

Bob Heyen Realty

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- ACRES:** 100 acres, more or less.
- LOCATION:** Located on FM 1333, approximately 3 miles southwest of the intersection of FM 1333 and Hwy. 173, with frontage on both FM 1333 and CR 308, all in Atascosa County, Texas.
- PRICE:** \$4,000.00 per surveyed acre. Cash to Seller or third party financing.
- SCHOOL:** Charlotte I.S.D.
- MINERALS:** Owner is believed to own 100% of the mineral estate and will convey 1/8 minerals and royalties. Exact conveyance to be determined at time of new title commitment. There is an active producing oil well on the 100 acre pasture.
- TAXES:** Taxes are under Agricultural Use Exemption.
- TERRAIN:** Land is rich fertile red sandy loam which was a former peanut farm. Most of the acreage is in coastal Bermuda and native grasses. Mostly flat to slightly rolling, there is a small amount of brush, timber and re-growth mesquite in the fields. Currently used to graze cattle.
- WATER:** A new Benton City water meter will supply water to two livestock water troughs. Electricity to the oil well is provided by Karnes Electric.
- WILDLIFE:** Whitetail deer, hogs, turkey and dove.
- IMPROVEMENTS:** There is a 30'x40' steel barn used for hay and implement storage. This 100 acres is divided by a 5 strand barbed wire cross fence, has two concrete water troughs and a fenced in holding pen for cattle.
- SPECIAL FEATURE:** This property includes the metal barn, the oil well and fenced and cross fenced into 55 and 45 acre pastures and gated between.
- REMARKS:** This property is ideally suited for cattle grazing and could be put back into crop production. Recreational hunting is especially good for deer and dove in this area and has frontage on both FM 1333 and CR 308. The possibilities for future uses are many!

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.









