

# 2915 Gander Slough Rd.



## 1930's Ranch House on 227 (+/-) Ac.

This 1930's native Texas stone exterior home, built by Mobil Oil, sits on a sprawling 227 (+/-) Acre ranch. Renovated in 2012, this beautifully restored home offers all the modern conveniences, all while maintaining a lodge-like feel. Original 1935 exterior walls are 9-inch thick, tongue and groove pine ceiling with solid wood beams, solid mahogany doors with speakeasy exterior doors, hand-carved red aromatic cedar accent wall, wood burning stone fireplace with mesquite mantle, and stained concrete floors throughout. The kitchen boasts island center, concrete countertops, stainless steel appliances, and 6-burner gas cook top. Step outside and enjoy the expansive covered front & back porches, water feature and custom-built exterior shower. The ranch includes four water wells, 2 are solar powered, four stock ponds, 3 water holding tanks, two barns/shops, heritage oak trees, and plenty of room to roam. The fruit orchard offers apple, plum, lemon, fig, pear, peach, orange, and olive trees. This amazing ranch has it all.



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**KW HERITAGE**  
KELLER WILLIAMS REALTY



The information contained herein has been obtained through sources deemed reliable by Frank Baker, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.





## 2915 Gander Slough Rd., Kingsbury, TX

- Original 1935 tongue & groove pine ceiling
- Standing Seam Metal Roof
- Solid Mahogany Doors
- Speakeasy Exterior Mahogany Doors
- Wine Fridge
- Drop-Down Farm Sink
- Ice Maker
- Custom Antler Chandelier
- Custom Raw Cowhide Scones
- Custom Built-In Cow Horn Hat & Coat Hangers
- Custom Made to Match - Shoe Bench
- 6 ft Wide Rock Firepit with Pulley System for BBQ
- Custom Fit Low E Double Hung Windows
- Replaced Electrical, Plumbing, HVAC, & Septic in 2011
- Hunter's Paradise: Turkey, Deer, and Dove







# 2915 Gander Slough Features List

## House Features:

- Beautifully restored home with modern finish-out
- Original 1935 tongue and groove pine ceiling with solid wood beams
- Native Texas rock exterior
- Exterior walls are 9in. thick
- Red aromatic cedar accent wall
- Standing Seam Metal Roof
- Impressive stone fireplace with mesquite mantle
- Stained Concrete Floors
- Solid mahogany doors throughout. Exterior doors have speakeasy door
- Concrete Counter Tops
- 6 burner gas cook-top
- All stainless-steel appliances & drop-down farm sink
- Wine Fridge
- Ice maker
- Antler chandelier
- Raw cowhide hand laced western scone light fixtures
- Dimmable lights
- Standing shower with rain feature
- Shoe bench by door – custom made to match
- Wood Blinds throughout
- Built in coat & cow horn hat hangers
- Former Magnolia Country Club
- Former Retreat for Mobil/Sunoco Oil Company

## Outdoor Features:

- |  |   |
|--|---|
| ● Front and back covered porches extending the length of house | ● Cattle Pin/Feed Lot   |
| ● 4 Water Wells, 2 are solar powered                           | ● Game Food Plots   |
| ● Two large Workshops/Barns                                    | ● Outdoor Shower  |
| ● Heritage Oak Trees   | ● Orchard – Apple, plum, lemon, fig, pear, peach, orange, olive |
| ● Stripped Juniper fence post                                  | ● Rock Firepit & pulley system for BBQ                          |
| ● Four Ponds, stocked with Bass & Catfish                      | ● Water feature – small pond                                    |
| ● High Game Fence Perimeter                                    | ● Hunter's paradise with Turkey, Deer, and Dove                 |

# Guadalupe County, Texas Harriett Cottle Survey A-13



Scale 1"=500'

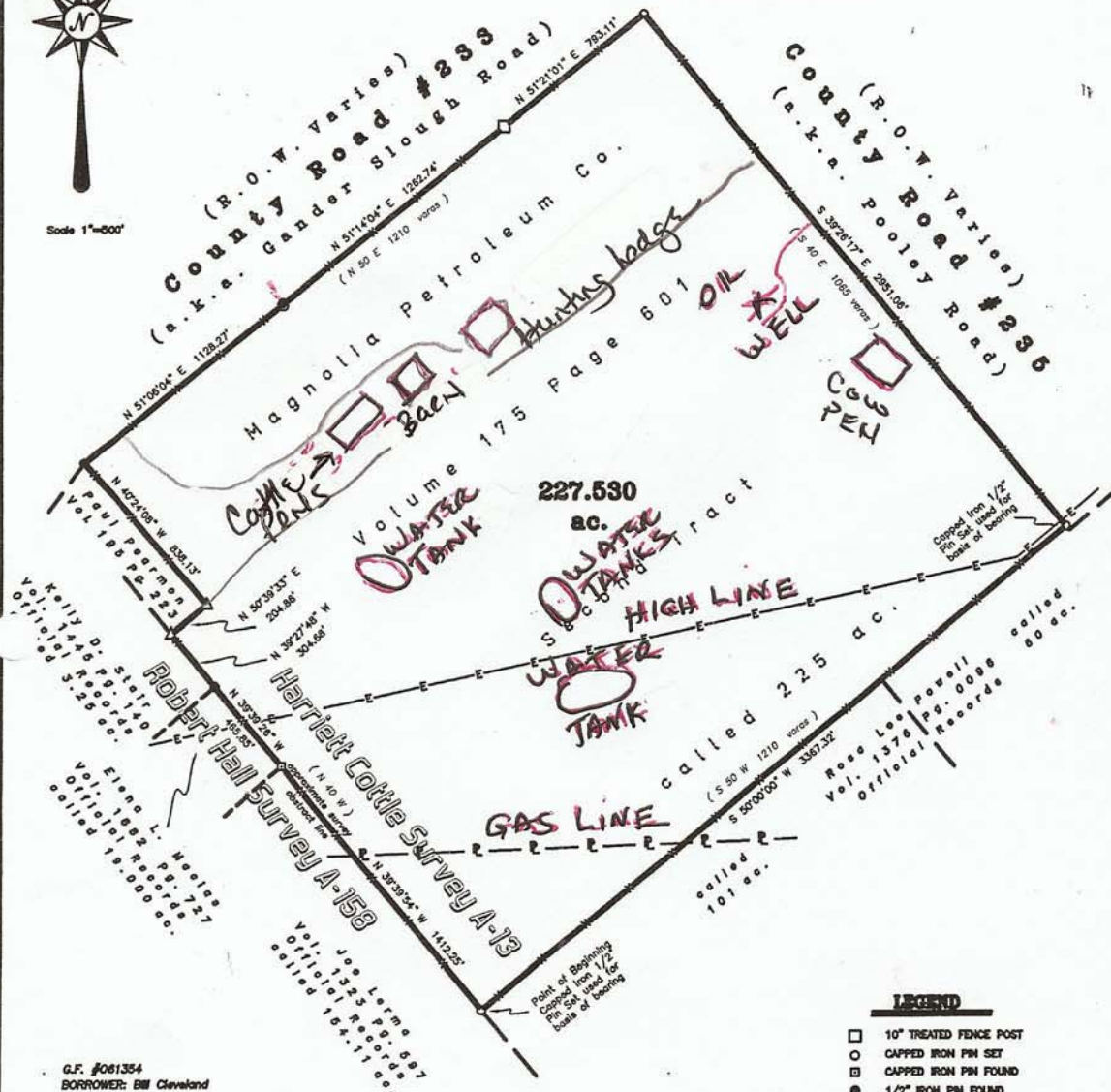
## General Notes

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR. The property shown lies in Flood Zone "X" according to FEMA Panel #480094-0125-C dated July 21, 1999. Flood Zone "X" is determined to be outside the 500-year floodplain. No special flood hazards according to FEMA Panel mentioned hereon. WARNING: This Flood Statement, as determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT SIMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

3) Easement to Humble Pipeline Co., blanket as to the rights of ingress and egress, recorded in Vol. 346 Pg. 244, Guadalupe County Deed Records.

4) Easement to San Antonio Public Service Co., blanket as to the rights of ingress and egress, recorded in Vol. 98Pg. 238, Guadalupe County Deed Records.



G.F. #061354  
BORROWER: Bill Cleveland

## SURVEY PLAT

Showing a 227.530 acre tract of land out of the Harriett Cottle Survey A-13 in Guadalupe County, Texas. I do hereby certify to **BILL CLEVELAND**, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on September 14, 2006, (2) I have shown or noted all recorded easements or right of ways listed in the title report, G.F. #061354, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.S., #5459

## LEGEND

- 10" TREATED FENCE POST
- CAPPED IRON PIN SET
- ◻ CAPPED IRON PIN FOUND
- 1/2" IRON PIN FOUND
- △ 5" CEDAR FENCE POST
- ⊙ 8" IRON PIPE FOUND
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES
- E- OVERHEAD ELECTRIC LINE
- P- PIPELINE
- UNLESS OTHERWISE NOTED

Field Book: d.a.	Drawn By: J.L.H. BS
Job No. 062551-2	Drawing: 062551-2.dwg
Date: September 14, 2006	Word Disk: Bgdn 090106
Surveyed By: J.L.H. JDB	Autocad Disk: Bgdn 090106



**Claude Hinkle Surveyors**

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