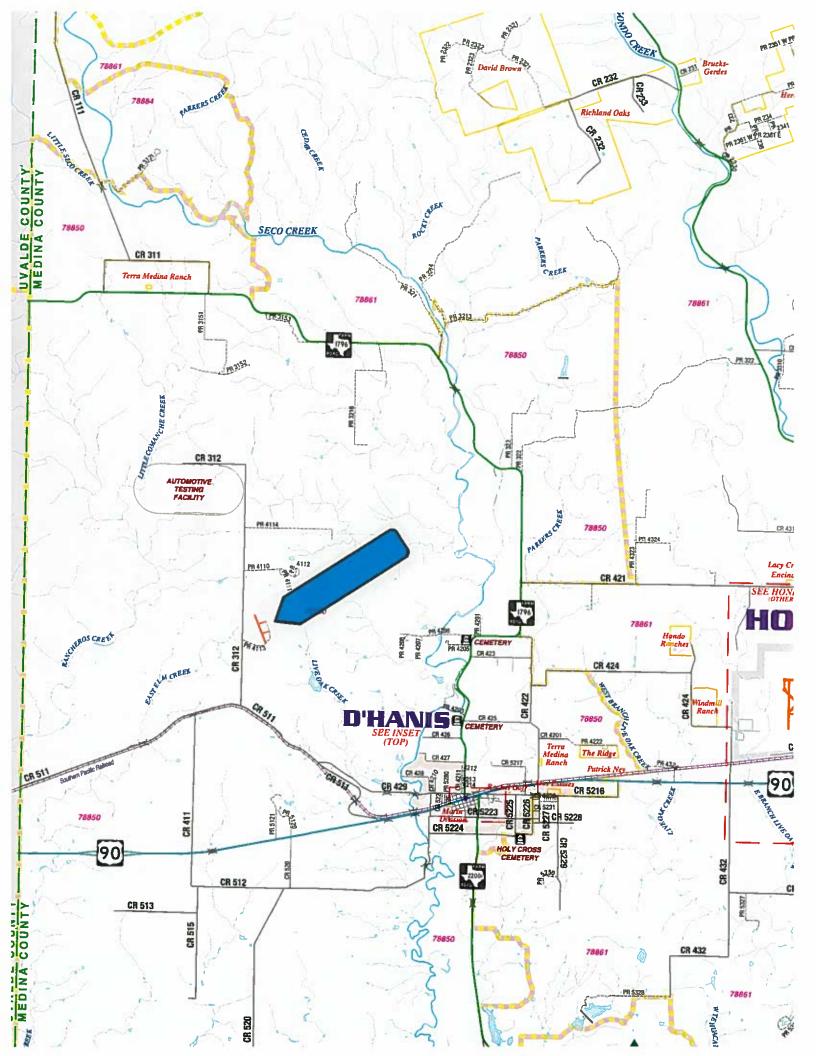
**FENCES**:

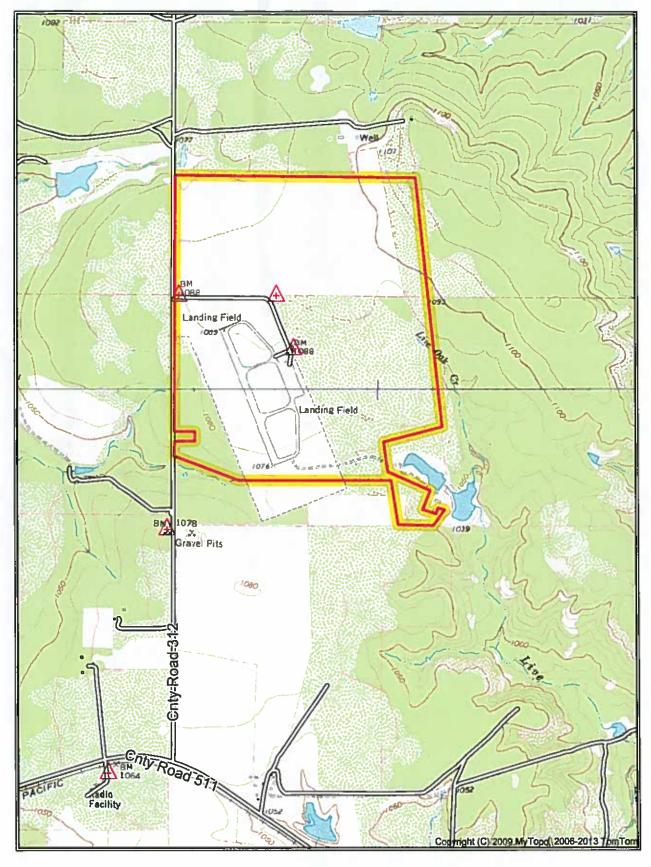
The north and east side of the ranch is high fenced and the remainder of the perimeter and cross fencing is 5-strand barbed with some net fencing.

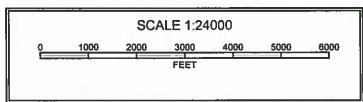
FURNITURE/ EOUIPMENT: All furnishings and much equipment, tools, tractors are negotiable in addition to the purchase of real property.

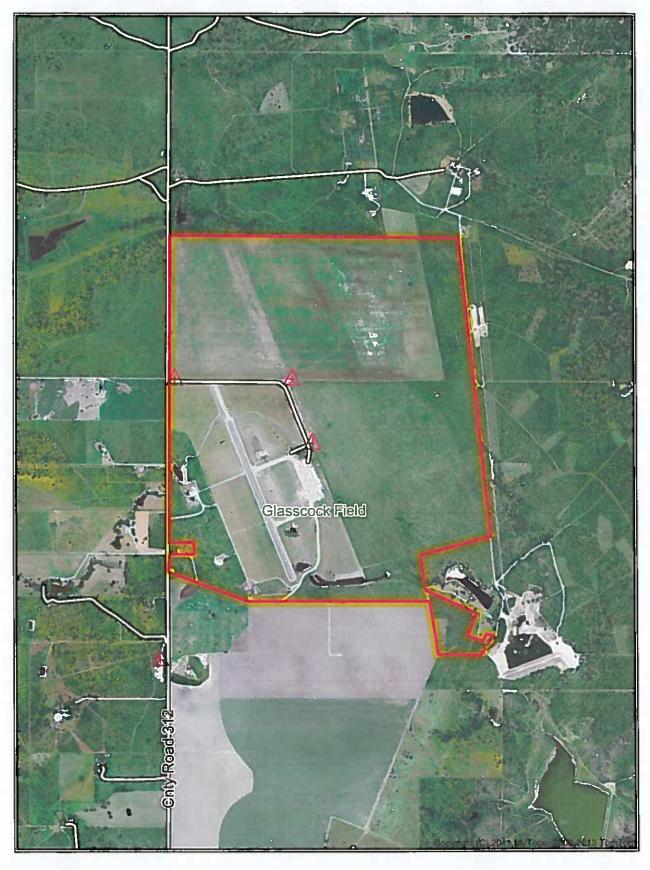
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge,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

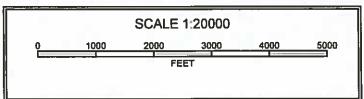














## SELLER'S DISCLOSURE OF PROPERTY CONDITION

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELD AND INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRAND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRAND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRAND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRAND IS NOT A WARRAND IS NOT A WARRAND IS NOT A WARRAND IN THE DATE SIGNED BY SELD AND IN THE DATE SIGNED BY SELD AND IS NOT A WARRAND I	THIS NOTICE IS A DISCLOSURE OF SELLE	Street A	ddress and City)
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Range    Dishwasher		, anoccopied, no	w long since Seller has occupied t
Dishwasher	1. The Property has the items checked b	elow [Write Yes (Y) No (N)	
Washer/Dryer Hookups  Security System  Fire Detection Equipment  Smoke Detector  Smoke Detector-Hearing Impaired  Carbon Monoxide Alarm  Emergency Escape Ladder(s)  Celling Fan(s)  Central A/C  Central Heating  Plumbing System  Patio/Decking  Pool  Pool Equipment  Fireplace(s) & Chimney  (Woodburning)  Natural Gas Lines  Liquid Propane Gas:  Liquid Propane Gas:  Liquid Propane Gas:  Liquid Propane Gas:  Carbon Monoxide Alarm  Emergency Escape Ladder(s)  Cable TV Wiring  Satellite Dish  Exhaust Fan(s)  Exhaust Fan(s)  Central Heating  Wall/Window Air Conditioning  Public Sewer System  Public Sewer System  Pool Heater  Automatic Lawn Sprinkler System  Fireplace(s) & Chimney  (Woodburning)  Natural Gas Lines  Liquid Propane Gas:  Liquid	v range		
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Smoke Detector-Hearing Impaired  Carbon Monoxide Alarm  Emergency Escape Ladder(s)  Ceiling Fan(s)  Attic Fan(s)  Plumbing System  Patio/Decking  Pool  Pool  Pool Equipment  Pool Heater  Automatic Lawn Sprinkler System  Pool Heater  Woodburning)  Natural Gas Lines  Liquid Propane Gas:  Liquid Propane G			Intercom System
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	ruitional sheets if necessary):	Ves No Unknow	wn If yes, then describe. (Attach

3 5 - 11	[Stre	eet Address and City) Page 2 09-01-201
2. Does the property have work	ding smoke detectors installed in accordance	
(Attach additional sheets if n	Yes No Unknown if the ecessary):	eet Address and City)  The with the smoke detector requirements of Chapter 70  The answer to this question is no or unknown, explain
contact your local building detectors for the hearing in the dwelling is hearing impairment from a license a written request for the locations for the installated detectors and which brand of second contact in the locations.	ig code requirements in effect in your official for more information. A impaired if: (1) the buyer or a sing impaired; (2) the buyer gives and physician; and (3) within 10 days seller to install smoke detectors to install.	amily or two-family dwellings to have workings of the building code in effect in the areation, and power source requirements. If you may check unknown above of buyer may require a seller to install smoke member of the buyer's family who will reside the seller written evidence of the hearing ys after the effective date, the buyer makes for the hearing impaired and specifies the will bear the cost of installing the smoke
Are you (Seller) aware of any kr if you are not aware.	nown defects/malfunctions in any of the fol	lowing? Write Yes (Y) If you are aware, write No (N)
N Interior Walls	N Ceilings	
Exterior Walls		<b>√</b> Floors
<b>№</b> Roof	Doors	N Windows
Walls/Fences	Foundation/Slab(s)	Basement
Plumbing Sewers/Septics	Driveways	/ Sidewalks
A Coheres	N Electrical Systems	
Other Structural Componer	its (Describe)	<u>N</u> Lighting Fixtures
If the answer to any of the		
	e is yes, explain. (Attach additionalsheets if	necessary):
Are you (Seller) aware of any of the	- 6.11	
Are you (Seller) aware of any of the	e following conditions? Write Yes (Y) if you	are aware, write No (N) if you are not aware.
		Dus Structural or Roof Romain
Termite or Wood Rot Damage	Needing Parail	ous Structural or Roof Repair
Termite or Wood Rot Damage  Previous Termite Damage	Needing Repair  Needing Repair  Hazan	ous Structural or Roof Repair dous or Toxic Waste
Termite or Wood Rot Damage  Previous Termite Damage  Previous Termite Treatment	Needing Repair  Needing Repair  Asbest	ous Structural or Roof Repair dous or Toxic Waste tos Components
Termite or Wood Rot Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding	Needing Repair  Needing Repair  Asbest	ous Structural or Roof Repair dous or Toxic Waste tos Components formaldehyde Insulation
Termite or Wood Rot Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage	Needing Repair  Needing Repair  Asbest  Urea-f	ous Structural or Roof Repair dous or Toxic Waste tos Components formaldehyde Insulation Gas
Termite or Wood Rot Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration	Needing Repair  Needing Repair  Asbess  Urea-f  Radon  Lead B	ous Structural or Roof Repair dous or Toxic Waste tos Components formaldehyde Insulation Gas ased Paint
Termite or Wood Rot Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration	Previo	ous Structural or Roof Repair dous or Toxic Waste tos Components formaldehyde Insulation Gas ased Paint
Termite or Wood Rot Damage  V Previous Termite Damage  Previous Termite Treatment  Previous Flooding  U Improper Drainage	Previous Pre	ous Structural or Roof Repair dous or Toxic Waste tos Components formaldehyde Insulation Gas ased Paint

. 10	er's Disclosure Notice Concerning the Property at		
(d) 5.3		(Street Address and City)	Page 3 09-01-2011
	Landfill, Settling, Soil Movement, Fault Lines	. /	
	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Subsurface Structure or Pits	
•		Previous Use of Premises  Methamphetamine	for Manufacture o
	If the answer to any of the above is yes, explain. (Attach a	dditionalsheets if necessary)	
	A single blockable main drain may cause a suction entrap	ment hazard for an individual	
5. A	re you (Seller) aware of any item, equipment, or system is		
-	re you (Seller) aware of any item, equipment, or system in No (if you are not aware)  If yes, explain. (At	tach additionalsheets if necessary):	Yes (if you are aware
- A	Room additions, structural modifications, or other a compliance with building codes in effect at that time.  Apy "common account of the following? Write Yes (Yes)  Apy "common account of the following? Write Yes (Yes)  Apy "common account of the following? Write Yes (Yes)  Apy "common account of the following? Write Yes (Yes)  Apy "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following? Write Yes (Yes)  App "common account of the following of the following? Write Yes (Yes)  App "common account of the following	iterations or renairs made	aware.
_	Any "common area" (facilities such as pools, tennis countries.  Any notices of violations of deed entered.	iments.	
_	Any notices of violations of dood	or other areas) co-owned in	undivided interest with
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	Any lawsuits directly or indirectly affecting the Property.	ental ordinances affecting the condition or u	ise of the Property.
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