

# Bob Heyen Realty

235 19th St. P.O. Box 156  
Hondo, TX 78861  
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**ACRES:** 342.978 acres, more or less.

**LOCATION:** 9730 FM 462  
Hondo, Texas 78861  
Located approximately 20 miles north of Hondo off FM 462, all in Medina County, Texas.

**PRICE:** \$2,500,000.00.

**TERMS:** Cash to Seller or third party financing.

**MINERALS:** No minerals owned to be conveyed.

**WATER:** There are two wells on the property, one is approximately 485' deep with a new (May 2013) 1.5 HP Goulds pump and the second well of approximately 980' deep drilled in May 2013 with a new 5 HP pump. These wells serve the two homes and several livestock and wildlife water troughs and stock tank.

**TAXES:** Taxes are approximately \$7,300.00 per year, agricultural exemption in place.

**SCHOOLS:** Hondo I.S.D.

**REMARKS:** Conveniently located along FM 462 with more than a half-mile of road frontage, entry to this spectacular ranch is through a massive iron gate onto a paved drive which leads to a 4,000 sq. ft. Southwestern style stucco and cantera columned homestead with double portico entry.

Inside the home are 4 bedrooms, 4.5 baths, a great room with white rock fireplace, beamed ceilings, huge dining area, custom lighting, tile floors, exercise room and office with a second fireplace and closet spaces galore. The kitchen is another treasured feature with granite counter tops, two sink areas, center island, breakfast bar and a double stove/oven cooking area beneath an arched white rock wall. All newly installed stainless appliances remain with the home. A reverse osmosis water system handles all the kitchen water and a soft water system handles the remainder of the home. The entire home has been newly painted inside and out.

A full length tile and cantera columned porch wraps the entire rear of the home and leads to a spacious backyard, encased in a four foot high stucco wall and centered with a stone patio and fountain area. The home is cream colored stucco with reddish-orange barrel tile roof installed new in 2007, double thermal pane windows installed in 2006, along with two air conditioning units programmed with individual thermostats for each bedroom.

A short walk from the backyard leads to a very modern and updated 3 bedroom, 2 bath mobile home for guest accommodations and/or family living quarters.

A newly constructed 30'x40' shop and tack room has two roll up doors and walk-thru door with 50 amp outlets. There are also two 30 amp and one 50 amp outlet at the mobile home and one 30 amp outlet outside the stucco wall of the backyard. These provide handy hook-ups for R.V.'s. There are also 4 electric meters on the property for the entry gate, the home, the mobile home and the well and shop.

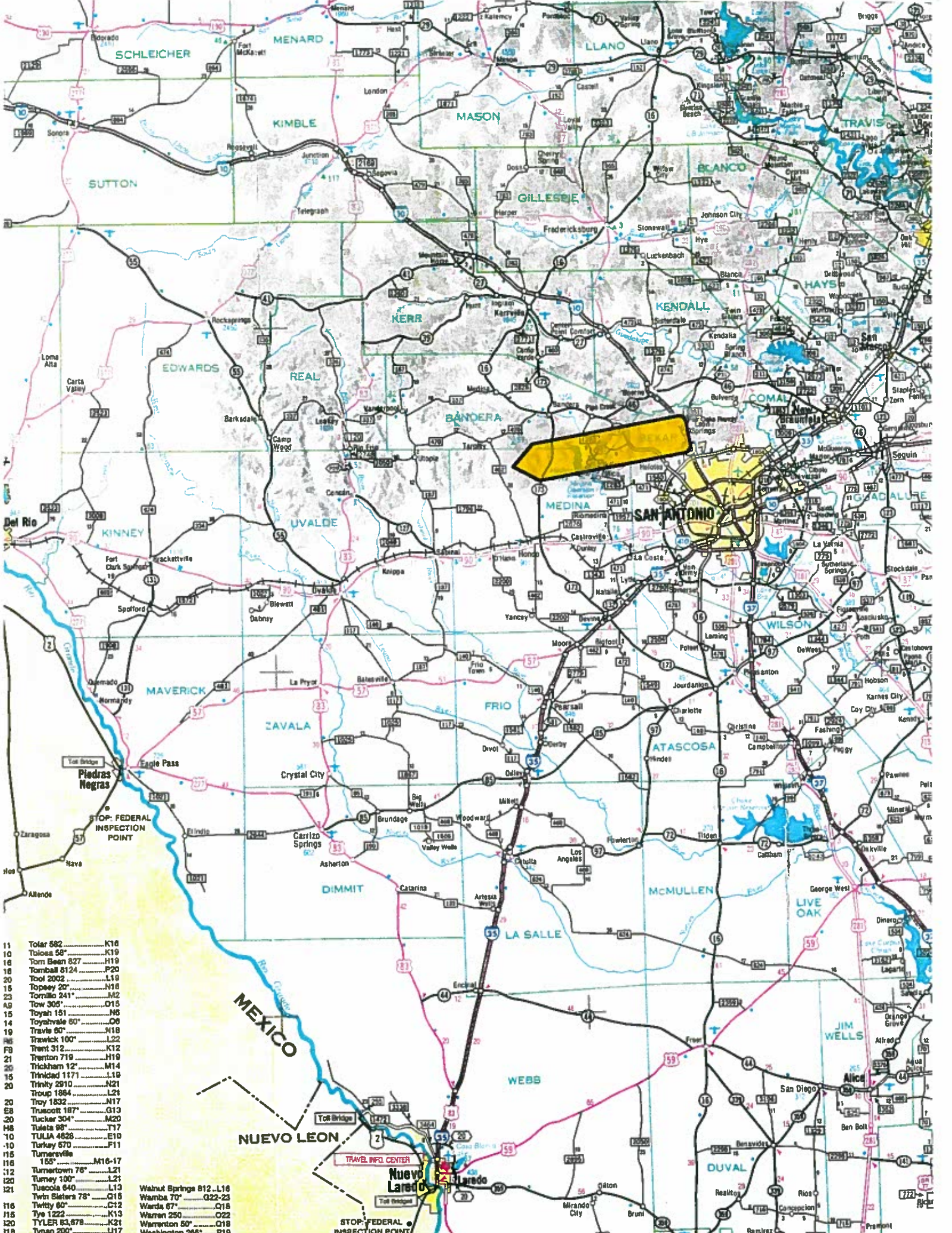
Newly constructed cattle pens complete with a sorting area and chute have been erected between and behind the pastures.

The acreage is completely high fenced along the perimeter, with brand new interior high fence as well. The pasture area comprises 130 acres of fine cattle and horse grazing, and has been in hay production through 2012. A 30' easement was granted to neighbors outside the north high fenced perimeter, and is not seen from the house.

An amazing feature of this ranch is the 1000' elevation mountain behind the homes and shop area with fantastic 25 mile views from the top, accessed by jeep, riding and walking trails. This gives the ranch a diversity of rich, level field land up front, and the heavily wooded rocky Hill Country topography of the mountain. Wildlife on the ranch include an abundance of turkey, dove and introduced 300" whitetail deer genetics. There is also a small cattle herd on the pastures and oak shaded pens. A newly constructed fishing tank is located at the edge of the pastures in front of the home and will be stocked with game fish in Spring 2013.

This is a rare combination of the finest in living quarters, ranching, recreation and hunting with a complete diversity of topography all in one turn-key offering!

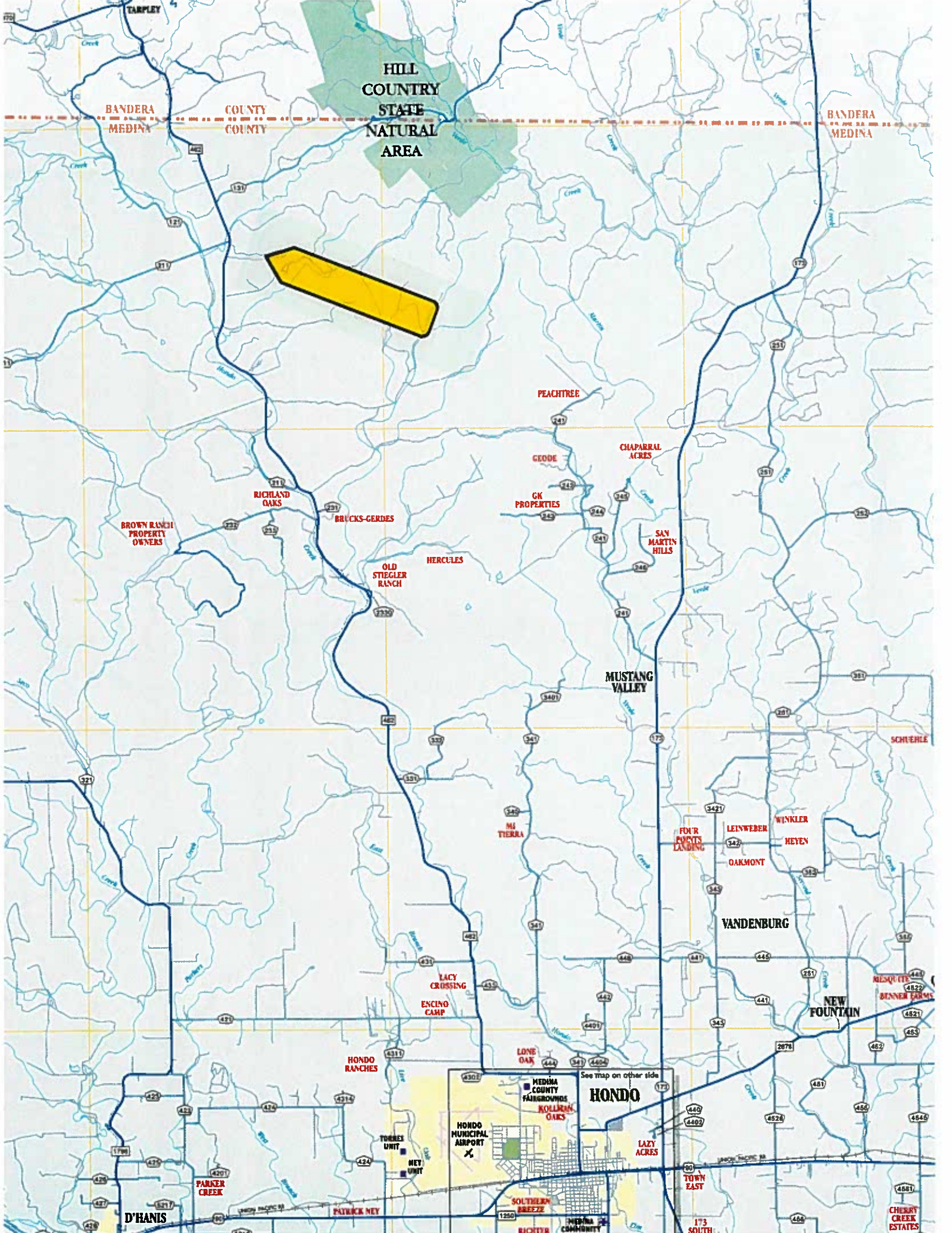




- 11 Tolar 582.....K18
- 10 Tolosa 58".....K19
- 18 Tom Bean 827.....H19
- 18 Tomball 8124.....P20
- 20 Top 2002.....L19
- 20 Topsey 20".....N18
- 23 Tornillo 241".....M2
- A9 Tow 305".....Q15
- 15 Toyah 151.....N6
- 14 Toyahvale 60".....O6
- 19 Travle 60".....N18
- 19 Trawick 100".....L22
- F8 Trent 312.....K12
- 21 Trenton 719.....H19
- 20 Trickham 12".....M14
- 15 Trinidad 1171.....L19
- 20 Trinity 2910.....L21
- 20 Troup 1884.....L21
- 20 Troy 1832.....N17
- E8 Truscott 187".....G13
- 20 Tucker 304".....M20
- H8 Tuleta 98".....T17
- 10 TULLA 4826.....E10
- 10 Turkey 670.....F11
- H5 Tumeroville.....
- 115 185".....M16-17
- 112 Turnertown 78".....L21
- 120 Turney 100".....L21
- 121 Tuscola 940.....L13
- 121 Twin Sisters 78".....Q15
- 116 Twitty 60".....Q18
- 115 Tye 1222.....K13
- 120 TYLER 83,678.....K21
- 118 Tynan 200".....U17

- Walnut Springs 812.....L18
- Wamba 70".....Q22-23
- Warda 67".....Q18
- Warren 250.....Q22
- Warrenton 60".....Q18
- Washington 265".....P19





HILL  
COUNTRY  
STATE  
NATURAL  
AREA

BANDERA  
MEDINA

COUNTY  
COUNTY

BANDERA  
MEDINA



PEACHTREE

GEODE

CHAPARRAL  
ACRES

GK  
PROPERTIES

RICHLAND  
OAKS

BRUCKS-GERDES

BROWN RANCH  
PROPERTY  
OWNERS

SAN MARTIN  
HILLS

HERCULES

OLD STEGLER  
RANCH

MUSTANG  
VALLEY

SCHUEHE

VANDENBURG

FOUR  
POUNDS  
LANDING

LEINWEBER

WINKLER

OAKMONT

HEYEN

LACY  
CROSSING

ENCINO  
CAMP

HONDO  
RANCHES

LONE  
OAK

HONDO

MEDINA COUNTY  
FAIRGROUNDS

KOLLER  
OAKS

HONDO  
MUNICIPAL  
AIRPORT

LAZY  
ACRES

TOWN  
EAST

NEW  
FOUNTAIN

MESQUITE

BENNER FARM

D'HANIS

PARKER  
CREEK

PATRICK NEY

SOUTHERN  
BREEZE

RIOTTER

MEDINA  
COMMUNITY

173  
SOUTH

CHERRY  
CREEK  
ESTATES



# Medina County, Texas

Sur. 349  
H. E. & W. T. RR. Co.

Sur. 31

H. E. & W. T. RR. Co.  
abst. 1211

A. B. & M.  
abst. 30

Sur. 492

Tract 1  
145.000 ACRES

Tract 2  
197.978 ACRES

B. S. 155  
abst.

C. Clancy  
abst. 247

A Plat of 342.978 Acres of Land  
Situated About 17 miles N 20° W of  
Hondo, in Medina County, Texas.

Scale 1"=500'

Charles Polk & Assoc. Inc.  
Surveyors  
1700 Ave. F, P.O. Box 426  
Hondo, Tx 78861  
Ph: (830)426-3005  
Fax: (830)426-8150  
e-mail: cpolk@charpolk.com



Charles W. Polk  
Registered Professional Surveyor No. 2453

Prepared For: Charles L. Douthett and Karen Thomas Douthett  
The bearings are relative to Geosatic North as taken from GPS Observations  
I certify that the foregoing plat was prepared from an actual survey made under  
my supervision on the ground and that same is true and correct. Witness my  
hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2005

Road Abandonment - John L. Baker & Fred W. Baker to the Public - old 207 Pg. 307 - July 12, 1945  
Reading Exam - Make & Pay to E. J. Payne Company - Vol 123, Pg 173 - April 28, 1990

728.820 Ac. to  
Make & Pay to E. J. Payne Company, at  
March 21, 2000

243,008 Ac. to  
Make & Pay to E. J. Payne Company, at  
March 21, 2000

B. S. 164  
abst.

Sur. 21

Sur. 23

abst. J. Evans

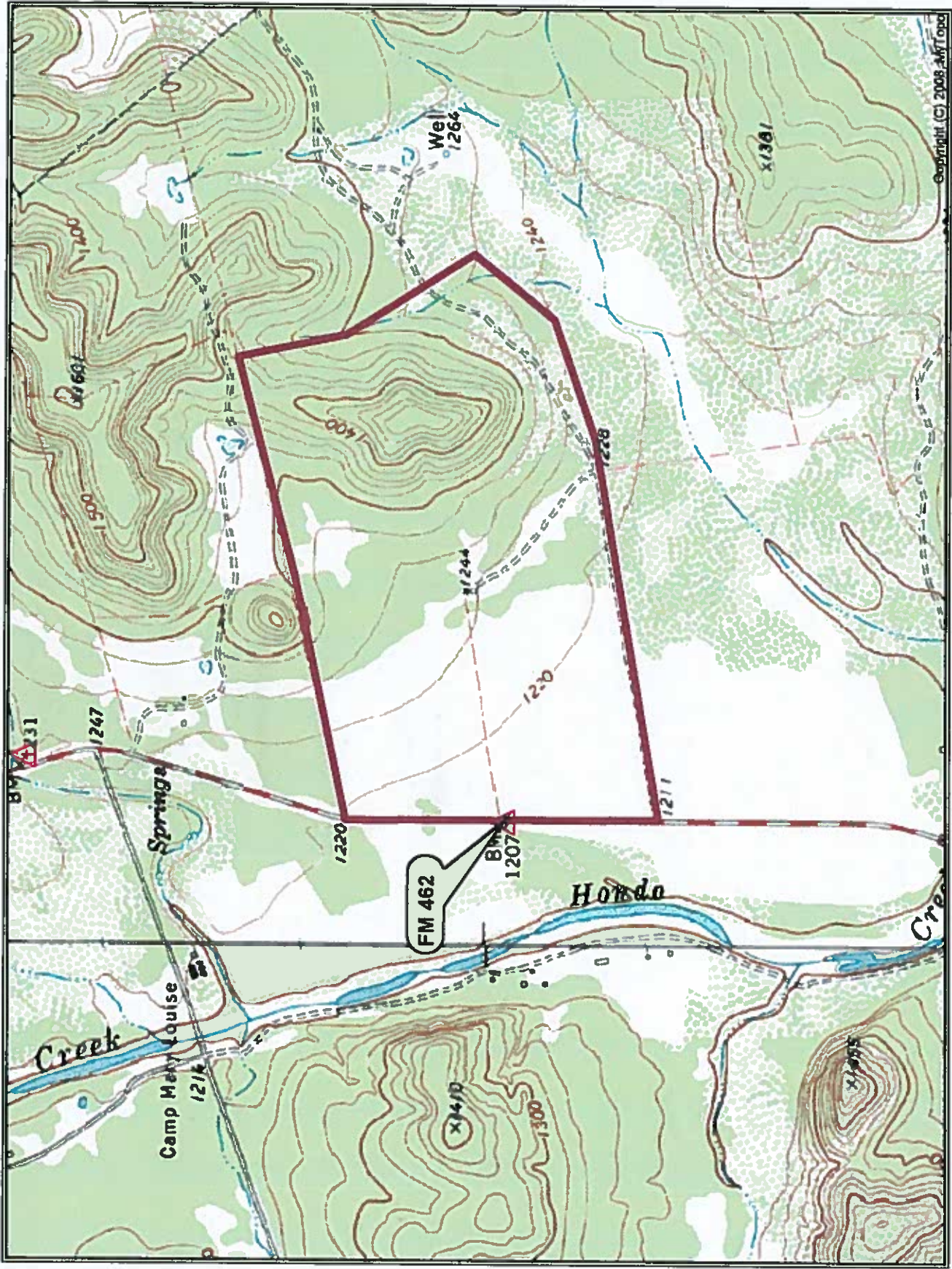
Sur. 498

HWY 482

P.M.







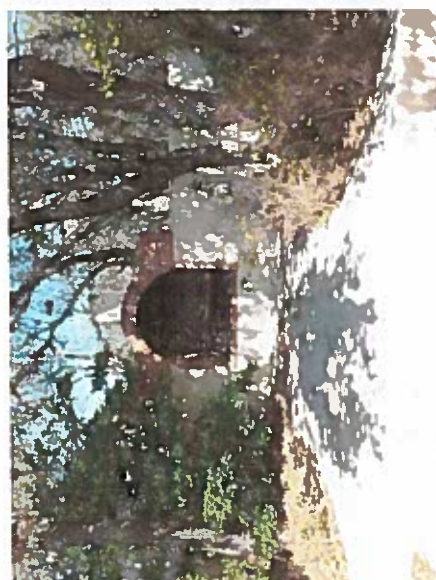




















## SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT 9730 FM 462 HONDO 78861 TX  
(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 checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Security System Not working	<input checked="" type="checkbox"/> Fire Detection Equipment	<input checked="" type="checkbox"/> Intercom System
	<input checked="" type="checkbox"/> Smoke Detector	
	<input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	
	<input checked="" type="checkbox"/> Emergency Escape Ladder(s)	
<input checked="" 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 checked="" type="checkbox"/> Attic Fan(s)	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Septic System	<input checked="" type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Spa <input checked="" type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Pool Heater	<input checked="" type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Woodburning)		<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Natural Gas Lines		<input checked="" type="checkbox"/> Gas Fixtures
<input checked="" type="checkbox"/> Liquid Propane Gas:	<input checked="" type="checkbox"/> LP Community (Captive)	<input checked="" type="checkbox"/> LP on Property
Garage: <input checked="" type="checkbox"/> Attached	<input checked="" type="checkbox"/> Not Attached	<input checked="" type="checkbox"/> Carport
Garage Door Opener(s): <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> Electronic	<input checked="" type="checkbox"/> Control(s)
Water Heater: <input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Water Supply: <input checked="" type="checkbox"/> well city	<input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> MUD	<input checked="" type="checkbox"/> Co-op medina Elec.
Roof Type: <u>Spanish Tile</u>	Age: <u>?</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):security system - lawn sprinklers - cold water in bar sink



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.

<input checked="" type="checkbox"/> Interior Walls	<i>crack on portico wall</i>	<input checked="" type="checkbox"/> Ceilings	<input checked="" type="checkbox"/> Floors
<input checked="" type="checkbox"/> Exterior Walls		<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> Windows
<input checked="" type="checkbox"/> Roof		<input checked="" type="checkbox"/> Foundation/Slab(s)	<input checked="" type="checkbox"/> Basement
<input checked="" type="checkbox"/> Walls/Fences		<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> Plumbing Sewers/Septics		<input checked="" type="checkbox"/> Electrical Systems	<input checked="" type="checkbox"/> Lighting Fixtures
<input checked="" type="checkbox"/> 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.

<input checked="" type="checkbox"/> Active Termites (includes wood destroying insects)	<input checked="" type="checkbox"/> Previous Structural or Roof Repair
<input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair	<input checked="" type="checkbox"/> Hazardous or Toxic Waste
<input checked="" type="checkbox"/> Previous Termite Damage	<input checked="" type="checkbox"/> Asbestos Components
<input checked="" type="checkbox"/> Previous Termite Treatment	<input checked="" type="checkbox"/> Urea-formaldehyde Insulation
<input checked="" type="checkbox"/> Previous Flooding	<input checked="" type="checkbox"/> Radon Gas
<input checked="" type="checkbox"/> Improper Drainage	<input checked="" type="checkbox"/> Lead Based Paint
<input checked="" type="checkbox"/> Water Penetration <i>water runs in shop when it rains</i>	<input checked="" type="checkbox"/> Aluminum Wiring
<input checked="" type="checkbox"/> Located in 100-Year Floodplain	<input checked="" type="checkbox"/> Previous Fires
<input checked="" type="checkbox"/> Present Flood Insurance Coverage	<input checked="" type="checkbox"/> Unplatted Easements



(Street Address and City)

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

N Subsurface Structure or Pits  
N 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? ☐ Yes (if you are aware)  
☐ No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

see page (1)

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.

N 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.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

Y Any condition on the Property which materially affects the physical health or safety of an individual.

N 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):

Bird Hunting on property known as 4-R - loud & disturbing gun shots & shooting toward our property with projectiles coming over our fence which would & could be dangerous

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.

IC [Signature]

2-15-13

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date