



S-BAR RANCH

HIGHWAY 173 | HONDO , TX

±982 Acres For Sale



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|------------|--|
| LOCATION | Hondo Texas, Medina County—approximately 1 hour from San Antonio |
| SIZE | ±982 Acres in the transition zone between the Hill Country and South Texas brush country |
| FEATURES | Truly outstanding, scenic, and productive family-owned legacy ranch. 3 operating Edwards aquifer water wells distribute livestock and wildlife water across the ranch, plus 2 earthen tanks and the seasonal Verde Creek which traverses the ranch for approx. 3/4 mile. |
| TOPOGRAPHY | The terrain is gently rolling, with some nice views from the higher elevations, and all pastures are accessible with 2-wheel drive. Very little juniper, an abundance of huge and healthy live oak trees, and superb knee-high grass cover. Other tree species are Mesquite, Hackberry, Persimmon, and Elm, with a significant amount of protein-rich brush species and forbs. |
| PRICING | \$5,000,000 (\$5,092/acre) — Entire 982 ± acres OR \$3,400,000 (\$4,250/acre) — 800 ± acres excluding quarry & home |

Thomas “Tad” Wooten, LREB or Harold “Butch” Galm, LREB
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Proudly Serving San Antonio, Hill Country & South Texas Area for 35+ Years

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MARTIN MARIETTA LIMESTONE QUARRY

Additional income if desired by new owner. There is an existing quarry lease, currently month-to-month, with a 90 day period to remove equipment if lease is terminated by the new owner. Lessee has offered current owners a \$4,000 per month minimum net payment for a 2-year lease extension. The new purchaser of the entirety of the ranch would be free to either cancel the existing Martin Marietta lease or renegotiate such lease at his/her option.



POSSIBLE SAN ANTONIO WATER SYSTEM (SAWS) CONSERVATION EASEMENT

Owners recently engaged in negotiations with SAWS for a conservation easement on approx. 800 acres which are located over the Edwards Aquifer recharge zone, and were reportedly offered 50% of the appraised per acre value for that easement, which they declined. This may be a viable option for a purchaser who has no plans to develop the ranch into smaller acreage tracts in the future to reduce his initial per-acre cost.

MINERALS

The owners believe they own virtually all the minerals, and will convey 50% of the ranch mineral estate, along with 100% of the executive rights.

AGRICULTURAL USE

The ranch carries an agricultural-use designation on the majority of the acreage, and the total annual ad valorem taxes are approximately \$13,446.058; allocated as follows:

\$5,632.45—agricultural production acreage

\$5,098.00—limestone quarry acreage

\$2,715.60—ranch home with 1 acre

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FEATURES:

- **Outstanding Hunting!**
 - Whitetail deer, turkey, feral hogs, bobcats, mourning doves, quail and assorted varmints
- **Ranch Improvements**
 - 3/2 ranch home 2,100 sq. ft.
 - Several barns
 - Sheds
 - Outbuildings
 - Cattle pens
 - Small hunter's cabin

Call for an appointment

Tad Wooten or Butch Galm

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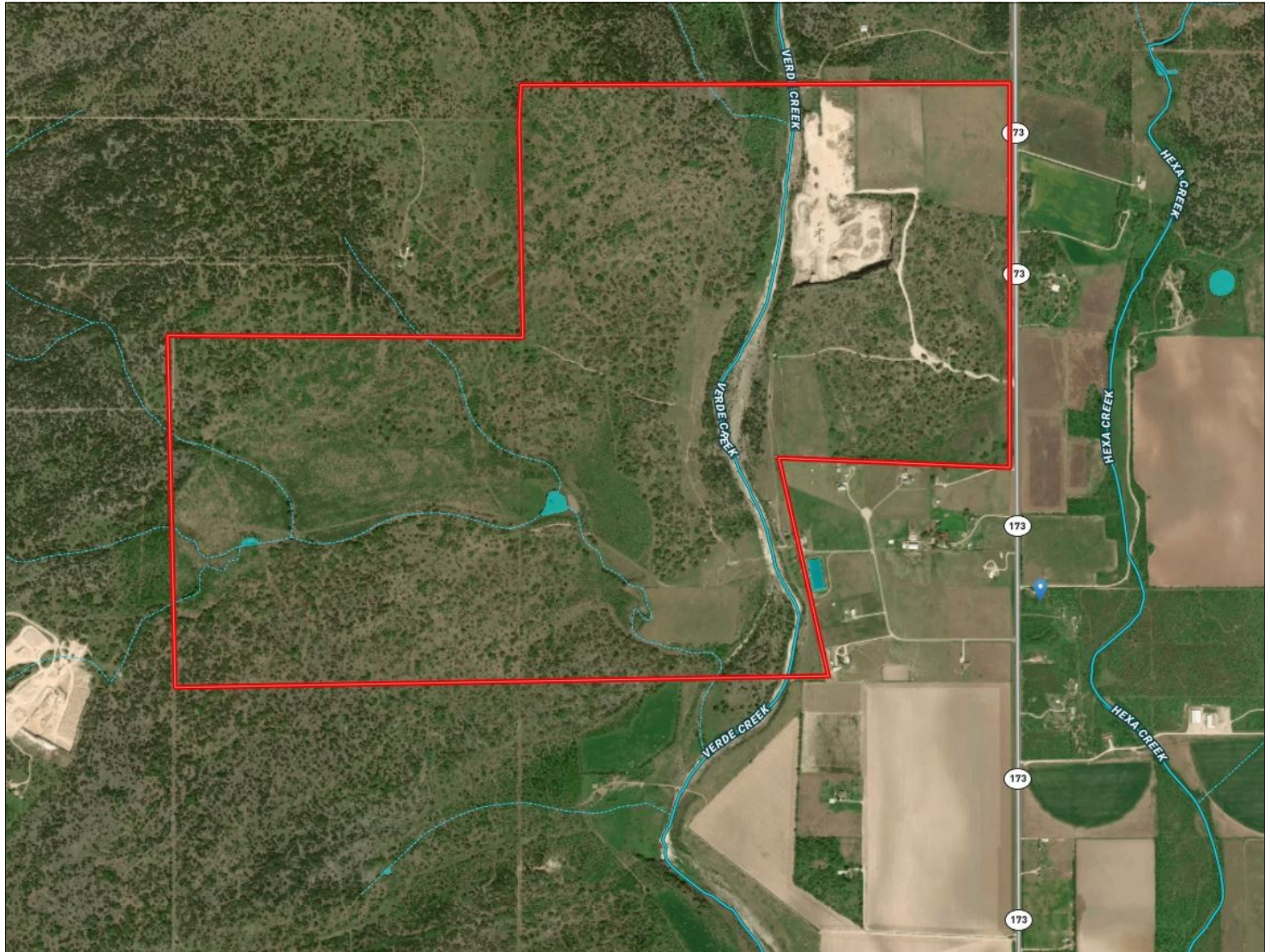
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Aerial with Water Features



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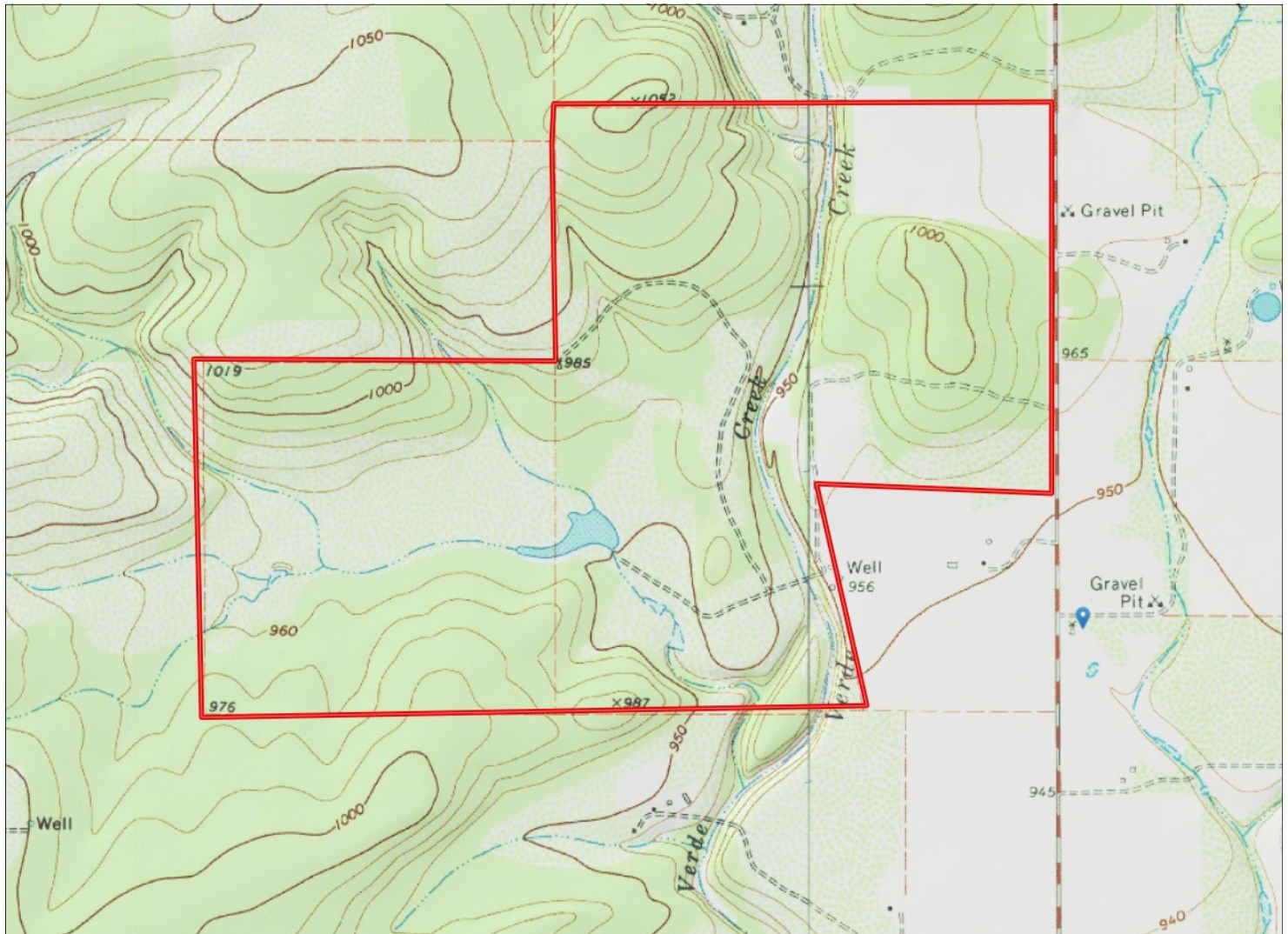
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TEXAS HILL COUNTRY

HIGHWAY 173 | HONDO, TX

Topo



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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--------------------------------------|-------------|-------------------------------|---------------|
| Galm Real Estate, LLC | 9000405 | info@galmrealestate.net | (830)931-0900 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date