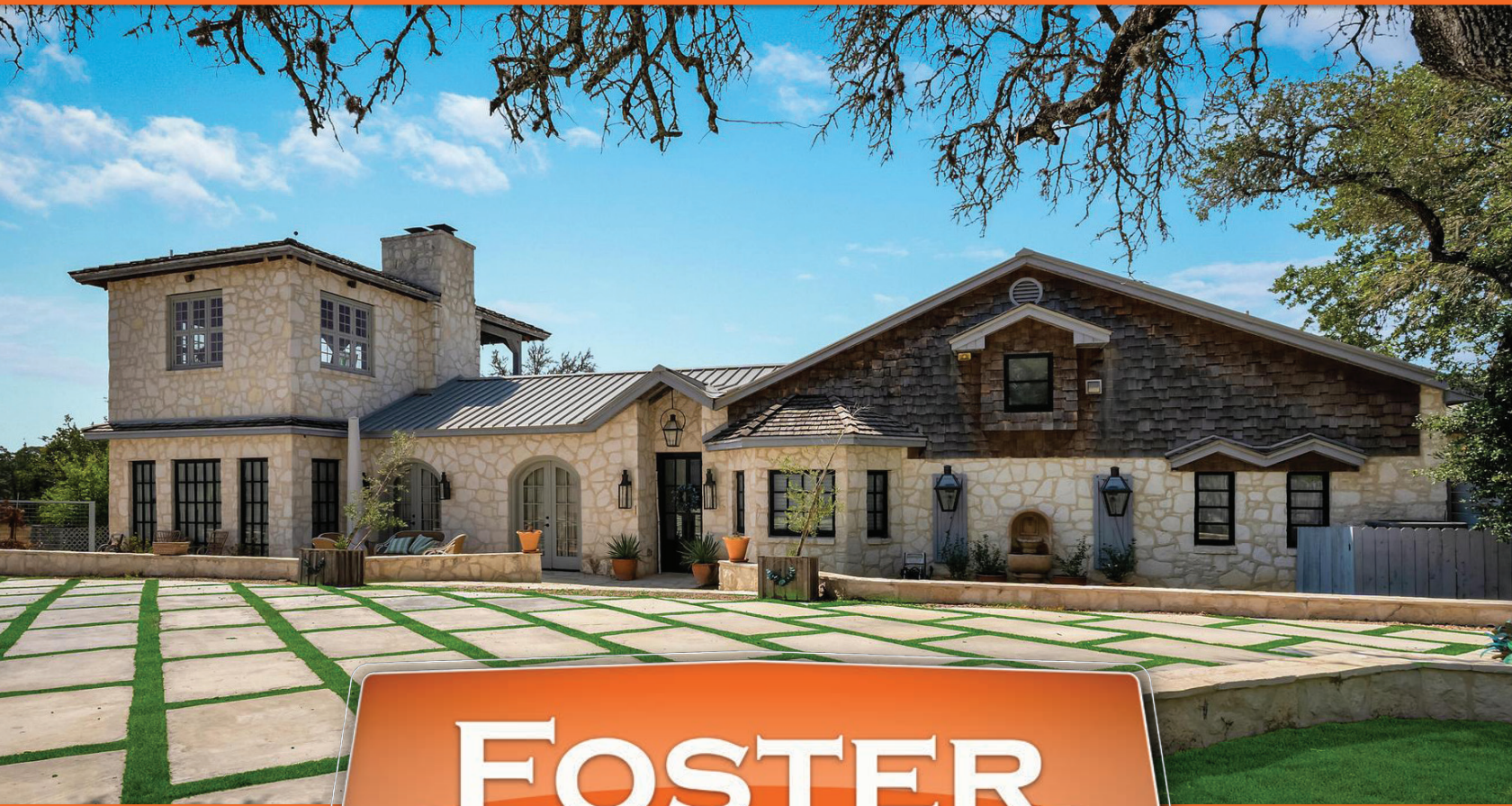


BALCONES CREEK RANCH



FOSTER
Farm & Ranch
Real Estate

61± ACRES
KENDALL COUNTY

PRESENTED BY BRIAN COOK | AGENT
(210) 860-9693 • BRIAN@FOSTERRANCHES.COM • 106 E MAIN ST. UVALDE, TX 78801

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FOSTER

Farm  Ranch

R E A L E S T A T E

BALCONES CREEK COUNTY

61± ACRES

DESCRIPTION

This beautiful 61+/- acre ranch is located just 5 minutes from Boerne! As soon as you drive in through the gates you are greeted with grand Oak Trees leading up the paved driveway to the gorgeous home. The home is a 3 bed/3 bath, along with a detached 3 car garage with a guest apartment above! The home sits above Balcones Creek, which stretches along the southern side of this meticulously maintained property! Besides the wet weather creek, there are also multiple ponds that fill off of rain water, beautiful fields, and majestic oak patches throughout the property!

The stunning home was carefully thought out, down to every unique detail. The luxurious master suite features high ceilings, lots of natural light, and a 2-way fire place that opens up into the spacious bathroom and closet. Two additional bedrooms each have their own private bathroom as well. The living room and kitchen create an ideal open concept with high ceilings, rock walls, and a rock fireplace. The Chef's kitchen is beautiful with top-of-the-line appliances, oversized center island, large pantry and a breakfast nook. There is also a second story covered patio that looks over Balcones Creek.

Step into the grand courtyard and head over to the 3-car garage or the private guest apartment that sits above the garage. This apartment has an inside sitting area, private bath, and large covered patio highlighted by the fireplace and long-range views!

The highlights don't end there, this property also features a 4,500 SF barn with 220-amp, water and electric, and fiber optic. The perfect spot for storgae or to finish out into a game room, horse barn, or more!

The property is Wildlife exempt.



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BRIAN COOK AGENT

From a very young age, Brian has had the opportunity to work on a number of ranches in the Hill Country and South Texas. Born and raised in Boerne, Texas, he split his time helping landowners around the Hill Country and working his family's ranch in Maverick County. He obtained his Bachelor's Degree from Texas A&M University, studying Wildlife & Fisheries Sciences. These opportunities have provided him with a strong platform of farming & ranching knowledge, the ability to create great relationships with many buyers & sellers, and develop a connection with multiple financial institutions. He along with the rest of the Foster Farm and Ranch Team will be happy to assist you with any buying or selling needs.

“We Build Relationships on Solid Ground”



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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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Brian Cook</u>	<u>728399</u>	<u>briancook00@gmail.com</u>	<u>(210)860-9693</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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FOSTER FARM & RANCH
REAL ESTATE



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