

Agent Report



Addr: 152 Sandy Oak Ln
Status: New
Area: 2800
Int.St./Dir: SH 123 TO CR 435(LONGHORN RD) UNITIL 90 TURN TO RIGHT(NORTH) LEFT ON LITTLEHORN TO LITTLEHORN AND BROOKS DO DOWN LITTLEHORN ABOUT 700 FEET PROPERTY ON RIGHT. YOUR THERE!
Subdivision: NOT IN DEFINED SUBDIVISION (Common) / J E LESTER SUR(Legal)
City: Stockdale
County: Wilson
Zip: 78160
CAN#: 04900000000201
Block: N/A
Legal: A0490 J E LESTER SUR, TRACT 2A, ACRES 13.880
Lot Size: 13.88
Sch: La Vernia Isd.
Elem: Call District
Middle: Call District
High: Call District
Class: LA
Grid:
List Price: \$129,900
Type: RELOT
AdSf:
Lot: 2A
Lot Dimensions:
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

Lot Description	Utility Suppliers	Assessments	Mand/Mult HOA: None/N
Front Feet: 1200	Gas:	HOA Name:	
Depth Feet: 503	Electric:	HOA Fee / Freq / Trans Fee: / /	
Total Acres: 13.88	Garbage:		
Price/Acre:	Water:		
Well Depth:	Sewer:		
	Other:		

Base Taxes

County: \$448		
City: \$0	Taxed by Mltpl Counties: No	Zoning: RESIDENTIAL
School: \$1,355		
Other: \$205	Financials	Preferred Title Co.: Alamo Title
Total: \$2,008	PrTerms: Conventional, Texas Vet, Cash, Investors OK	

Owner: MAO Real Estate & Boca Capital	Owner LREA/LREB: Yes	
List Agent: Phil Essex	516152	(210) 288-5540
List Office: Essex Properties	ESSX00	(210) 495-8889
Ph to Show: 210-222-2227	Lockbox Type: None	Showing Contact: CSS
		SC/\$: 0
		BC/\$: 3%
		Bonus:

AgentRmrks: Please use Laura Rauch at Alamo Title. Email offers to phil@essextxas.com or fax to 210-568-4198. New survey in associated Docs

Remarks: Almost 14 acres in Wilson County. 213' of road frontage on Sandy Oak Lane. lots of space for a mini-ranch or country retreat. County maintained roads, electric available at the road, shared well on site. septic needed for this tract.

Description: Irregular, Partial Cleared, Other	
Utility Avail: Well Allowed, Electric, Telephone	
Utility On Site: Well	
Site/Area Ft: None	
Improvements: Unpaved Roads, County Road	
Miscellaneous: Not Applicable	
Septic: Required	Terrain: Level
Location: Country View, Hunting Permitted, Secluded, Level	Trees: Many
Frontage: County Road	Docs Avail: Survey
Restrictions: Mobile Homes Allowed, Manufactured Hms Allowed, Horses Allowed, Farm Animals Allowed	Green Features:

Contingent Info:	DOM/CDOM: 8 / 48	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:-	Price per SQFT:
Sell Ofc:	Selling Agent:	Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2019 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Phil Essex | Essex Properties | Office: (210) 495-8889 | Email: phil@essextxas.com | 04/17/2019 11:03 AM