

# Bob Heyen Realty

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## Circle B Ranch

- ACREAGE:** 381.134 acres, more or less.
- LOCATION:** 220 CR 520  
D'Hanis, Texas 78850  
Property is located approximately 7 miles SW of D'Hanis and 12 miles SW of Hondo with approximately 3,029' of frontage on CR 520 (Squirrel Creek Road). All in Medina County, Texas.
- PRICE:** \$3,200,000.00. "AS IS"
- TERMS:** Cash to Seller and/or third party financing.
- SCHOOL:** D'Hanis ISD.
- TAXES:** Property is under an Agricultural Use Exemption. 2016 taxes were approximately \$4,140.40.
- MINERALS:** Any and all mineral and executive rights owned to convey. To be more accurately determined by new title commitment.
- UTILITIES:** Medina Electric Cooperative is the electric provider and Southwest Telephone is the phone provider.
- WATER:** Domestic water is supplied to the main home, barn and water troughs by a water line from a West Medina Water Supply Corporation meter. There is also an Edwards irrigation with a depth of approximately 1,350' and is powered by a diesel engine pumping over 100-GPM. The Seller owns 100 acre-feet of permitted water rights and will retain 50 acre-feet of unrestricted water. The irrigation well supplies water via underground piping to both tanks and the 52-acre field along the west boundary. There are two tanks located along an unnamed creek that flows into the East Squirrel Creek. These tanks are long and narrow in shape and lined with large Live Oak, Mesquite, and Elm trees. In addition, there is a metal floating covered pontoon boat dock equipped with a boat lift at the tank below the house. Near the boat dock is a concrete fire pit and entertainment area. Both tanks are stocked with Bass, Catfish, Perch, and feeder fish. A portion of the property lies within the F.E.M.A 100-year flood Zone A.
- TERRAIN/GRASSES:** The terrain is gently rolling with elevations ranging from 920'-950'. Vegetation consists of Huisache, Prickly Pear, Cat Claw and Acacia. Live Oak trees abound the property along with Mesquite, Elm and Persimmon. The ranch has some open pasture, a 52-acre tillable field that is fenced, native grasses, good soils and dense brush.
- VEGETATION:**

WILDLIFE: Game includes an abundance of quail, turkey, dove and introduced Whitetail deer. The tanks and East Squirrel Creek provide for excellent habitat for water fowl as well.

IMPROVEMENTS: The ranch is perimeter fenced with 8' net wire game proof fencing and cross-fenced into two pastures with the 52-acre cultivated field and the remainder in pasture. All of the cross fencing is typical 5-strand barbed wire on wood and metal post and in good condition. The property has a small set of cattle panel pens and an excellent interior road system easily accessing all areas of the ranch. The main road leading from a beautiful rock and rod iron electric gate entrance off CR 520 to the home is paved. The structural improvements include:

MAIN HOME: A stunning, fully furnished, 4 bedroom, 4 ½ bath home consisting of approximately 3,568 sq. ft. sits at a higher elevation providing some beautiful views of the eastern portion of the ranch. Driving up to the home you will approach a large concrete circle drive-way and beautifully manicured yard surrounding the home. The exterior is constructed of rock and cement board with a copper metal roof. The expansive yard has a sprinkler system with a rock patio behind the home leading to an inviting in-ground swimming pool also overlooking the ranch. From the back porch, a walk-way leads down to a large lake with the floating dock, beach area, fire-pit and concrete stairs.

As you enter the home you are greeted by high cathedral ceilings in the great room accented by large wood beams and a wall of windows looking out to the screened-in patio and pool. The open floor plan encompasses the kitchen, dining area and great room and boasts a beautiful stone fireplace with built-in cabinets and Saltillo tile throughout. The sleek and stylish kitchen has custom wood cabinetry, granite countertops atop a rock-façade eat-at bar area and center island for your cooking convenience. This sophisticated kitchen has stainless steel Bosch appliances including a dishwasher, double-oven and cook-top with a built-in refrigerator as well as a corner pantry accessed by a frosted door. The entertaining area moves to the 410 sq. ft. screened-in patio overlooking the pool. You can enjoy your evenings by the outdoor fireplace while enjoying the views of the ranch. In addition, there are approximately 1,122 sq. ft. of covered porches.

The southern wing of the home has a master bedroom with coffered ceiling accentuated with crown molding, a sitting area, built-in entertainment cabinet and shelving and access to the pool area. The connecting master bath has a vaulted ceiling, his & her walk-in closets, his & her vanities, a large walk-in tile steam shower with separate oversized tub. Down the hall from the master bedroom is an office/study with hardwood floors and glass French door entry.

The northern wing of the home has three bedrooms each having their own private bath with a half-bath in the hallway near the kitchen. Aside from the bedrooms, there is also a mud-room complete with built-in shelving and compartments with an entrance from the attached 4-car, 1,140 sq. ft. carport; a utility/laundry room with built-in cabinets for storage, a freezer, sink and washer and dryer; and a gun-room with a secure combination lock door; a sound closet houses the security and

speaker system that is wired throughout the entire home and screened-in patio. On top of the bonus rooms, there is also a media room offering a great place for movie and game night complete with room for 7 theatre seating, a large movie screen and surround sound.

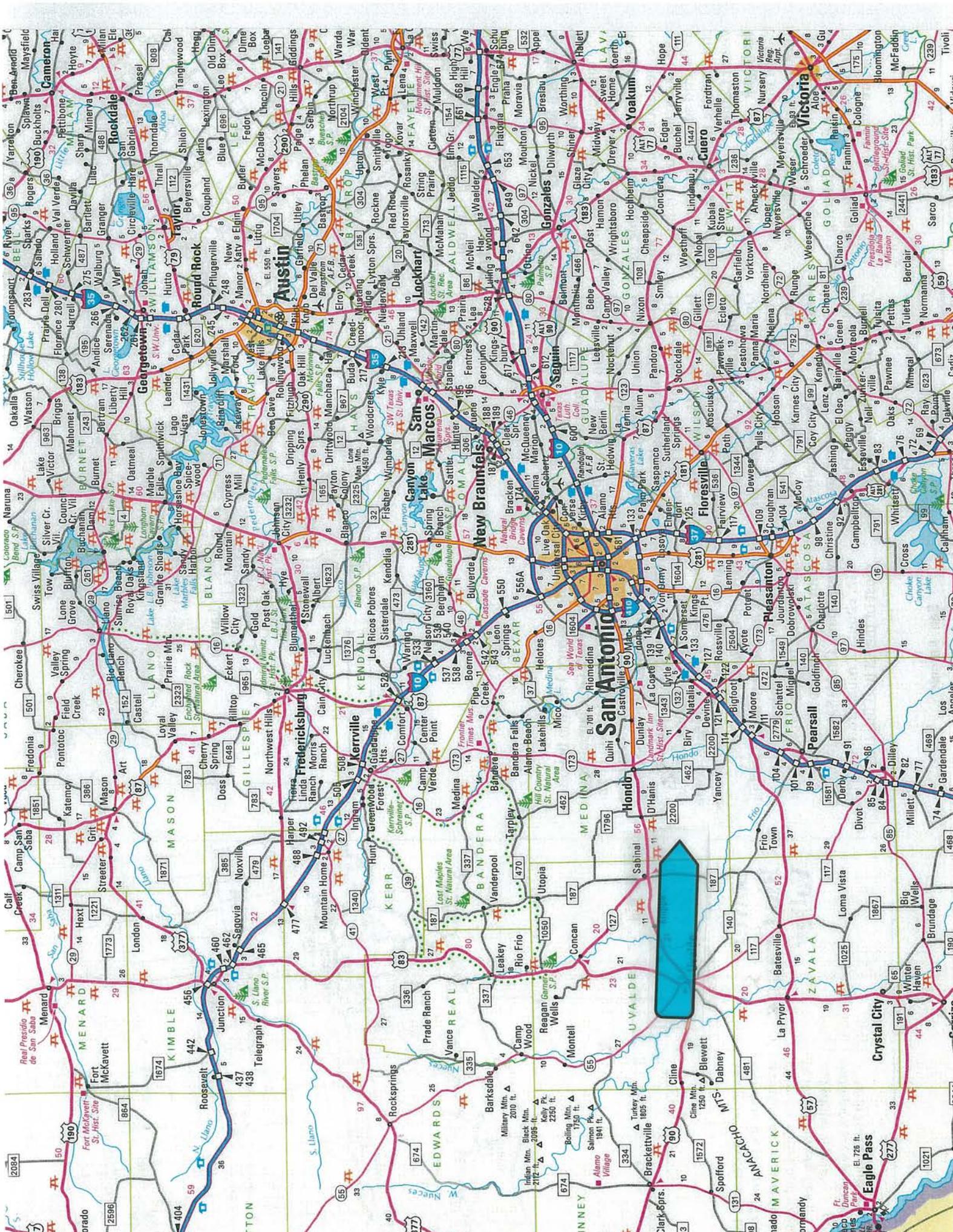
The home is all electric, has a central vacuum system, zoned central air conditioning and heating system with the flooring consisting of carpeting in all the bedrooms, Saltillo tile and hardwood throughout the remainder. As mentioned above, the home conveys fully furnished and is move-in ready.

BARN:

Located to the south of the main residence is a 3,200 sq. ft. metal barn and equipment storage building. The barn sits on a concrete slab with 2 roll-up metal doors and an open 2-bay equipment area. The barn has electricity, water and paved road access. Two drive-up gas/diesel storage tanks are also located near the barn.

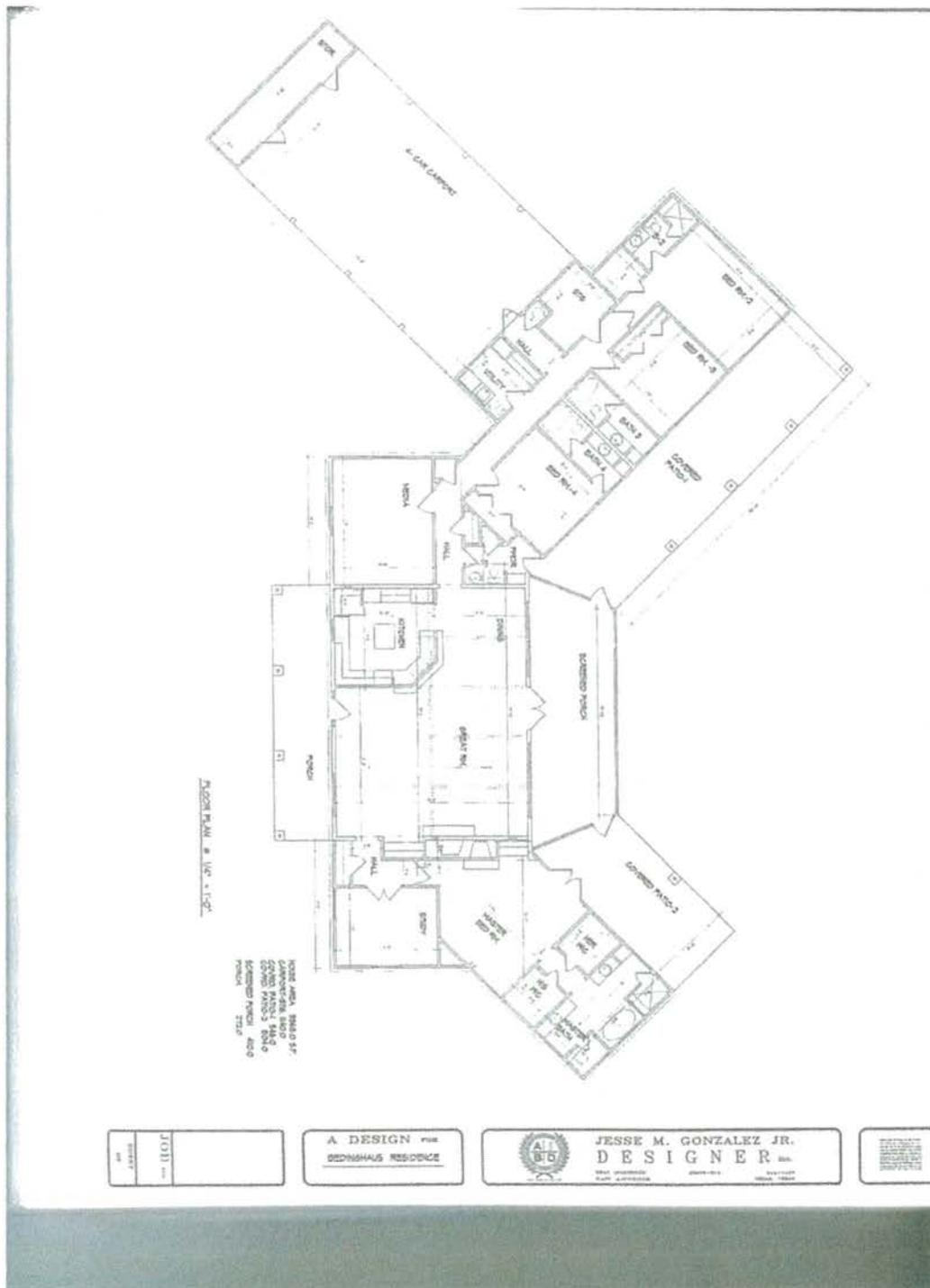
REMARKS:

This is a highly-improved hunting, cattle and recreational ranch located within an hour and a half of the San Antonio International Airport in the highly sought after area of Medina County. The ranch has great year-around access off of paved CR 520, exceptional surface and well water as well as a captivating home ideally positioned and perfect for a family or as a holiday or corporate retreat. This is a must see!!

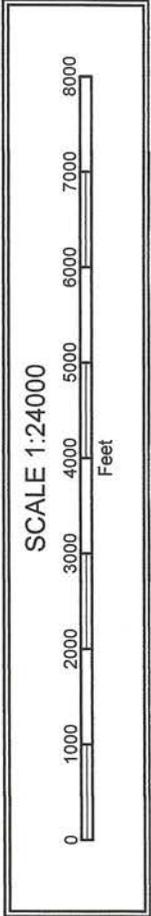
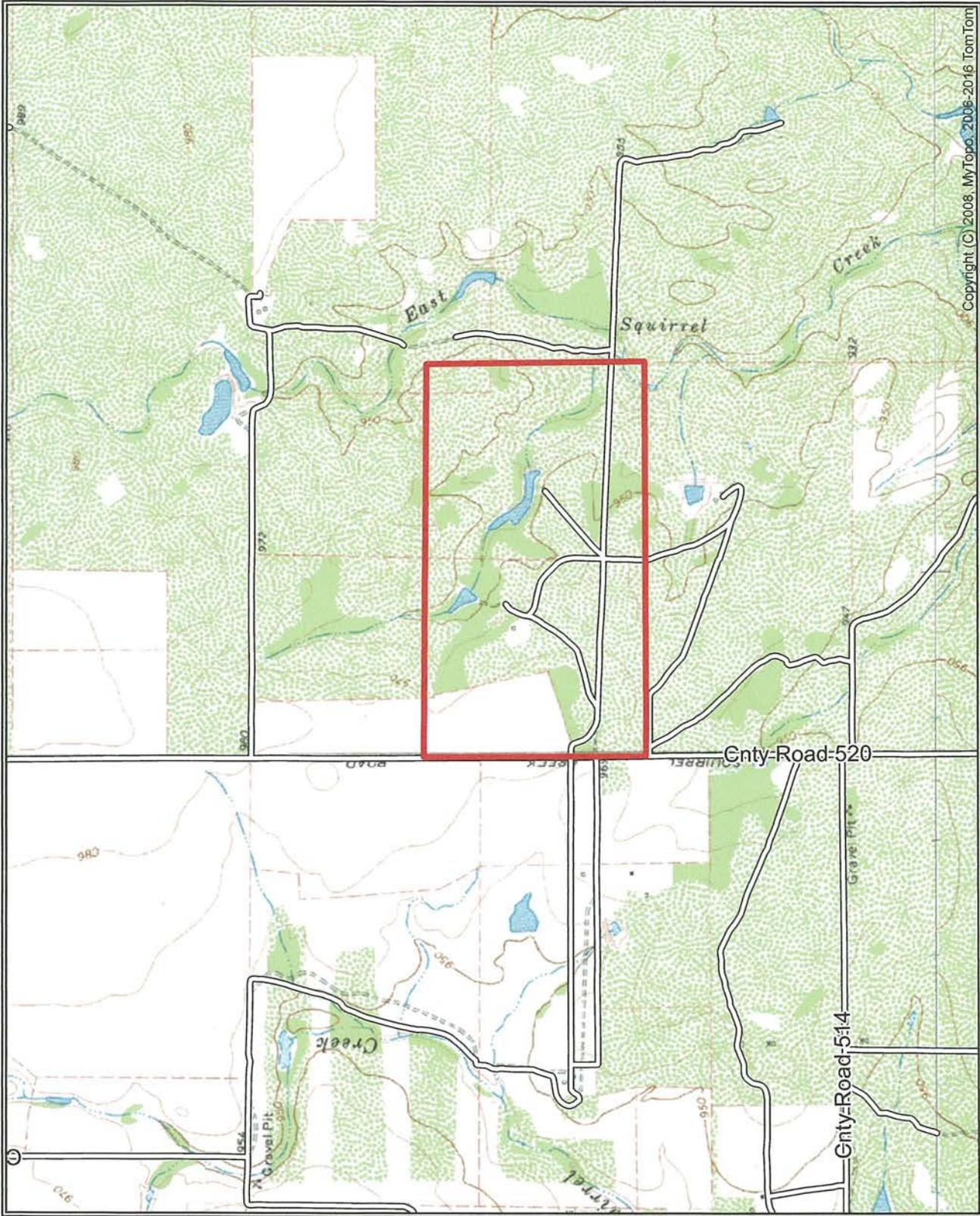




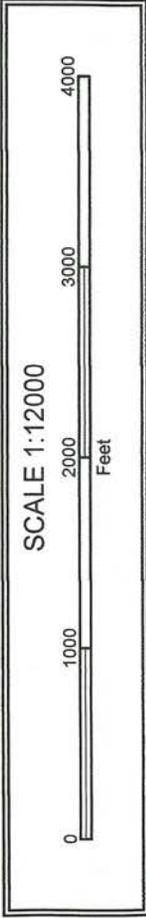
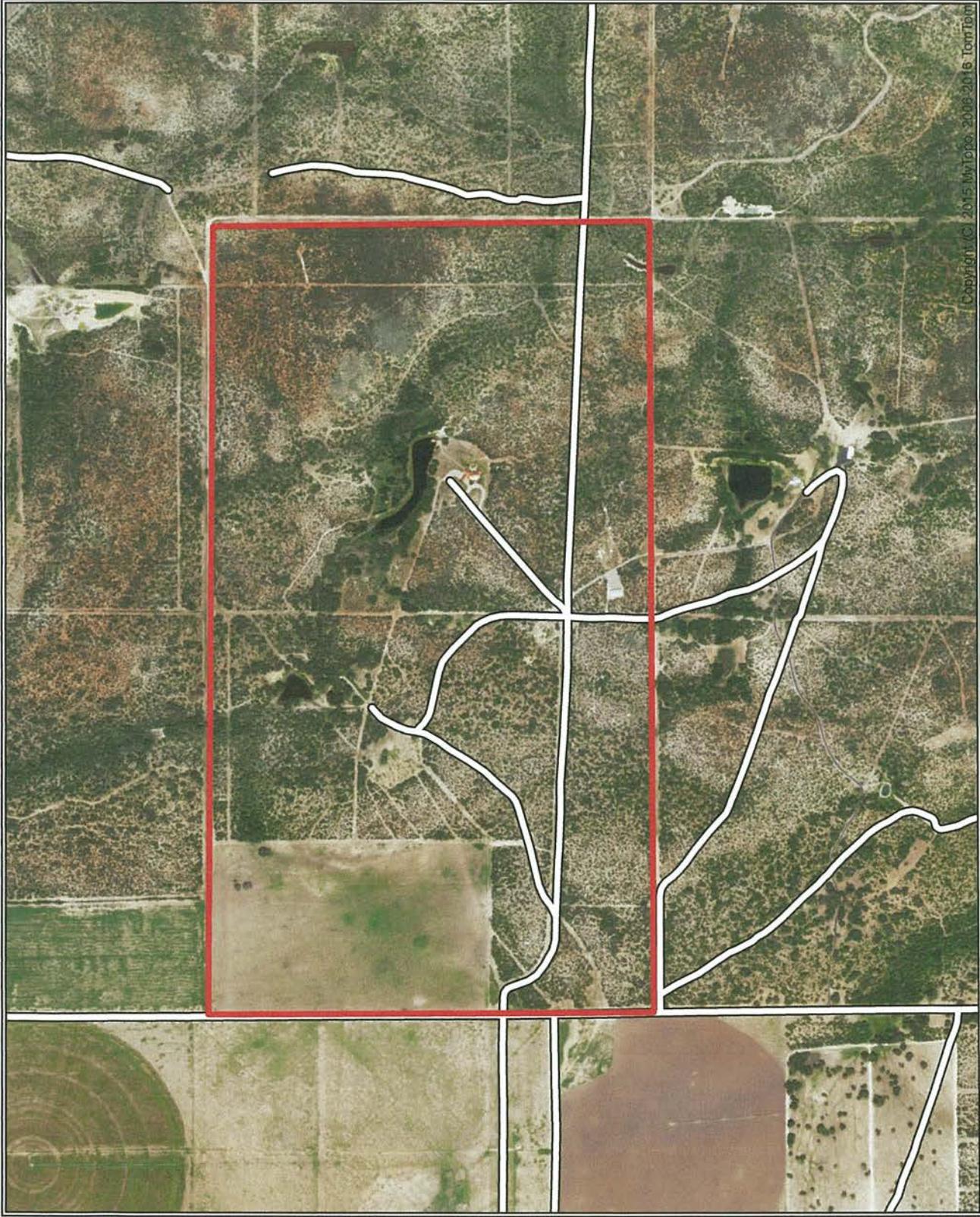
# Ranch Pictures (Main House Floor Plan)

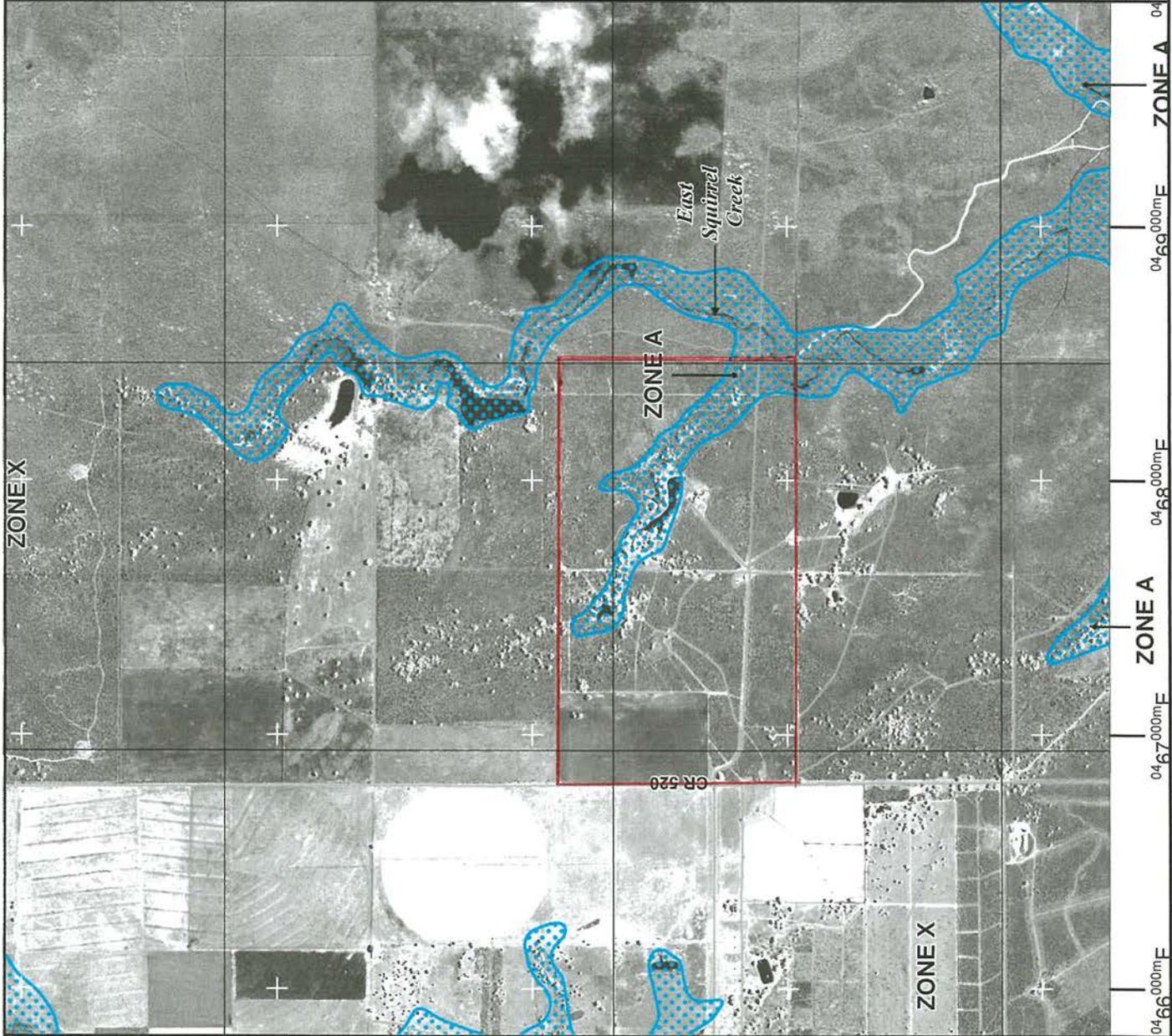


Scan0001.jpg (Command Line)

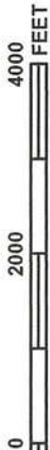


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MAP SCALE 1" = 2000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450C

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 MEDINA COUNTY,  
 TEXAS  
 AND INCORPORATED AREAS  
 PANEL 450 OF 850

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
 COMMUNITY MEDINA COUNTY  
 NUMBER 480472  
 PANEL 0450  
 SUFFIX C

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
 48325C0450C

EFFECTIVE DATE  
 April 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

CONCERNING THE PROPERTY AT 220 CR 520, D'Hanis, Texas 78850  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- |  |  |  |
|--|--|--|
| <u>Y</u> Range   | <u>Y</u> Oven  | <u>Y</u> Microwave                       |
| <u>Y</u> Dishwasher  | <u>N</u> Trash Compactor                                     | <u>Y</u> Disposal                        |
| <u>Y</u> Washer/Dryer Hookups                                | <u>Y</u> Window Screens                                      | <u>Y</u> Rain Gutters                    |
| <u>Y</u> Security System                                     | <u>Y</u> Fire Detection Equipment                            | <u>N</u> Intercom System                 |
|  | <u>Y</u> Smoke Detector                                      |  |
|  | <del><u>Y</u></del> <u>N</u> Smoke Detector-Hearing Impaired |  |
|  | <u>Y</u> Carbon Monoxide Alarm                               |  |
|  | <u>N</u> Emergency Escape Ladder(s)                          |  |
| <u>N</u> TV Antenna  | <u>Y</u> Cable TV Wiring                                     | <u>Y</u> Satellite Dish                  |
| <u>Y</u> Ceiling Fan(s)                                      | <u>N</u> Attic Fan(s)  | <u>Y</u> Exhaust Fan(s)                  |
| <u>Y</u> Central A/C   | <u>Y</u> Central Heating                                     | <u>N</u> Wall/Window Air Conditioning    |
| <u>Y</u> Plumbing System                                     | <u>Y</u> Septic System                                       | <u>N</u> Public Sewer System             |
| <u>Y</u> Patio/Decking                                       | <u>N</u> Outdoor Grill                                       | <u>Y</u> Fences                          |
| <u>Y</u> Pool  | <u>N</u> Sauna   | <u>N</u> Spa _____ Hot Tub               |
| <u>Y</u> Pool Equipment                                      | <u>Y</u> Pool Heater   | <u>Y</u> Automatic Lawn Sprinkler System |
| <u>(2)</u> <u>Y</u> Fireplace(s) & Chimney<br>(Wood burning) |  | _____ Fireplace(s) & Chimney<br>(Mock)   |
| <u>N</u> Natural Gas Lines                                   |  | <u>N</u> Gas Fixtures                    |
| <u>N</u> Liquid Propane Gas                                  | <u>N</u> LP Community (Captive)                              | <u>N</u> LP on Property                  |
| Garage: <u>N</u> Attached                                    | <u>N</u> Not Attached  | <u>Y</u> Carport                         |
| Garage Door Opener(s):                                       | <u>Y</u> Electronic  | <u>N</u> Control(s)                      |
| Water Heater: <u>Y(2)</u>                                    | <del><u>Y</u></del> <u>N</u> Gas                             | <u>Y</u> Electric                        |
| Water Supply: <u>Y</u> City                                  | <del><u>Y</u></del> <u>N</u> Well _____ MUD                  | _____ Co-op                              |
| Roof Type: <u>Metal roof</u>                                 |  | Age: <u>12 years</u> (approx.)           |

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>  </u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures

Other Structural Components (Describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>  </u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Subsurface Structure or Pits
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

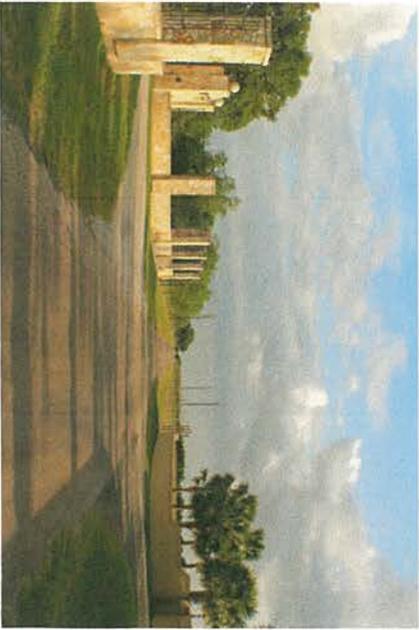
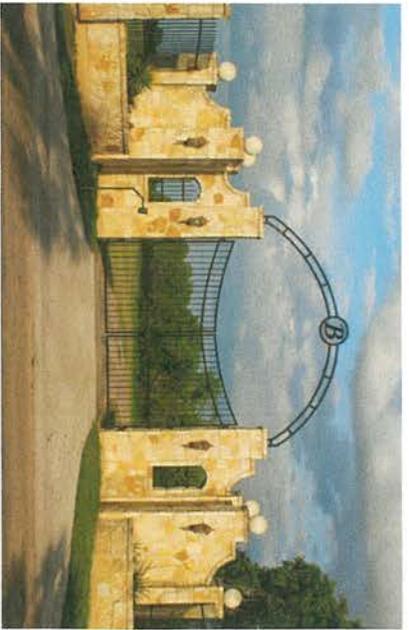
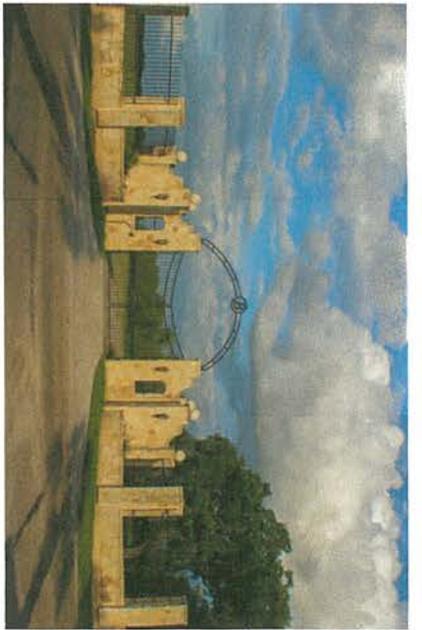
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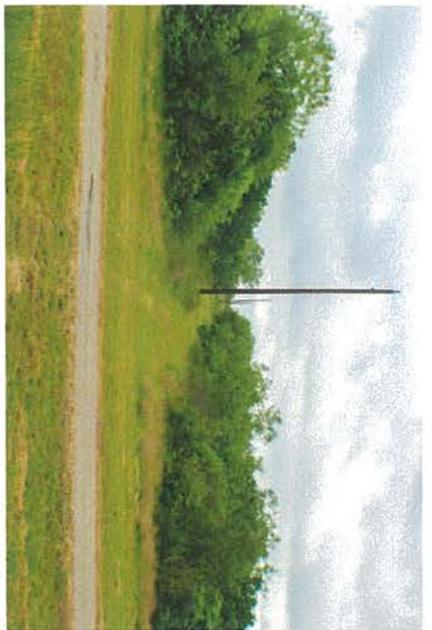
7. If the property is located in a costal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Aide Bedinghouse 4-13-2017  
Signature of Seller Aide Bedinghouse Date Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

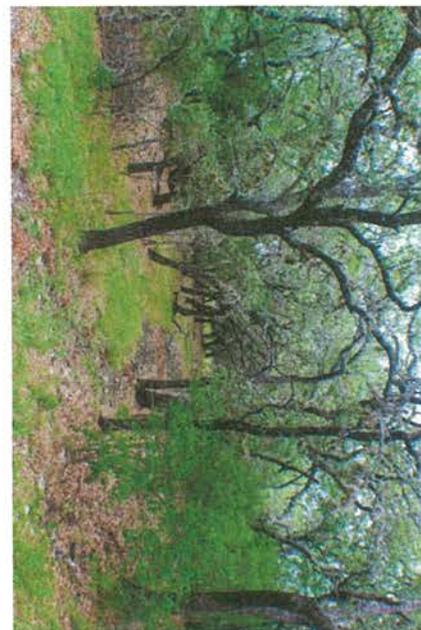
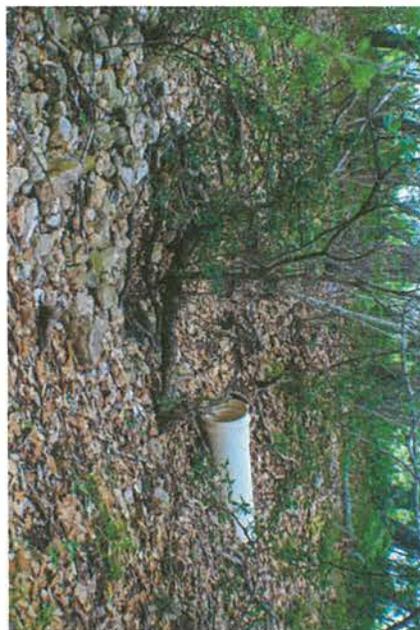
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Signature of Purchaser Date Signature of Purchaser Date

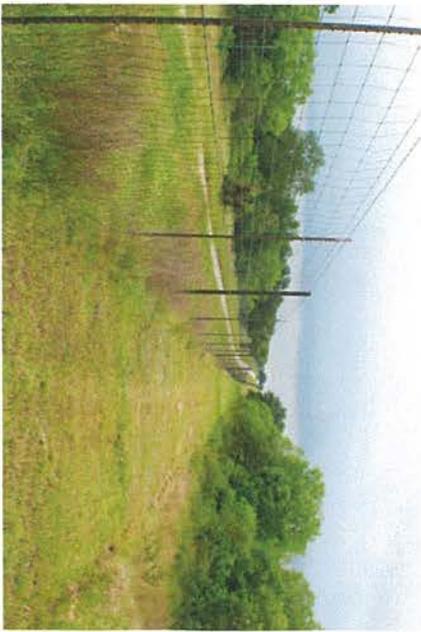
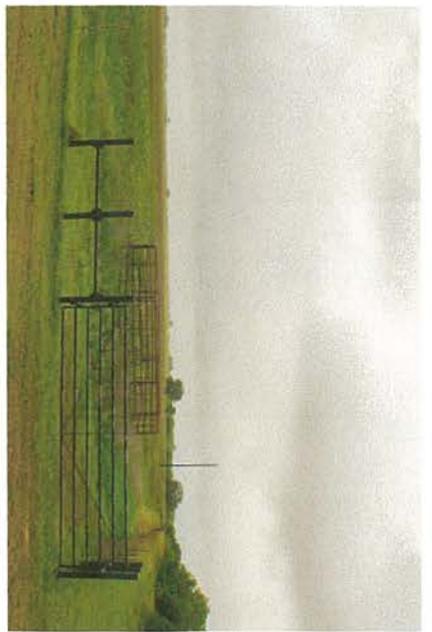




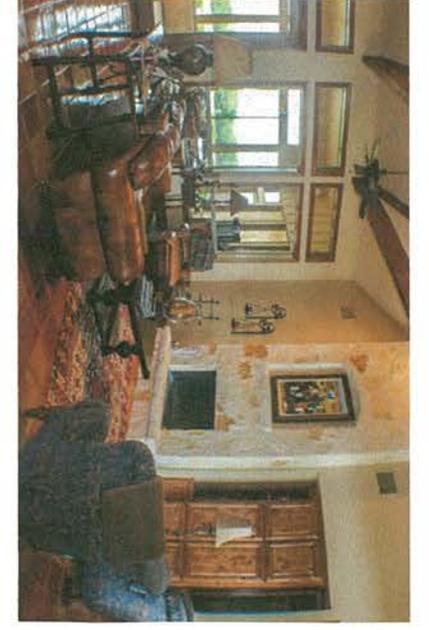
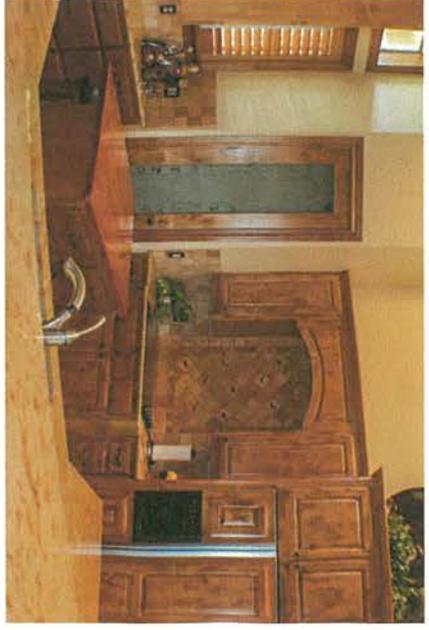
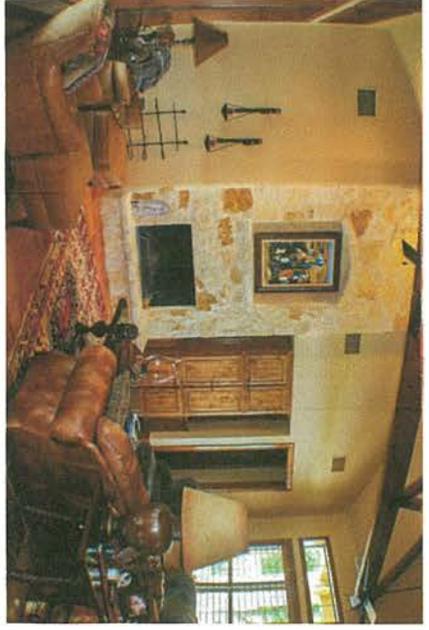
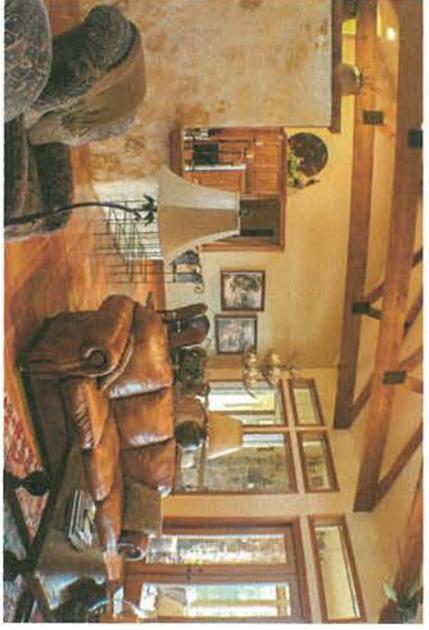
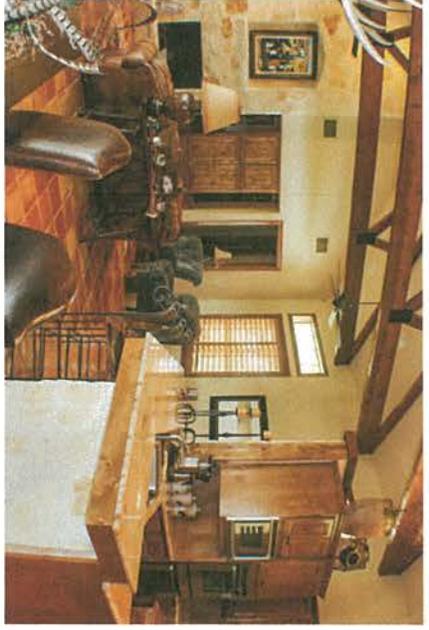
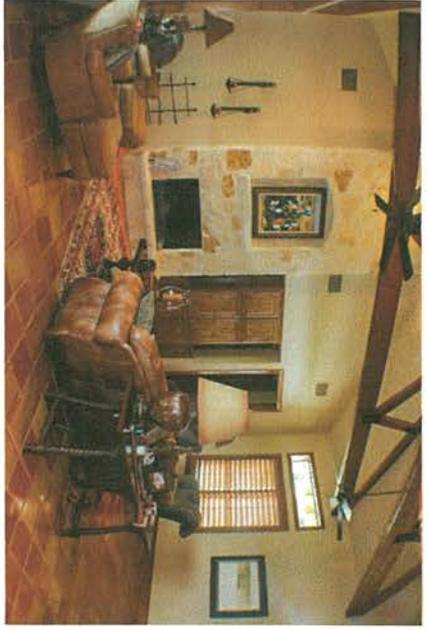


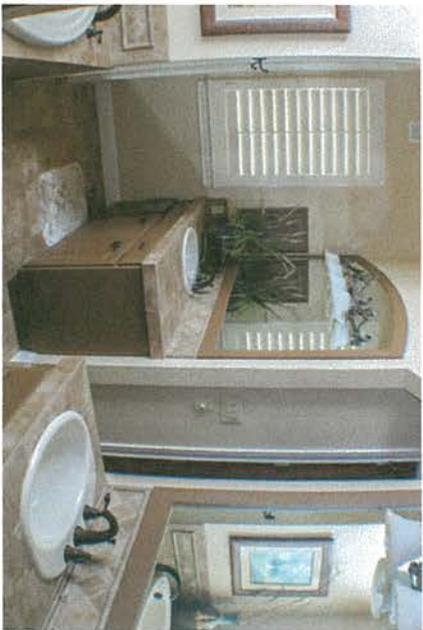
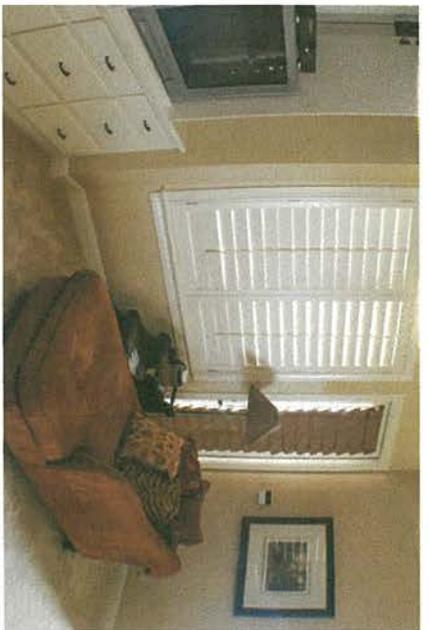
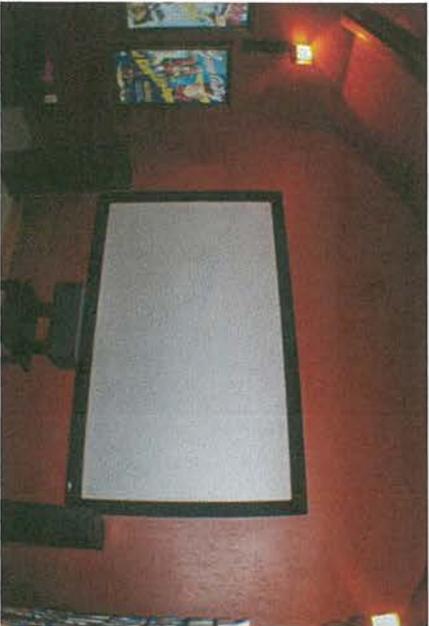
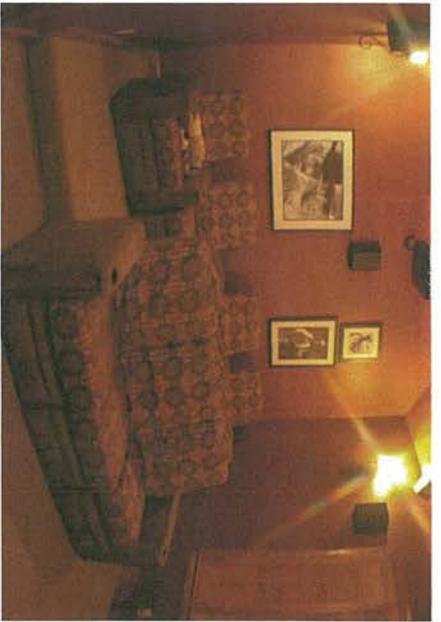
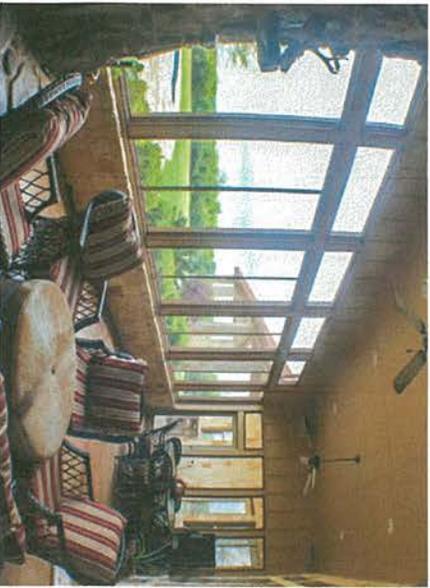
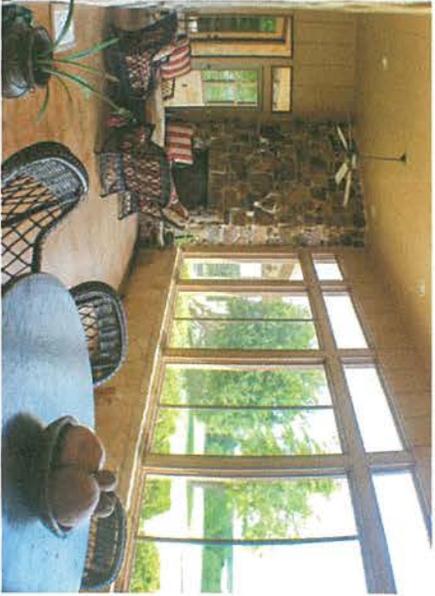


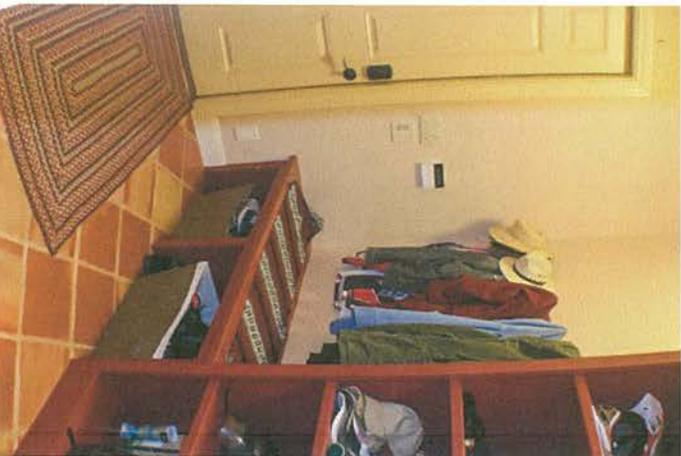
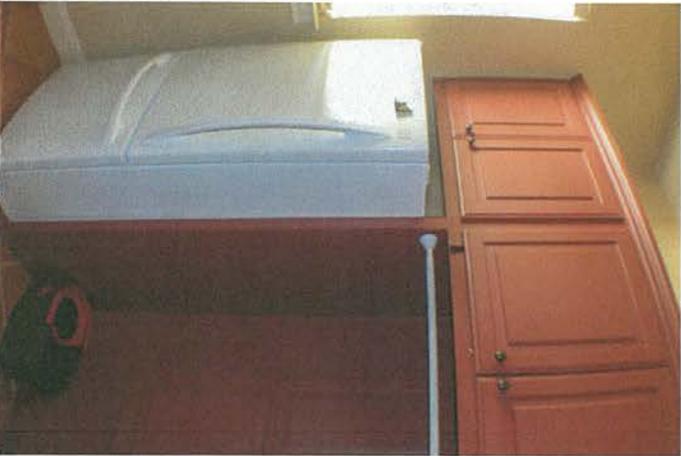














**DISCLOSURE REGARDING CHRONIC WASTE DISEASE**

**Information Regarding Chronic Wasting Disease in Texas**

From the Animal Health Commission and Texas Parks and Wildlife CWD Fact Sheet

[http://tahc.state.tx.us/animal\\_health/cwd/cwd.html](http://tahc.state.tx.us/animal_health/cwd/cwd.html)

**WHAT IS CHRONIC WASTING DISEASE?**

Chronic Wasting Disease (CWD) is a transmissible spongiform encephalopathy (TSE) affecting farmed and free-ranging deer, elk, and moose, in North America. The species known to be susceptible to CWD are North American Elk or Wapiti, Red Deer, Mule Deer, Black-Tailed Deer, White-Tailed Deer, Sika Deer, and Moose as well as hybrids of these species.

The disease was first recognized in 1967 in captive mule deer in Colorado. CWD has also been documented in captive and/or free-ranging deer in 23 states and 2 Canadian provinces. CWD among cervids is a progressive, fatal disease that commonly results in altered behavior as a result of microscopic changes made to the brain of affected animals. An Animal may carry the disease for years without outward indication, but in the latter stages, signs may include listlessness, lowering of the head, weight loss, repetitive walking in set patterns, and a lack of responsiveness. To date there are no evidence that CWD poses a risk to humans or non-cervids. However, as a precaution, the U.S. Centers for Disease Control and the World Health Organization recommended not to consume meat from infected animals.

Texas Parks and Wildlife Department (TPWD) and Texas Animal Health Commission (TAHC) are working cooperatively to address risks, develop management strategies, and protect resources from CWD in captive and free-ranging cervid populations from CWD. More information on CWD, including a summary of the new CWD rules can be found on the Texas Parks and Wildlife Department website at [www.tpwd.texas.gov/CWD](http://www.tpwd.texas.gov/CWD).

PLEASE NOTE: Recently, cases of CWD have been detected in Medina County, Texas, resulting in specific requirements regarding hunting and holding deer in Medina County, Texas. Information regarding the CWD issue in Medina County can also be found on the Texas Parks and Wildlife Department website.

Neither Bob Heyen Realty, it’s owners, officers, employees nor any of its agents make any representations regarding the status of CWD on the property described in the document to which this Notice is attached (the “Property”).

You should inform yourself regarding all aspects of CWD and how it might affect the use or value of the Property. It is recommended you take whatever measures necessary to satisfy yourself in regard to the condition of the deer or other members of the deer family or any other animals located on the Property and the land surrounding it. It is also recommended that you accompany any inspectors and experts of CWD during the inspections of the Property. You should ask questions and become knowledgeable about CWD and its affects.

\_\_\_\_\_  
Prospective Buyer

\_\_\_\_\_  
Prospective Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date