

Bob Heyen Realty

235 19th St. P.O. Box 156
Hondo, TX 78861
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Fax: (830) 741-2080

Internet Address
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E-mail Address
bobheyenrealty@sbcglobal.net

La Brisa Canyon Ranch

- ACREAGE:** 414.146 acres, more or less.
- LOCATION:** 1770 CR 512
D'Hanis, Texas 78850
Property is located approximately 12 miles SW of Hondo or 3.5 miles SW of D'hanis at the corner of CR 520 (Squirrel Creek Road) and CR 512. All in Medina County, Texas.
- PRICE:** \$2,950,000.00.
- TERMS:** Cash to Seller and/or third-party financing.
- LEGAL:** 414.146 acres, more or less, out of A#1538, J. Nester, S#66, 214.04 acres; A#1538, J. Nester, S#66, 199.106 acres; and A#1538, J. Nester, S#66, 1.0 acres.
- SCHOOL:** D'Hanis ISD.
- TAXES:** Property is under Agricultural Use Exemption. 2022 taxes were approximately \$2,163.67. (MCAD)
- MINERALS:** Any and all mineral and executive rights owned will be conveyed. Seller is believed to own 100% of mineral and executive rights on the 214.04 acre tract and 50% mineral and royalty and 50% executive rights on the 200.106 acre tract. To be more fully determined at time of new title commitment.
- WATER:** There are two West Medina Water meters that service the ranch. One water meter is located on CR 520 that provides water to one trough and the other meter is located on CR 512 that provides water to the headquarters and one trough. There are also two earthen tanks with potential to be enlarged as well as a wet weather slough.
- ELECTRIC:** There is electricity to the headquarters including the barn, tack room and foreman's cabin. Medina Electric Cooperative is the electric provider. There is a Medina Electric Cooperative easement and Central Power and Light easement along CR 512.
- TERRAIN/GRASSES:** The terrain is flat to gently rolling with elevations ranging from 950' to 1020'.
- VEGETATION:** There is good bottom land with a seasonal slough and flintrock hills with good views overlooking D'hanis. The grasses are native to the area and there is approximately 100 acres in tillable dryland that had been planted in Tifton 85 and Klein grass. Vegetation consists of majestic Live Oak, Mesquite, Elm and Persimmon with browse consisting of Guajillo, Blackbrush, Twisted Acacia and others native to the area.

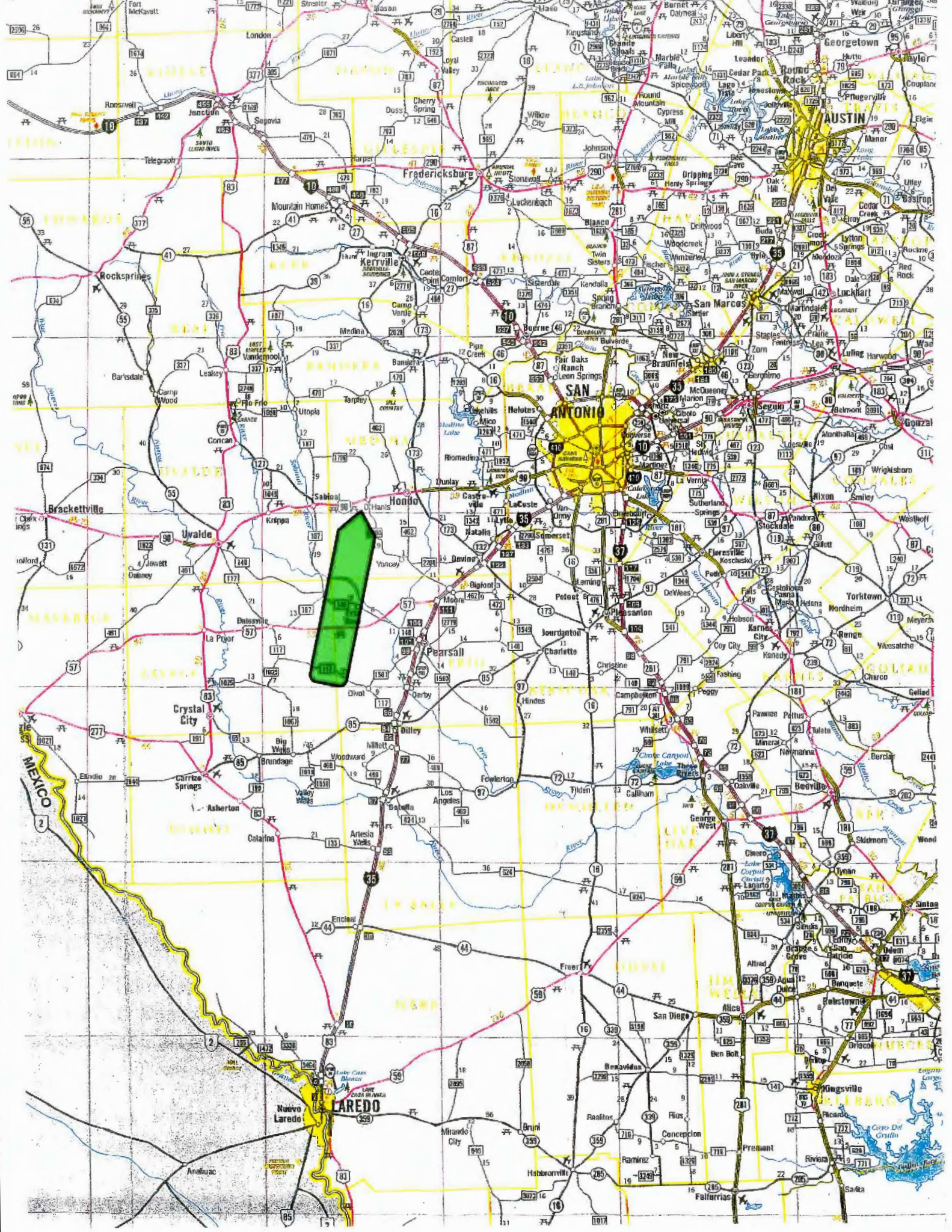
WILDLIFE: Native game includes whitetail deer, turkey, quail, whitewing dove and hogs.

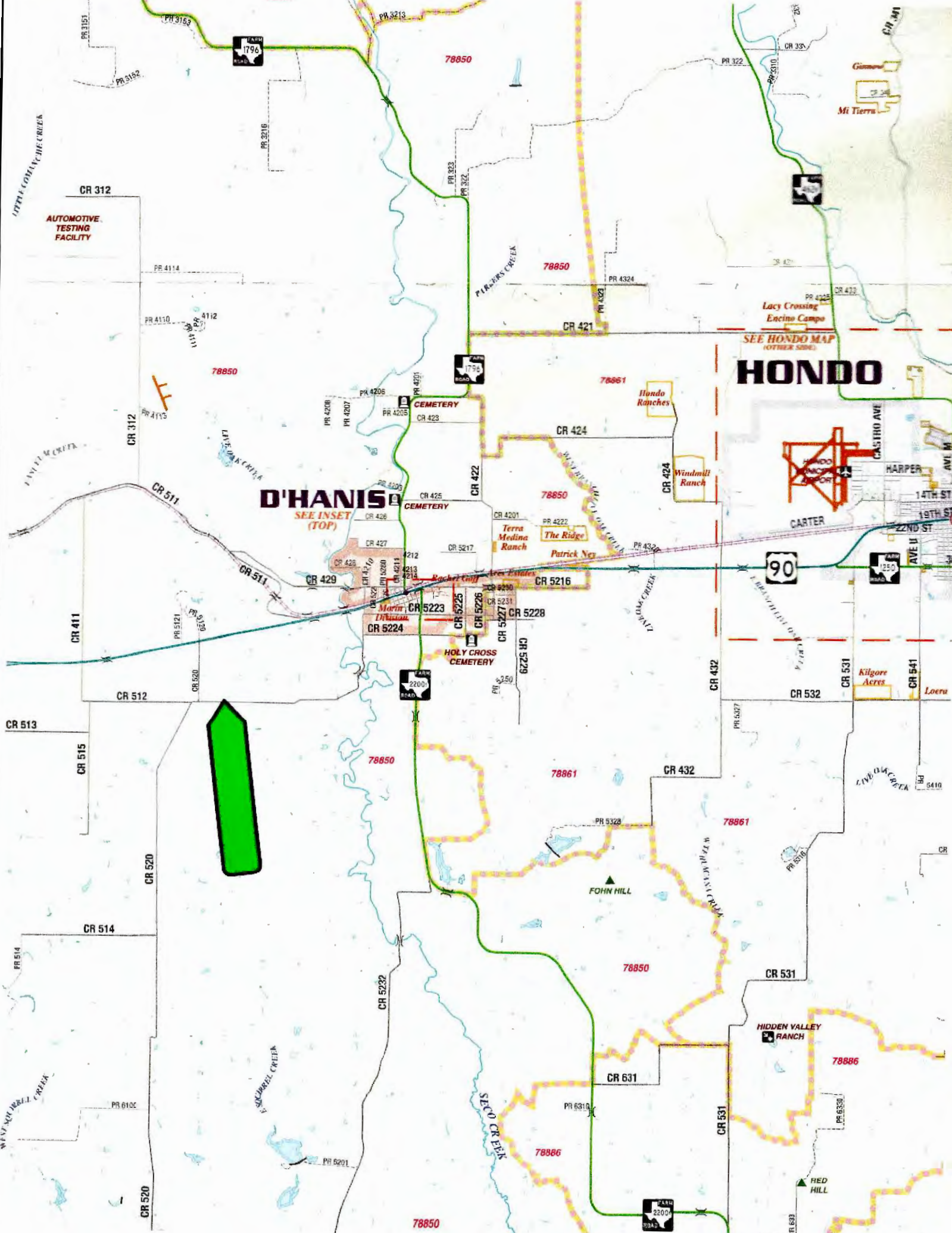
IMPROVEMENTS: There is a 750 sq. ft. (MCAD) Foreman's cabin with a new metal roof, D'hanis brick exterior, and has a concrete slab. The cabin has a kitchen with gas stove, window unit (AC/heat), bathroom with shower, small living area, water heater and propane tank. There is a very nice 30'x40' metal barn with one large roll-up door and one walk-thru door on a concrete slab built in 2020. This barn has electricity, water, restroom, water heater, washer/dryer connection, double stainless steel sink and storage shelving. There is also 50-amp hookups for horse trailer or RV on either side of the barn with a lean-to cover on both sides. In addition, there is a 20'x30' covered slab with a tack-room (w/ electricity). Behind the barn area is a great set of pipe cattle pens with chute and watering stalls. Also at the headquarters is an old 1930's Sears and Roebuck home on pier and beam with a brick basement. Although the home is not livable, it could be a beautiful remodel project with the floors and walls having good wood and still in good shape.

The ranch has a nice, gated entrance and is perimeter fenced and cross fenced into 6 pastures. The perimeter fence consists of 5-strand barbed wire and 8' high fencing along CR 520 and CR 512. Cross fencing is all 5-strand barbed wire. All fencing is in good to excellent condition.

REMARKS: This is a beautiful, diverse cattle, hunting, or recreational ranch conveniently located just one mile south of Hwy. 90 at the corner of paved CR 520 (Squirrel Creek Road) and CR 512 with the entrance on CR 512. This ranch has endless Possibilities with potential for great dove and deer hunting with the ability to enlarge the two earthen tanks to create a great habitat for wildlife. Property is located close to D'hanis, Uvalde, Hondo and approximately 1 ½ hours to San Antonio! Note: Deer blinds and feeders do not convey.

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisors before making a final determination.





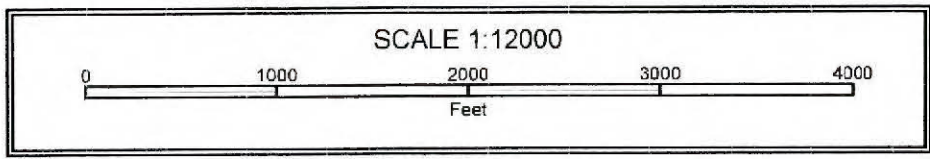
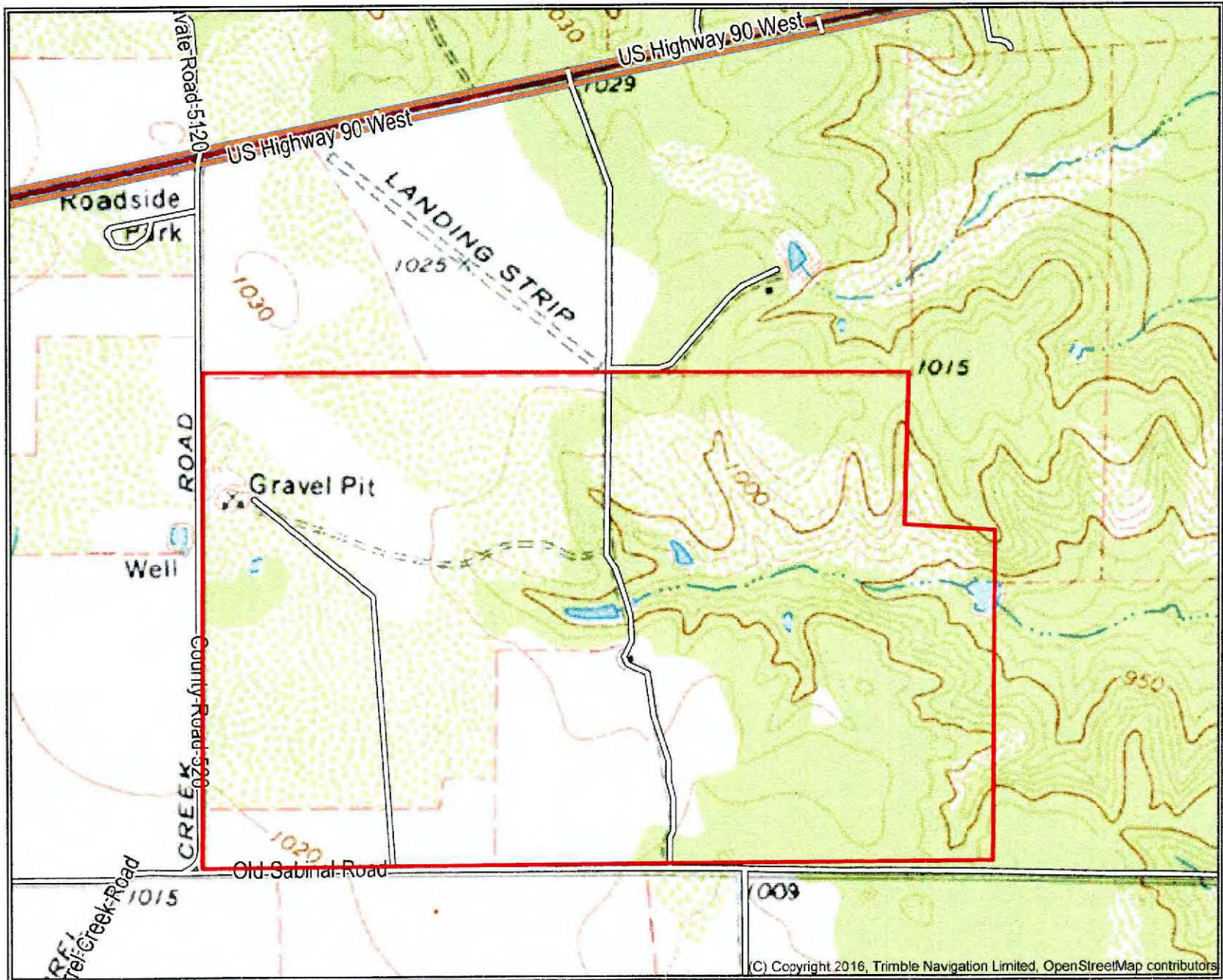
HONDO

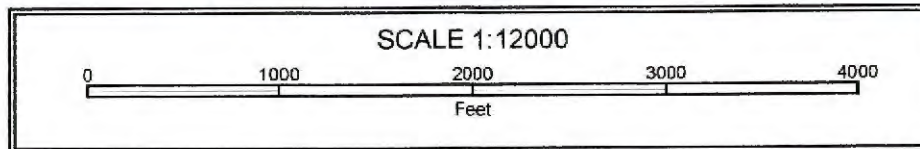
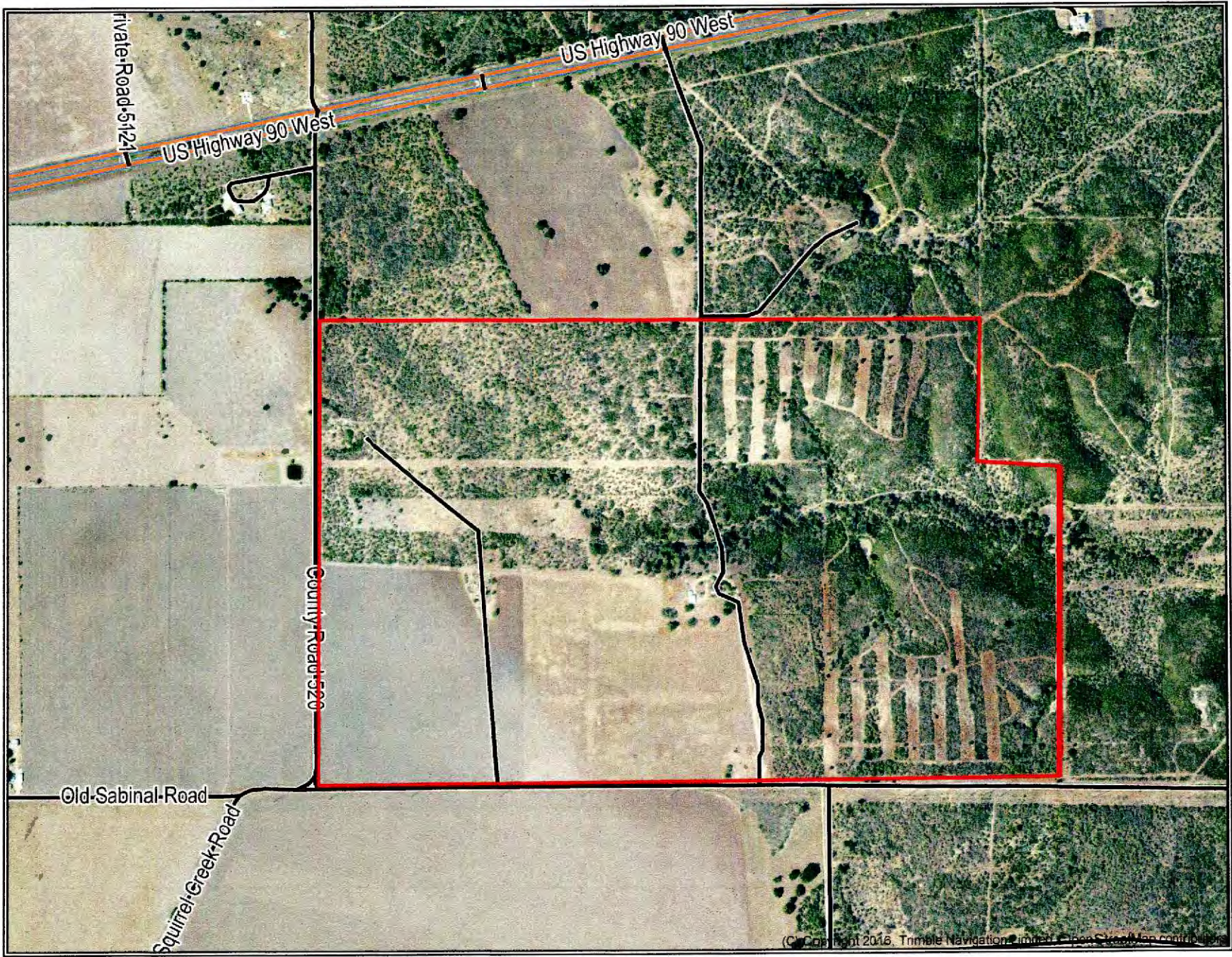
D'HANIS
SEE INSET (TOP)

SEE HONDO MAP (OTHER SIDE)

90







TO U.S. HWY.
NO. 90



SUR. NO. 66
JOSEPH NESTER
ABST. NO. 1538

WILLIAM W. BAILEY
214.265 ACRE TRACT
VOL. 235 PGS. 1065-1067
OFFICIAL PUBLIC RECORDS

214.265 ACRES

SCALE:
1" = 300 FEET

SUR. NO. 63
B. S. & F.
ABST. NO. 163

PRD. 5/8" STEEL PIN
AT 2-7/8" STEEL PIPE
FENCE CORNER POST
50.0'

3719.90'

PRD. 5/8" STEEL PIN
AT 2-7/8" STEEL PIPE
FENCE CORNER POST
50.0'

500.00' ±

NOTE: BEARINGS SHOWN HEREON ARE TRUE
GEODESIIC BEARINGS BASED ON GLOBAL
POSITIONING SYSTEM (GPS) OBSERVATION.

NOTE: PROPERTY SHOWN HEREON IS SUBJECT TO AN
ELECTRIC LINE E.A.M. 18-AVX-118-000000
GRANTED TO MEDINA COUNTY COOPERATIVE CO.
INC. AS RECORDED IN VOL. 103, PGS. 447,
448 & 449. NO DESCRIPTION OF RECORD
AND THEREFORE CAN NOT BE SHOWN EXACTLY.

200.106 ACRES

CALLED 201.145 ACRES
JONELLE REDDRICK TO
LINDA DIANE VESELKA &
DWIGHT LAMAR REDDRICK
VOL. 123 PGS. 439-440
OFFICIAL PUBLIC RECORDS
04/03/1990

HOUSE
AREA

ELECTRIC
TRANSFORMER
POLE

ELECTRIC TRANSMISSION LINES
N. 89° 45' 24" W.
435.66'

WILLIAM W. BAILEY
214.265 ACRE TRACT
VOL. 235 PGS. 1065-1067
OFFICIAL PUBLIC RECORDS

COUNTY ROAD NO. 520
(CONTIGUOUS TO WEST PART)

SUR. NO. 66

SET 5/8" STEEL PIN
AT OLD FENCE CORNER

ELECTRIC TRANSMISSION LINES
(UNFENCED)
N 89° 45' 24" W
435.66'

SET 5/8" STEEL PIN
AT OLD FENCE CORNER

PRD. 5/8" STEEL PIN
AT 2-7/8" STEEL PIPE
FENCE CORNER POST

5 89° 45' 24" W
435.66'

COUNTY ROAD NO. 512

5 89° 45' 24" W
435.66'

N 89° 06' 42" W
435.66'

TO D'HANIS

SUR. NO. 864
C.E.P.I. & M. CO.
ABST. NO. 285

SUR. NO. 844-1/2
C.E.P.I. & M. CO.
ABST. NO. 286

SELLERS: LINDA D. VESELKA AND
DWIGHT L. REDDRICK
BUYERS: JOHN W. FERRICHS, ET. AL.

THE STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING
LEGAL DESCRIPTION COMPLY WITH ALL REQUIREMENTS OF ACTUAL
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND
ON THE DATE GIVEN, AND THAT THERE ARE NO USABLE
RECORDS, OF VISIBLE ENCUMBRANCES, EXCEPT AS
SHOWN HEREON.



Hilmar A. Koch
HILMAR A. KOCH
REG. PROF. LAND SURVEYOR NO. 2082

PLAT SHOWING A PERIMETER SURVEY OF A 200.106 ACRE TRACT OF LAND,
BEING THE SAME LAND REFERRED TO AS 201.145 ACRES, AS RECORDED IN
VOL. 123, PGS. 439-440, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR.
NO. 66, JOSEPH NESTER, ABST. NO. 1538, ABOUT 11.1 MILES S 77° W OF THE
CITY OF HONDO, ON COUNTY ROAD NO.'S 512 AND 520, S.W. OF D'HANIS, IN
MEDINA COUNTY, TEXAS.

SURVEYED: MAY 15th., 2002

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 256 D'HANIS, TEXAS 78840
PHONE: 817-363-7531

MEDINA COUNTY, TEXAS

276.232 Acres
Ed T. Nestor et al
to
Marguerite Bradford
February 25, 1963
Vol. 203, Pg. 397, D.R.

Sur. 66

N

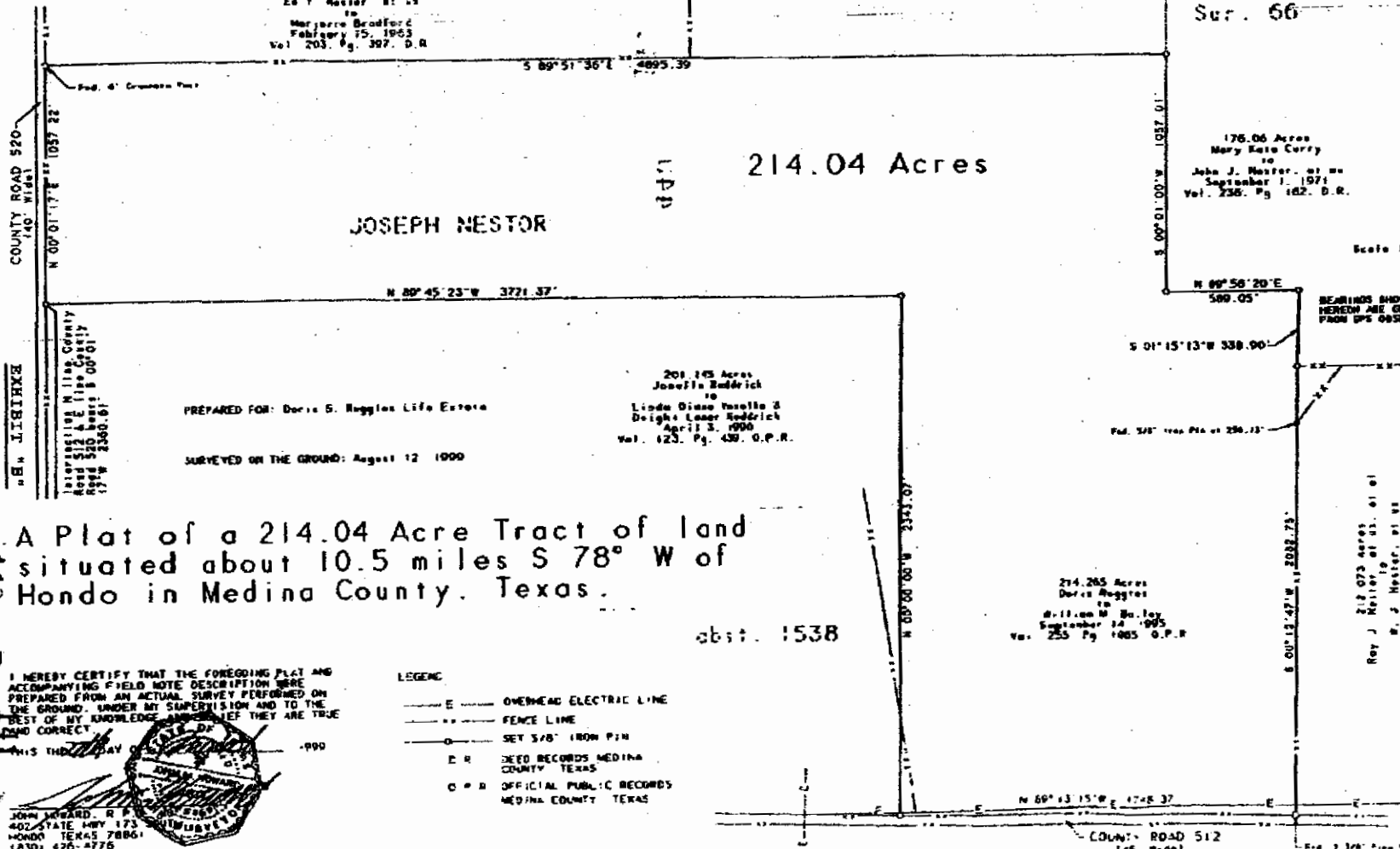
176.06 Acres
Mary Kate Curry
to
John J. Nestor, et al
September 1, 1971
Vol. 236, Pg. 162, D.R.

Scale 1" = 400'

BEARINGS SHOWN
HEREIN ARE GEOMETRIC
FROM GPS OBSERVATIONS

EXHIBIT "B"

214.265 Acres
Doris Ruggles
to
D. William M. Bailey
September 24, 1965
Vol. 255, Pg. 1865, O.P.R.



214.04 Acres

JOSEPH NESTOR

L.P.P.

PREPARED FOR: Doris S. Ruggles Life Estate

201.245 Acres
Josephine Raddrick
to
Linda Diane Vanalle &
Debra Lane Raddrick
April 3, 1990
Vol. 423, Pg. 489, O.P.R.

SURVEYED ON THE GROUND: August 12, 1990

obst. 1538

A Plat of a 214.04 Acre Tract of land
situated about 10.5 miles S 78° W of
Hondo in Medina County, Texas.

Vol. 449 Pg.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE AND BELIEF THEY ARE TRUE
AND CORRECT.



JOHN EDWARD RUGGLES
402 STATE HWY 173
HONDO TEXAS 78861
(830) 426-4776

LEGEND

- E — OVERHEAD ELECTRIC LINE
- - - FENCE LINE
- O — SET 5/8" IRON PIN
- E R DEED RECORDS MEDINA COUNTY TEXAS
- O P R OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS

COUNTY ROAD 512
145 Widel



PIN



Approximate location based on user input and does not represent an authoritative property location.

MAP PANELS



Selected FloodMap Boundary
 Digital Data Available
 No Digital Data Available
 Unmapped

OTHER AREAS



Area of Minimal Flood Hazard Zone X
 Effective LOMRs
 Area of Undetermined Flood Hazard Zone D
 Otherwise Protected Area
 Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
 Zone A, V, A99
 With BFE or Depth
 Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 Future Conditions 1% Annual Chance Flood Hazard Zone X
 Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 Area with Flood Risk due to Levee Zone D

OTHER FEATURES
 GENERAL STRUCTURES

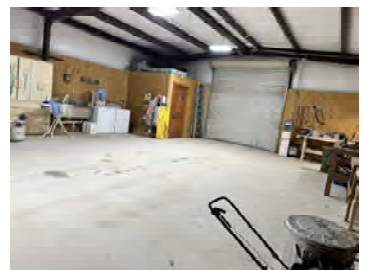
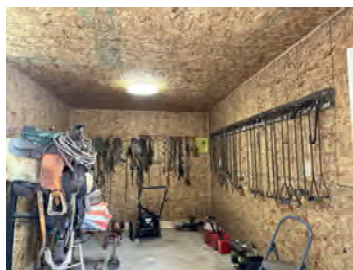
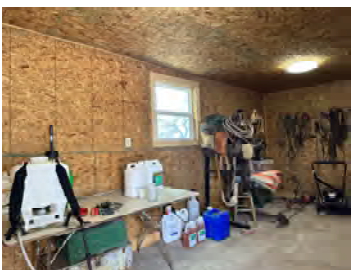
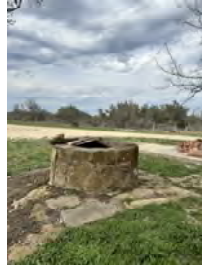
20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 17.5 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature
 Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall

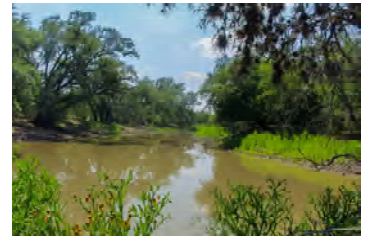
414.146 LaBrisa Canyon Ranch Soil Map and Legend



Map Unit Symbol	Map Unit Name
CsA	Castroville clay loam, 0 to 1 percent slopes
HaB	Hanis sandy clay loam, 1 to 3 percent slopes
KnA	Knippa clay, 0 to 1 percent slopes
LaC	Lacoste soils, 1 to 5 percent slopes
McA	Montell clay, 0 to 1 percent slopes
MnC	Monteola clay, 1 to 5 percent slopes
OND	Olmos very cobbly loam, 1 to 8 percent slopes, rubbly
VaB	Valco clay loam, 0 to 2 percent slopes
YOD	Yologo gravelly loam, 1 to 8 percent slopes













NOTICE TO PURCHASERS

1601 Avenue K
Houston, Texas 77054
Telephone: 832.741.3169
Fax: 832.741.3500

The Medina County Groundwater Conservation District (GCD) is not a water provider or utility. The service it provides, is the registration or permitting of groundwater wells, and regulations related to those wells. The purpose is to provide of the GCDs taxing authority. The following is from WATER CODE, TITLE 4., CHAPTER 49., SUBCHAPTER M., Section 49.452.(d) <https://statutes.capitol.texas.gov/Docs/WA/htm/WA.49.htm>

The real property, described below, that you are about to purchase is located in the Medina County Groundwater Conservation District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.007903 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.007903 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$0.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water services within the district in whole or in part from property taxes. The legal description of the property you are acquiring is as follows:

414.146 Ac.(+/-) out of A1538, J. Nester, Survey 66, 214.04 acres; A1538, J. Nester, Survey 66, 199.06 acres; and A1538, J. Nester, Survey 66, 1.0 acres, all in Medina County, Texas.

(Date)

William T. Frericks
dotloop verified
02/23/23 3:31 PM CST
IQHN-HGQF-HCZO-FNOH

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

414.146 Ac.(+/-) out of A1538, J. Nester, Survey 66, 214.04 acres; A1538, J. Nester, Survey 66, 199.06 acres; and A1538, J. Nester, Survey 66, 1.0 acres, all in Medina County, Texas.

(Date)

Signature of Purchaser



Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bob Heyen Realty	459073	bobheyenrealty@gmail.com	830-426-4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@gmail.com	830-426-4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@gmail.com	210-912-6007
Sales Agent/Associate's Name	License No.	Email	Phone


 Buyer/Tenant/Seller/Landlord Initials _____ Date _____