

Currier Ranch

368+/-acres | Hondo, TX



Overview

Welcome to Currier Ranch – A sprawling 368+/- acre ranch in the heart of the desirable Texas Hill Country and just 15 miles north of Hondo, TX, where the panoramic views are as endless as the possibilities.

As you explore this vast expanse of land, you'll be struck by the stunning natural beauty that surrounds you. From the lush green trees to the rugged rock formations, the landscape is truly awe-inspiring. With an abundance of wildlife, this property offers some of the best hunting opportunities in the area. Whitetail deer, turkey, and hogs are just a few of the species that call this land home, making it a true paradise for hunters and nature enthusiasts alike.

- Spectacular views
- Texas Hill Country
- Gravel road
- Seclusion and privacy
- Surrounded by large ranches
- Low taxes through wildlife exemption
- Electricity on site & water well permitted
- Conservation easement with 4 building envelopes
- Good access via easement







Conservation Easement Overview

The property is located over the Edwards Aquifer Recharge Zone and is encumbered by conservation easement that is vital to the livelihood of a growing population and to ensure there is an abundant source of ground water to generations to come.

The conservation easement is held by the City of San Antonio. Additional information can be found at their website [here](#).

The conservation easement is broken into two different parts: the east easement (192+/- ac) and the west easement (176+/- ac). Exhibit on following page (page 7).

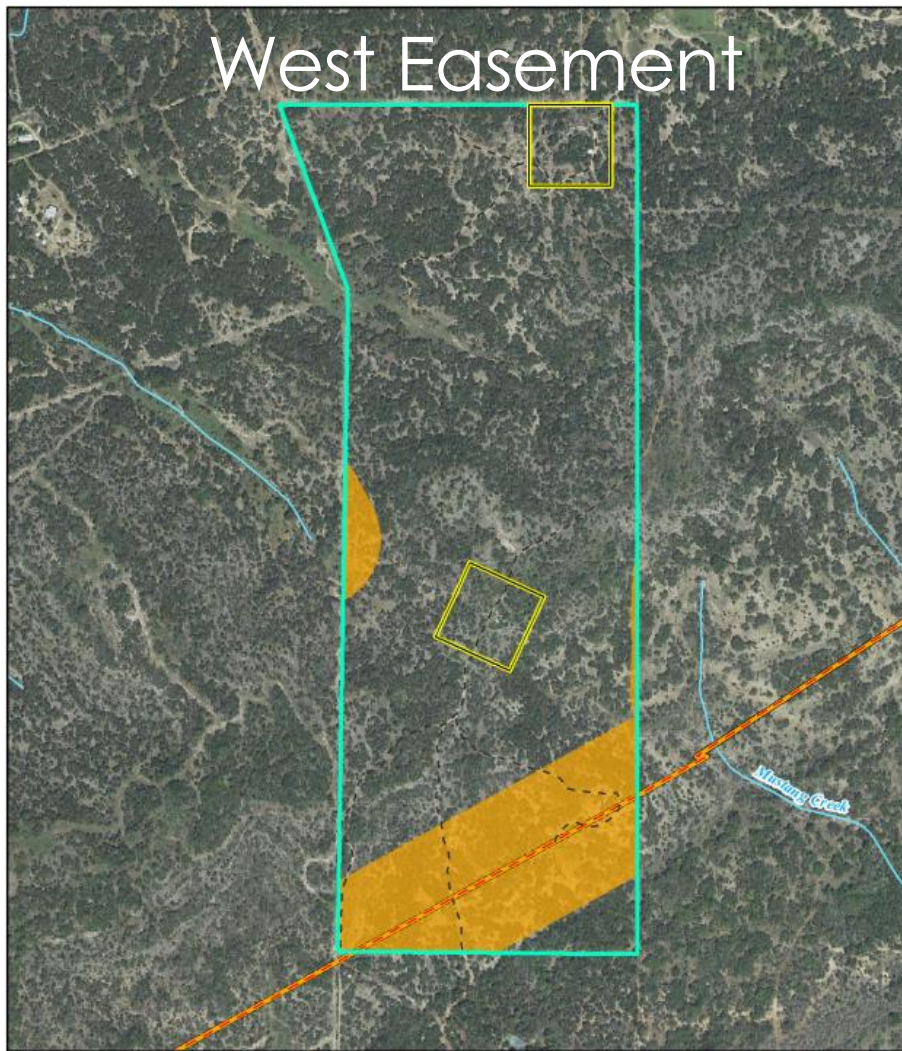
East easement:

- 2 building envelopes are available and have not been established yet. Must get city of SA approval to establish desired sites.
 - Aggregate size of 12 acres
 - Largest envelope cannot exceed 8 acres
- No further subdivision allowed
- 2 water wells allowed

West easement:

- 2 building envelopes that are 5 acres each and already designated but can be moved anywhere not in the 'no development zone' and require City of SA approval.

West Easement

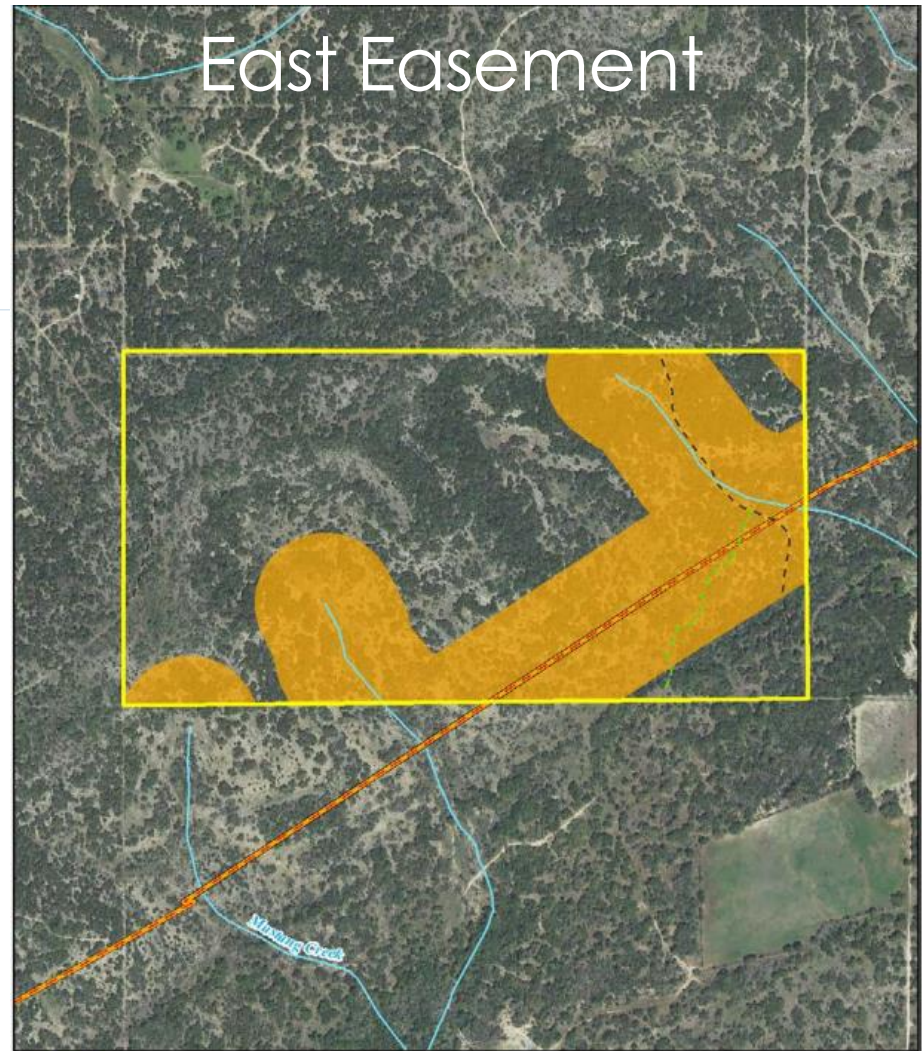


- Project Boundary
- Building Envelope, 5.00 acres
- No Development Zones
- USGS Geological Fault Line
- Unimproved Road
- River/Stream

Base Map: Texas Orthoimagery Program (TOP) 2015 50cm NC/GIR data set,
ESRI USA Base Map

Figure 2
No Development Zones
Currier Ranch
Medina County, Texas

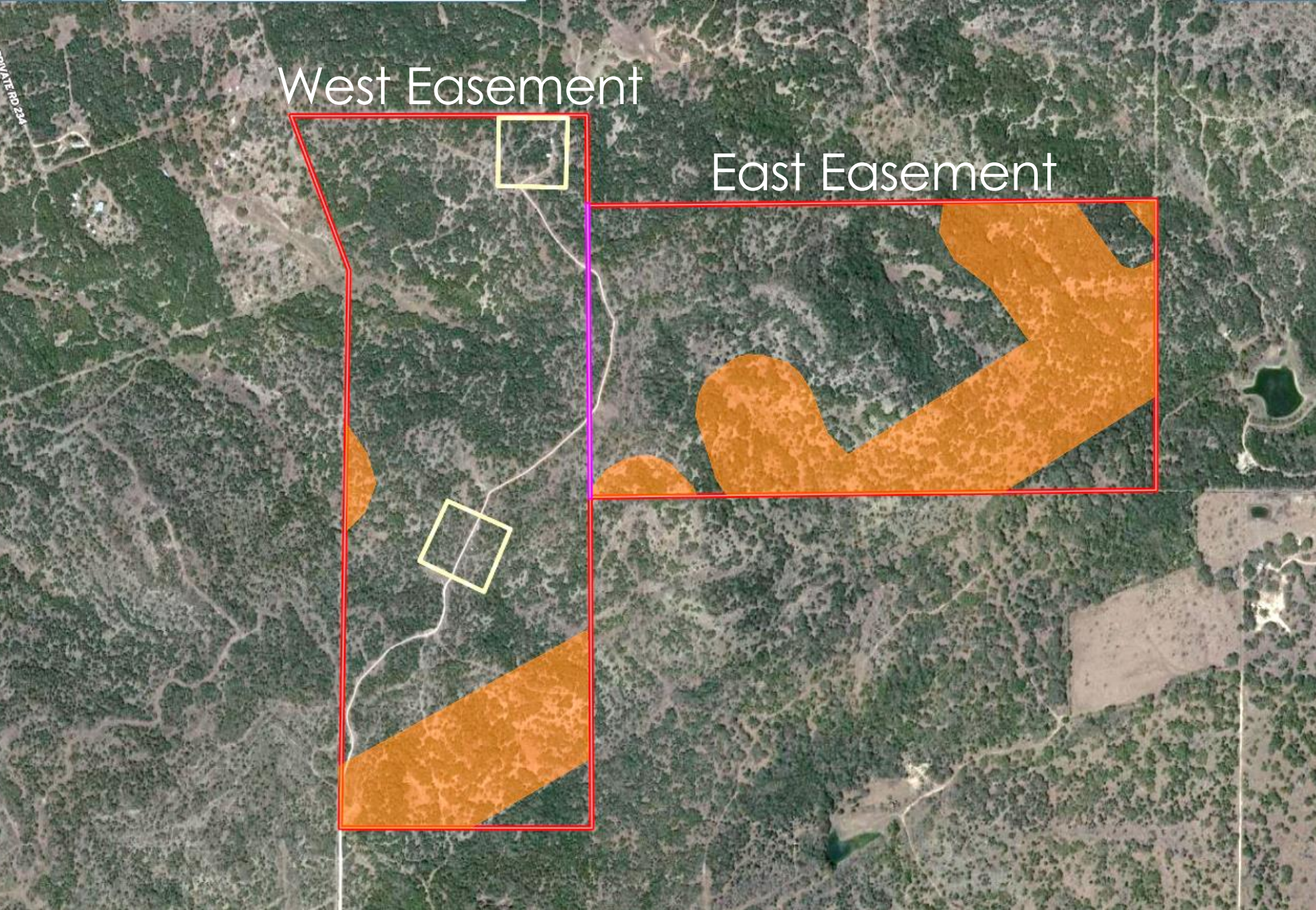
East Easement



- Project Boundary
- No Development Zones
- USGS Geological Fault Line
- Unimproved Road
- Walking Path
- River/Stream

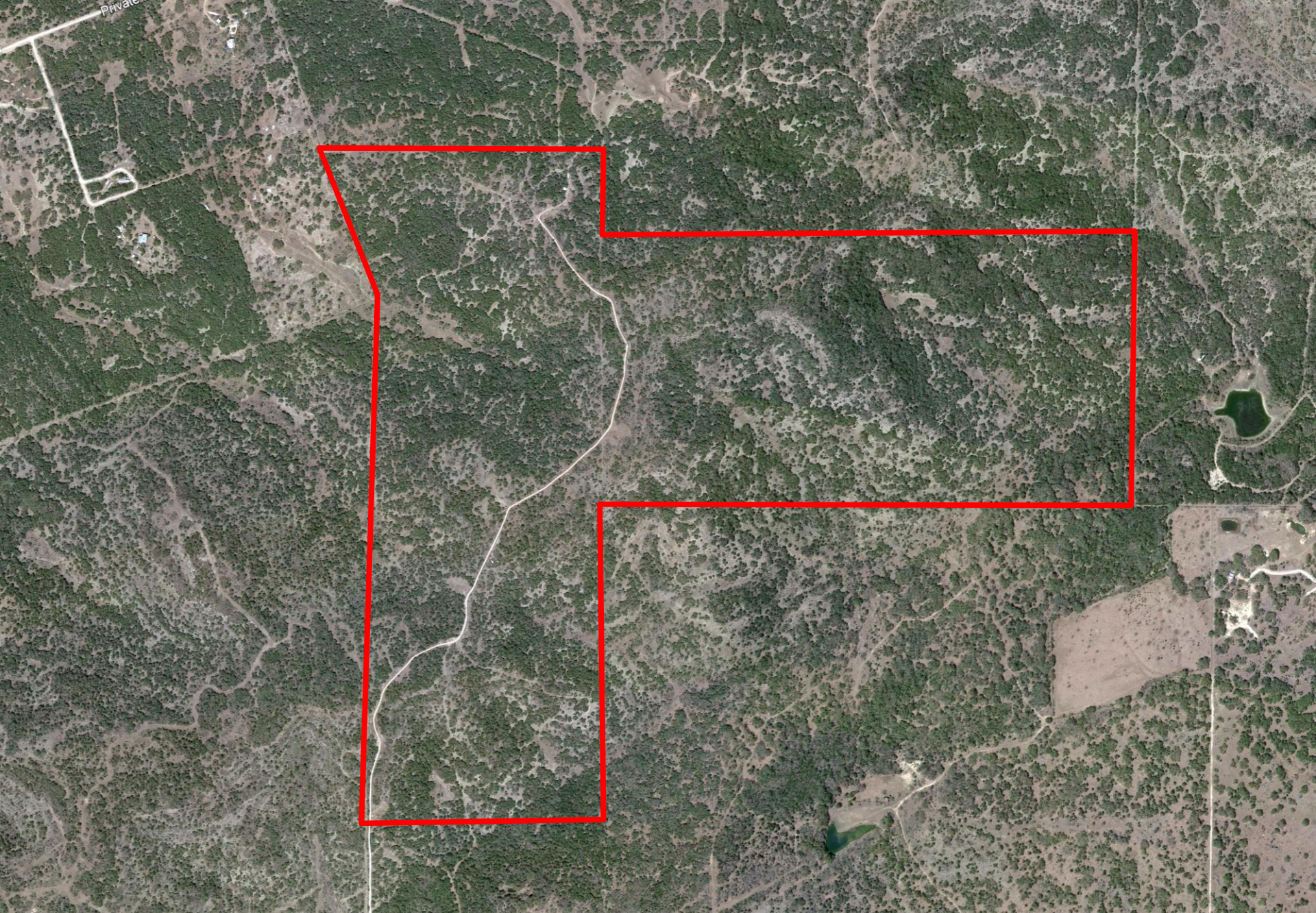
Base Map: Texas Orthoimagery Program (TOP) 2015 50cm NC/GIR data set,
ESRI USA Base Map

Figure 2
No Development Zones
Bendele Ranch
Medina County, Texas



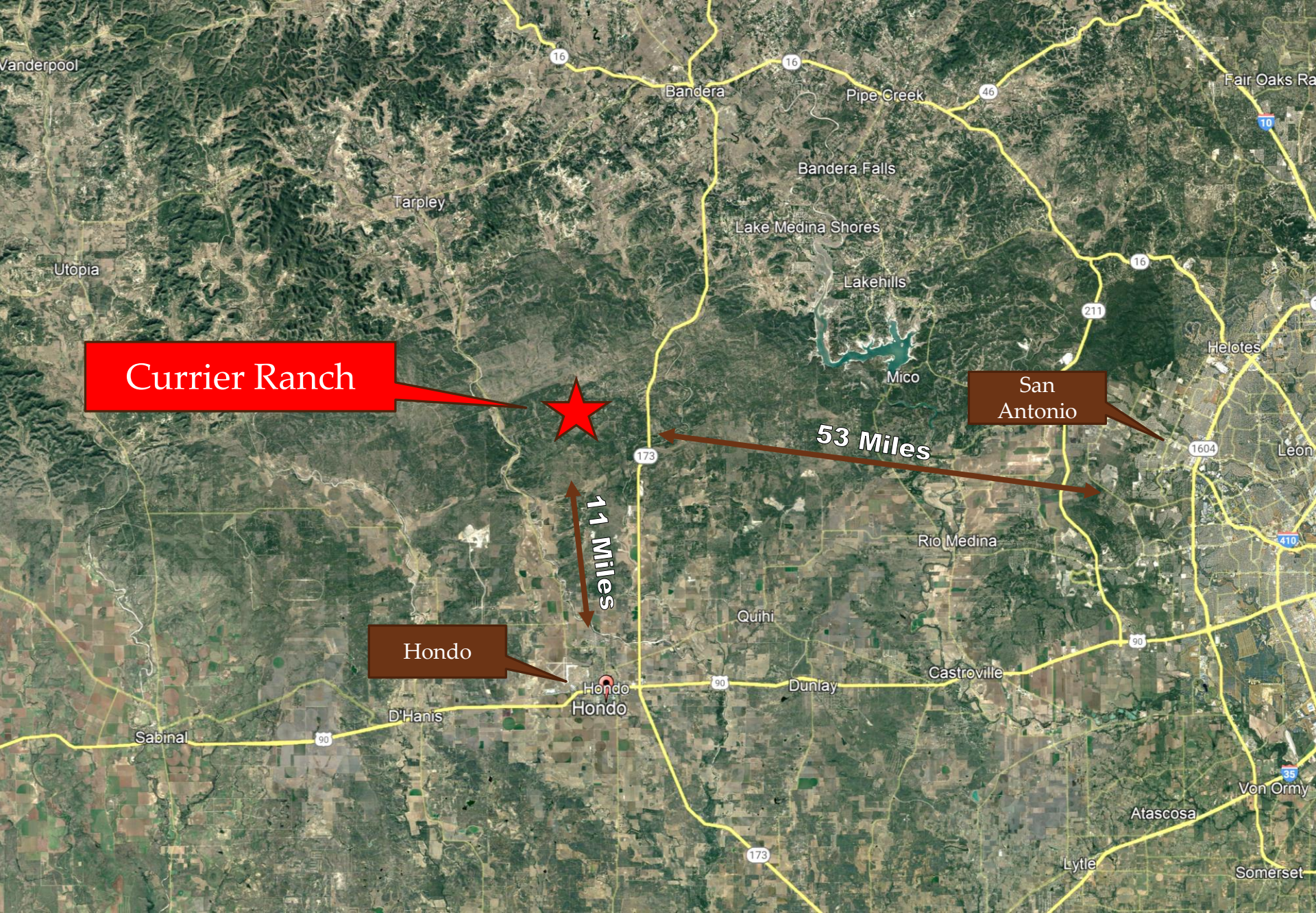
West Easement

East Easement





Easement
Rd



Contact



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Links: [Website](#) | [Lands Listing](#) | [Mapright](#)

Shown by appointment only with La Tierra Realty, LLC. Buyers broker must be identified on the first contact and must accompany buyer prospect on all showings to be allowed full participation. If this condition is not met, fee participation will be at the sole discretion of La Tierra Realty LLC, Broker.



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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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