

WHISPERING OAKS

ATASCOSA COUNTY, TEXAS



 **COLDWELL BANKER** | D'ANN HARPER, REALTORS®
LAND & RANCH

Finding You THE PERFECT PLACE TO HANG YOUR HAT

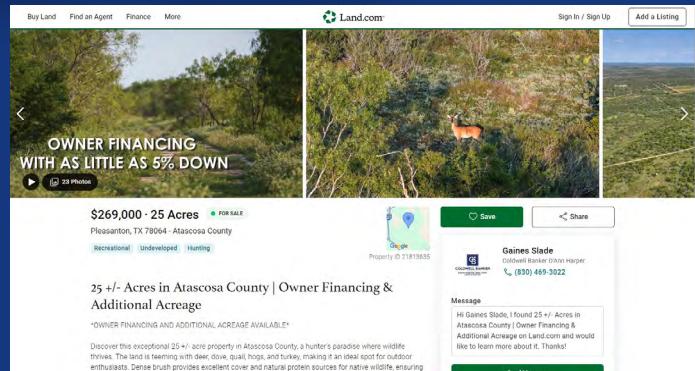
830.469.3022 ★ WeSellTexasRanches.com



PROPERTY DETAILS



Scan QR Code or [Click Here](#)
for more details about the
property.



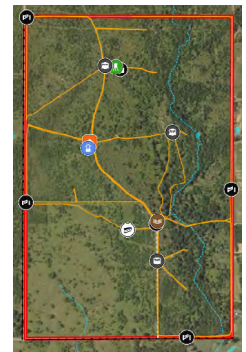
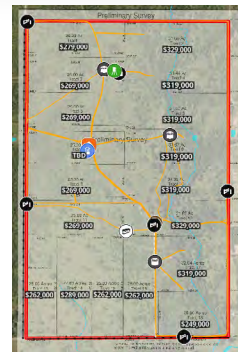
INTERACTIVE MAP



Scan QR Code or [Click Here](#)
for an interactive **tract** map.



Scan QR Code or [Click Here](#)
for an interactive **non-tract**
map.



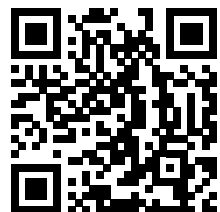
PROPERTY VIDEO



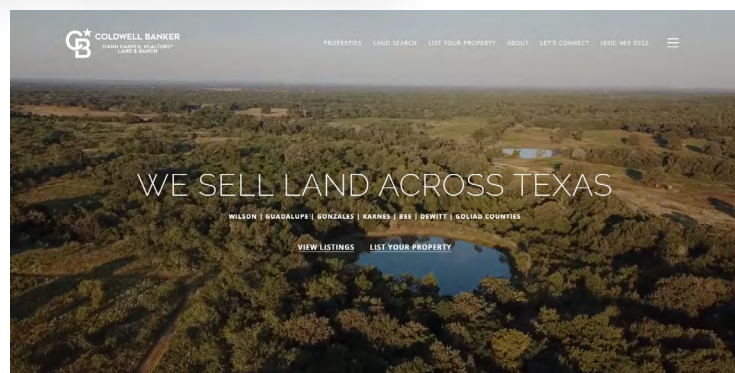
Scan QR Code or [Click Here](#)
to view property video.

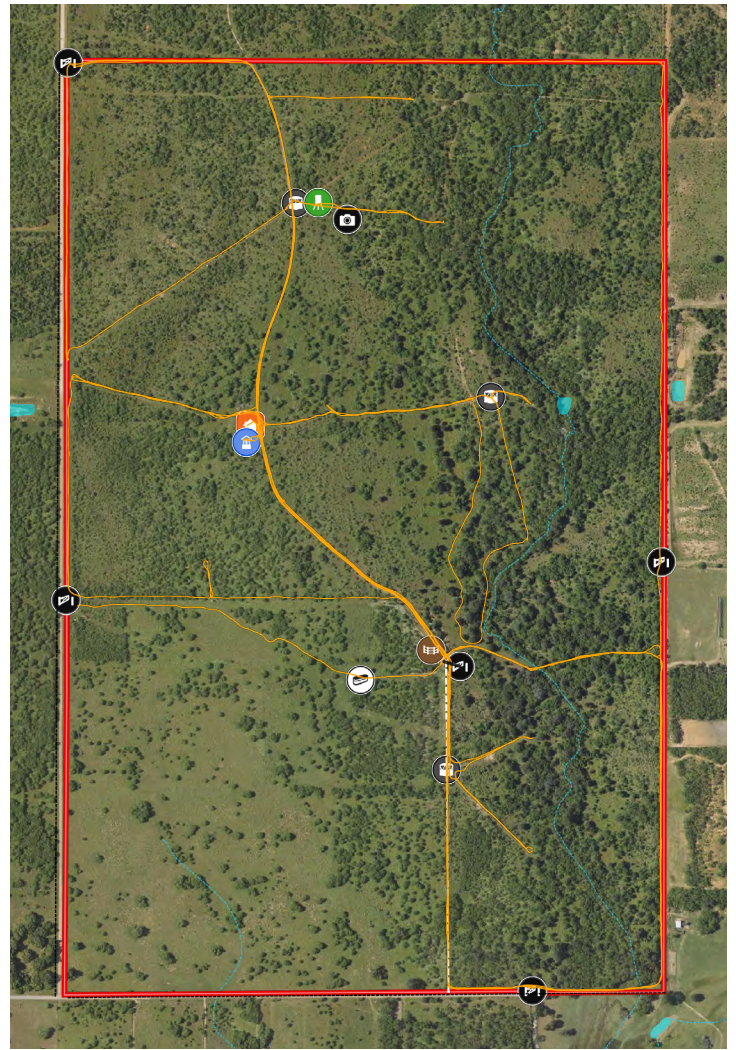
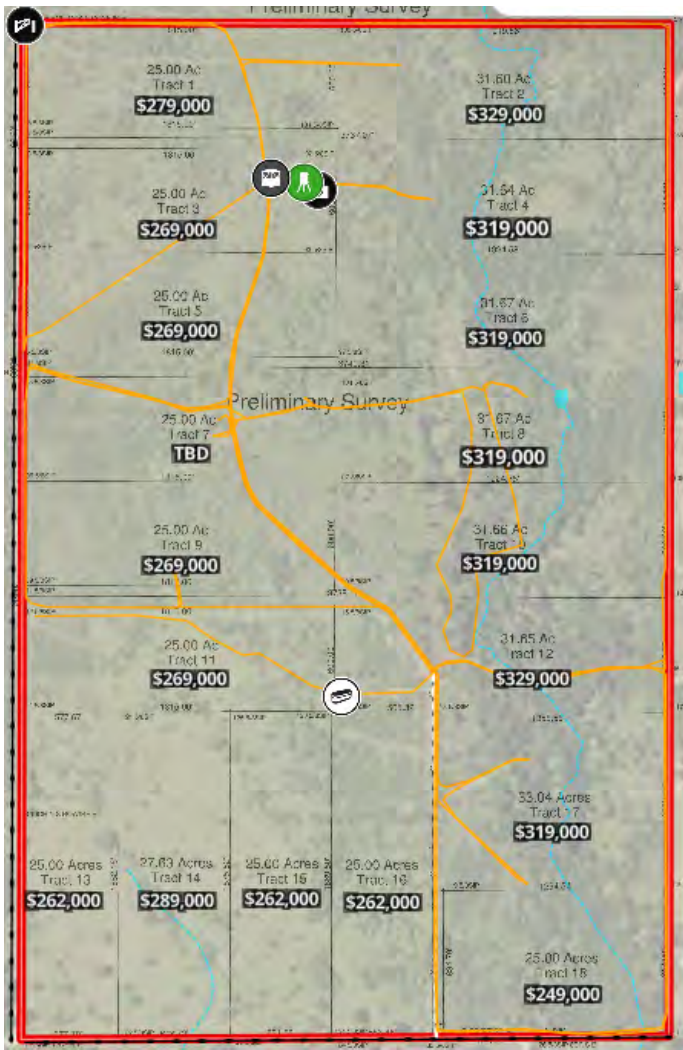


MORE PROPERTIES



Scan QR Code or [Click Here](#)
to view more properties.





ATASCOSA COUNTY, TEXAS



NEARBY TOWNS AND INTERSTATES

- 10.5± MILES APPROXIMATELY TO PLEASANTON
- 14.4 ± MILES APPROXIMATELY TO JOURDANTON
- 17.9± MILES APPROXIMATELY TO POTEET
- 22± MILES APPROXIMATELY TO FLORESVILLE
- 43.2± MILES APPROXIMATELY TO SAN ANTONIO
- 7± MILES APPROXIMATELY TO I-37
- 7.7± MILES APPROXIMATELY TO US 281

TRACT LISTINGS

ATASCOSA COUNTY, TEXAS

TRACT 1

25 +/- ACRES
\$279,000

TRACT 2

31.60 +/- ACRES
\$329,000

TRACT 3

25 +/- ACRES
\$269,000

TRACT 4

31.64 +/- ACRES
\$319,000

TRACT 5

25 +/- ACRES
\$269,000

TRACT 6

31.67 +/- ACRES
\$319,000

TRACT 7

25 +/- ACRES
TBD

TRACT 8

31.67 +/- ACRES
\$319,000

TRACT 9

25 +/- ACRES
\$269,000

TRACT 10

31.66 +/- ACRES
\$319,000

TRACT 11

25 +/- ACRES
\$269,000

TRACT 12

31.65 +/- ACRES
\$329,000

TRACT 13

25 +/- ACRES
\$262,000

TRACT 14

27.63 +/- ACRES
\$289,000

TRACT 15

25 +/- ACRES
\$262,000

TRACT 16

25 +/- ACRES
\$262,000

TRACT 17

33.04 +/- ACRES
\$319,000

TRACT 18

25 +/- ACRES
\$249,000



WILDLIFE

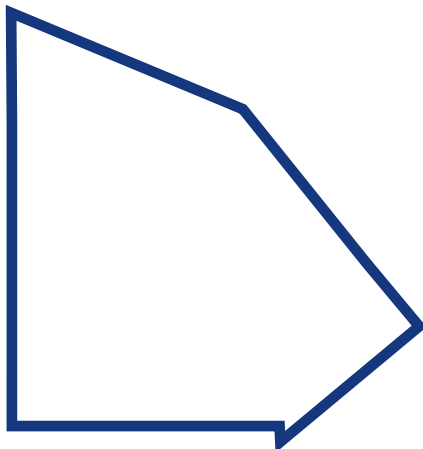
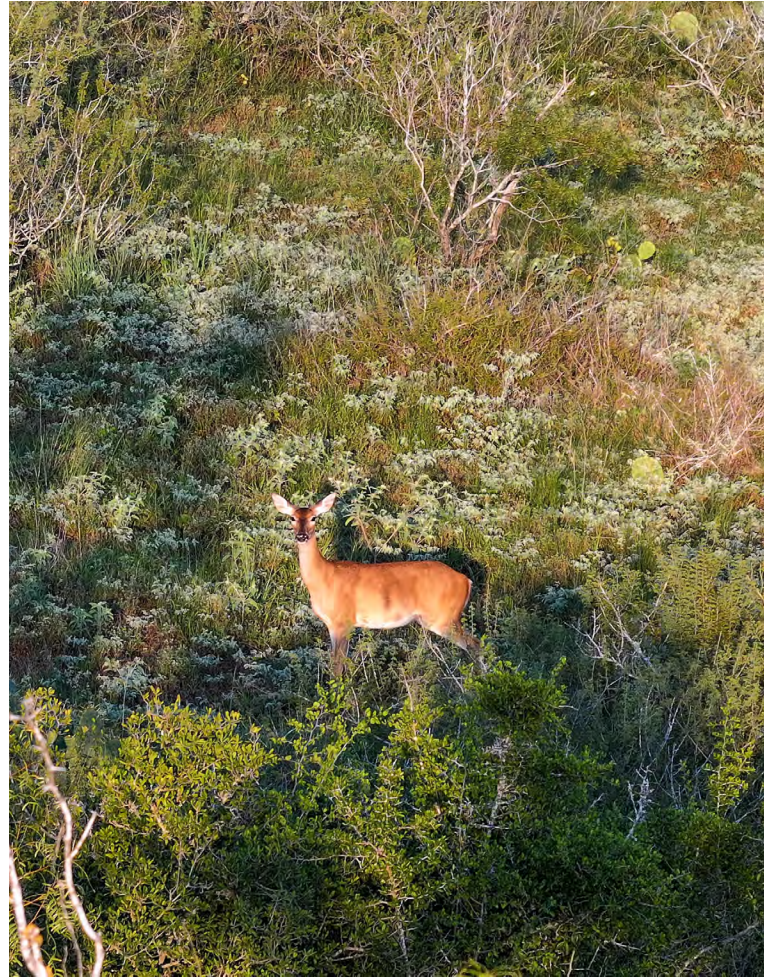
ATASCOSA COUNTY

- WHITETAIL DEER
- HOGS
- QUAIL
- DOVE
- SONGBIRDS

ATASCOSA COUNTY

RANCH AMENITIES

Atascosa County, south of San Antonio on Interstate Highway 37 in the Rio Grande Plain of south central Texas, spans 1,218 square miles of level to rolling land with elevations from 350 to 700 feet. Jourdanton, the county seat, lies at the intersection of state highways 16 and 97, 33 miles south of San Antonio and 100 miles northwest of Corpus Christi. The county's soils range from loamy and clayey to limestone-rich near the surface, supporting subtropical dry-land vegetation like cactus, grasses, mesquite, live oak, and post oak. About 41-50% of the county is prime farmland. Wildlife includes deer, javelina, turkey, and migrating birds, with stocked tanks for fishing. Mineral resources feature clay, uranium, sand, gravel, oil, gas, lignite coal, sulfur, and caliche.



STRAWBERRY FESTIVAL

ATASCOSA COUNTY FAIR

COWBOY HOMECOMING AND RODEO

ADDITIONAL INFORMATION

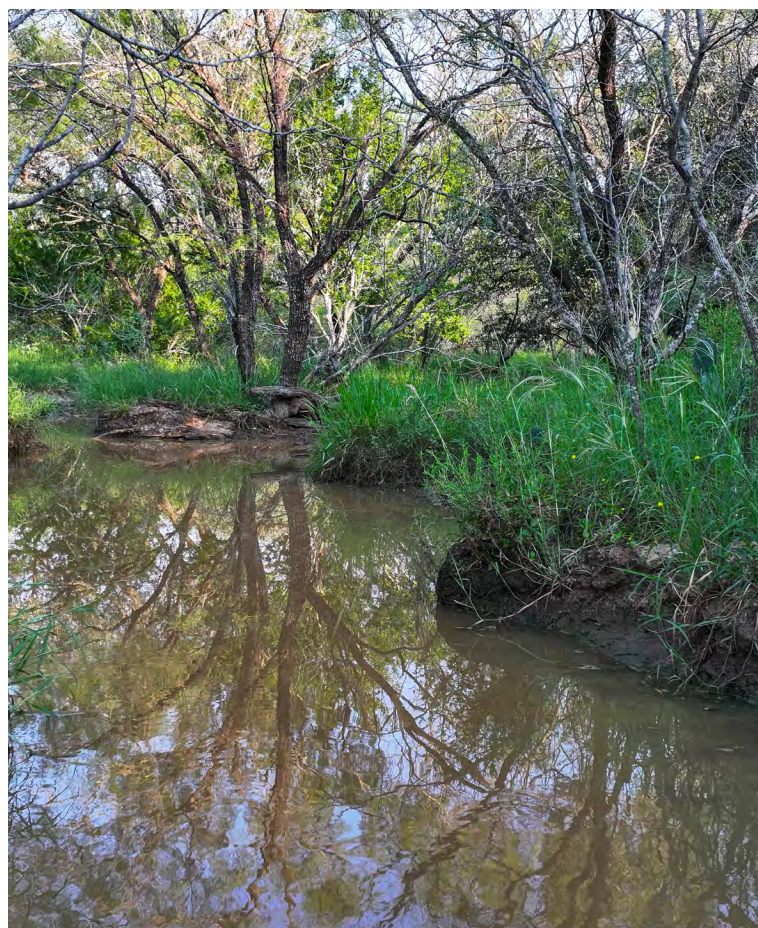
WHISPERING OAKS | ATASCOSA COUNTY, TEXAS

- POWER PROVIDED AND METER APPROXIMATE COST
- WELL PROVIDED AND METER APPROXIMATE COST
- LOADED WITH GAME SUCH AS DEER, DOVE, QUAIL AND HOG
- WELL MAINTAINED COUNTY ROAD FRONTAGE
- 6 +/- MILES FROM POTEET
- 20 +/- MILES FROM SAN ANTONIO
- 16 +/- MILES FROM JOURDANTON

SERVICES

- KARNES ELECTRIC IS PROVIDED





OWNER FINANCING

ATASCOSA COUNTY, TEXAS

5% cash down and 25 year loan. 11% interest. No prepayment penalty. No refinance penalty.

10% cash down and 25 year loan. 10% interest. No prepayment penalty. No refinance penalty.





GAINES SLADE

VICE PRESIDENT OF LAND & RANCH
LAND SPECIALIST

GAINES.SLADE@CBHARPER.COM

830.469.3022



COLDWELL BANKER

D'ANN HARPER, REALTORS®
LAND & RANCH

WHO YOU WORK
WITH MATTERS



COLDWELL BANKER

**D'ANN HARPER, REALTORS®
LAND & RANCH**

OFFER INSTRUCTIONS

Please submit all offers via email to gaines.slade@cbharper.com

Call/Text Gaines Slade / 830-469-3022

to confirm receipt.

PLEASE WRITE ALL CONTRACTS ON THE MOST CURRENT LAND AND RANCH CONTRACT

SELLER INFORMATION:

500 Atascosa Venture LLC

BROKER INFO FOR PG. 9:

Brokerage: Coldwell Banker D' Ann Harper, REALTORS®

Listing Agent: Gaines Slade

Email: gaines.slade@cbharper.com

Supervisor: Jeff Porter

Address: 1677 River Road Boerne, TX 78006

Lie. # : 416239

Lie. #: 694660

Phone: 830-469-3022

Lie. #: 330492

CLOSING INFORMATION

Title Company: Capital Title

Escrow Officer: Tracy Caddell

Address: 203 South Main Street Lockhart, TX 78644

Email: tcaddell@ctot.com

Phone: 512-269-0261

COMMISSION:

2.5% Each

EXCLUSIONS:

LEGAL DESCRIPTION:

500.81 acre tract, described in a deed recorded in Clerk's File No. 114933, Official Public Records of Atascosa County, Texas

NOTES:

Please include any disclosures in Assoc. Docs. along with Pre-Approval or POF.
Thank you and I look forward to receiving your offer!

TRANSFORM YOUR LAND WITH EASE

Looking to upgrade your property without the immediate financial burden? Our exclusive owner financing option for land improvements offers the perfect solution. Gain immediate access to essential upgrades with minimal upfront costs.

KEY IMPROVEMENTS AVAILABLE



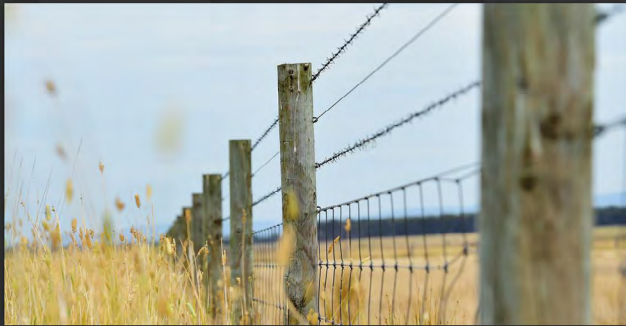
WATER WELLS

Secure a sustainable water supply.



ELECTRIC METERS

Power your land efficiently with electrical setup services.



FENCING

Protect and define your property with high-quality fencing.



BRUSH CLEANING

Prepare your land for cultivation or development with professional brush clearing.

Land ownership made simple. Roll essential improvements into your land purchase using owner financing options with as little as 5% down. This exceptional opportunity allows you to realize your dreams of owning land without the heavy upfront financial burden.



FOR HIRE!

ASV RT-135 Forestry



**Ready to tackle any
job!**

with a FAE Drum Mulcher!



- WIDEN AND MULCH SENDEROS**
- MULCH PERIMETERS**
- MULCH BRUSH PILES INSTEAD OF BURNING**
- MAKE NEW ROADS**
- CLEAN AROUND TANKS AND PONDS**
- OLD BARN AND HOMESTEAD DEMO**
- CLEAN UNDER LEGACY OAKS**
- RECLAIM PASTURES**

**Give Gaines Slade a call
today!**

Email: gaines.slade@cbharper.com

Phone #: 830.469.3022

**WE SELL
TEXAS LAND**



CB GOLDWELL BANKER
EXPERIENCED REALTOR
LAND & RANCH

GAINES SLADE

VICE PRESIDENT OF LAND & RANCH
LAND SPECIALIST / LICENSED IN TX

(830) 469-3022

TEXASLANDANDRANCH.COM

TEXAS HUNTER[®]

PRODUCTS

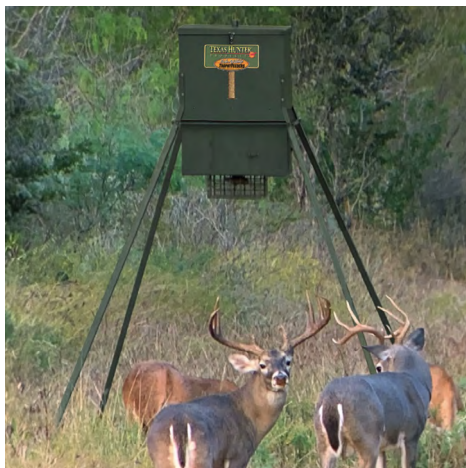
As an authorized dealer and installer for Texas Hunter Products, I'm here to help you seamlessly integrate their offerings into your newly purchased property. Don't hesitate to contact me if you're interested in enhancing your property with their top-quality products.



BIG PROTEIN



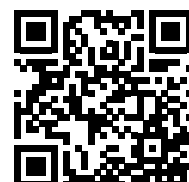
BOX BLIND



FEEDER SPIN



ECONOMY BLIND



WE FINANCE DIRT & DREAMS

LAND LOANS

- No minimum acreage
- 15% minimum down payment
- Flexible Loan Terms
 - 15% down for a 15 year fixed rate
 - 20% down for a 20 year fixed rate
 - 25% down for a 25 year fixed rate
- Can Roll Improvements into loan – purchase or refinance
- Property must be Rural
 - Outside city limits or in town with less than 2500 population
- Streamline Loan Program – limited documentation for land values of \$408,000 or less.
- Farm Credit Loan – will not be sold to outside servicer
- Yearly rate modification available if rates decrease over the life of your loan.



KACI JOHNSON

Mortgage Loan Officer | NMLS#: 1966507
830-399-7176 | KJohnson@TexasFCS.com



Scan the QR code to start the
Pre Qualification Process

IMPROVEMENT EXAMPLES

- Water Well
- Septic
- Electricity
- Pond
- Barns
- Fences
- Land clearing



www.TexasFarmCredit.com/Mortgage





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LAND & RANCH



GAINES SLADE

Vice President of Land & Ranch, Land Specialist
830.469.3022 | gaines.slade@cbharper.com
weselltexasranches.com



#1

Individual Sales Agent for
Coldwell Banker D'Ann Harper, REALTORS®,
2022 & 2023



Deer Steward
LEVEL 1



FAA Part 107
Remote Pilot
Certification

#1 Highest Individual GCI Company-wide 2023

#2 Most Listings Sold Company-wide 2023

#2 Most Listings Taken Company-wide 2023

145

Ranches Sold in the Past 4 Years

\$130M+

In Sales in the Past 4 Years

“ We’ve purchased real estate of all types for years, but when it came time to move into a new arena, land, we knew we needed an expert on the team. Gaines Slade has been everything you could ask for in a partner: knowledgeable, hard working, fun & easy to work with, and he brings a deep bench of connections to the table that has made all of our transactions as smooth as possible. We’re looking forward to buying more land with Gaines! ”

-DEVIN E, TEXAS LANDOWNER

“ I had my property on the market for the same price (even lower at one point) with no results for about two years. Gaines was able to sell my property within a matter of weeks. Connections, advertising, land/ranch specialty, reputation. Enough said. ”

- UNA KERENSA HILL,
FORMER TEXAS LANDOWNER