

Bob Heyen Realty

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VISTA VERDE RANCH

- ACRES: 158.22 acres, more or less. Last surveyed in 1993.
- LOCATION: Property is located approximately 14.5 miles NE of Hondo off CR 252 and accessed via a 1.5 mile, 40' wide deeded ingress-egress easement to gate. The ranch is at the end of the easement. No through traffic, all in Medina County, Texas.
- LEGAL: 158.22 acres, more or less, consisting of 40.83 ac., out of A#687, T. Gilliam, S#578, Tract II; 58.67 ac., out of A#687, T. Gilliam, S#578, Tract I; 20.51 ac., out of A#106, T.T. RR Co., S#205, Tract I; 22.64 ac., out of A#106, T.T. RR Co., S#205, Tract II, and 15.57 ac., out of A#829, T.B. Miller, S#422, Tract II, all in Medina County, Texas.
- PRICE: \$5,370.00 per acre or \$849,641.00.
- TERMS: Cash to Seller and/or third-party financing.
- SCHOOL: Hondo I.S.D.
- TAXES: Property is currently under Agricultural Use Exemption. 2023 taxes were approximately \$305.42.
- MINERALS: Seller is believed to own 50% and will reserve all owned. To be more fully determined at time of new title commitment.
- WATER: There is one Glen Rose domestic water well that is approximately 600' in depth. The pump motor is 1 ½ HP, 5 GPM and casing is 4" in diameter. The pump is set at approximately 540' in depth. This well supplies water to the headquarters area and a 3,000-gallon Polyethylene water storage tank via a level float control valve. The water trough is gravity fed from the storage tank via a level float control valve as well. It is believed that the well would support a 10 GPM pump capacity if so desired.
- ELECTRIC: There is electricity to the headquarters area including well, covered concrete pad and barn. Medina Electric Cooperative is the service provider.
- TERRAIN/
VEGETATION: Timber consists of heavy Cedar, Live Oak, Mesquite, Elm and Black brush. A variety of grasses and browse native to the area. The ranch offers low valleys and elevation ranges from 1,250' to 1,309' providing

fantastic views of the surrounding Hill Country! All the improvements are situated near the center of the property on the second highest elevation point. The property has all-weather sloughs that provides watering holes for game, open to dense bottom area and steep ridges that make this a highly diverse hunting and recreational ranch.

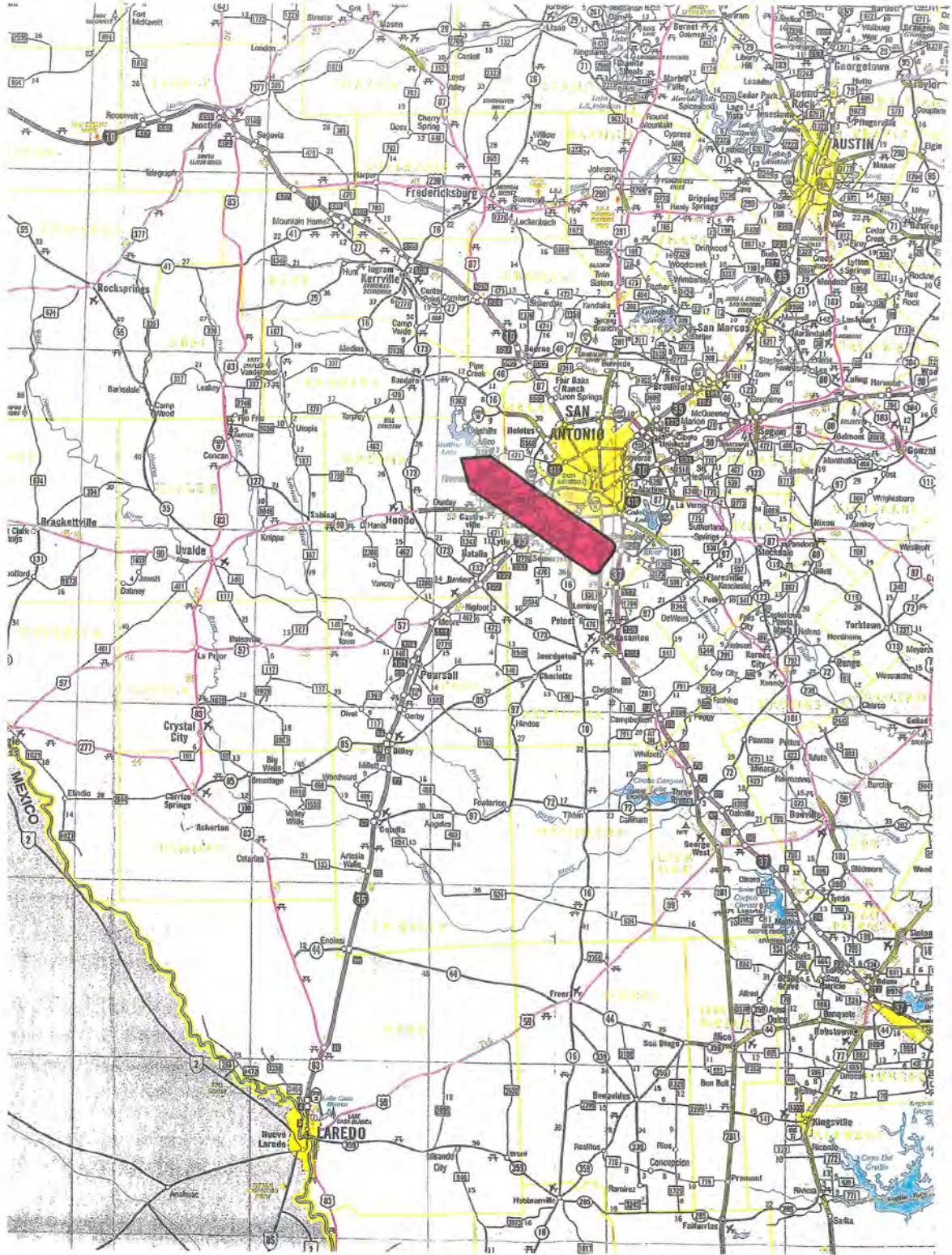
WILDLIFE: Wildlife consists of whitetail deer, turkey, hogs, quail, and occasional free-roaming Axis.

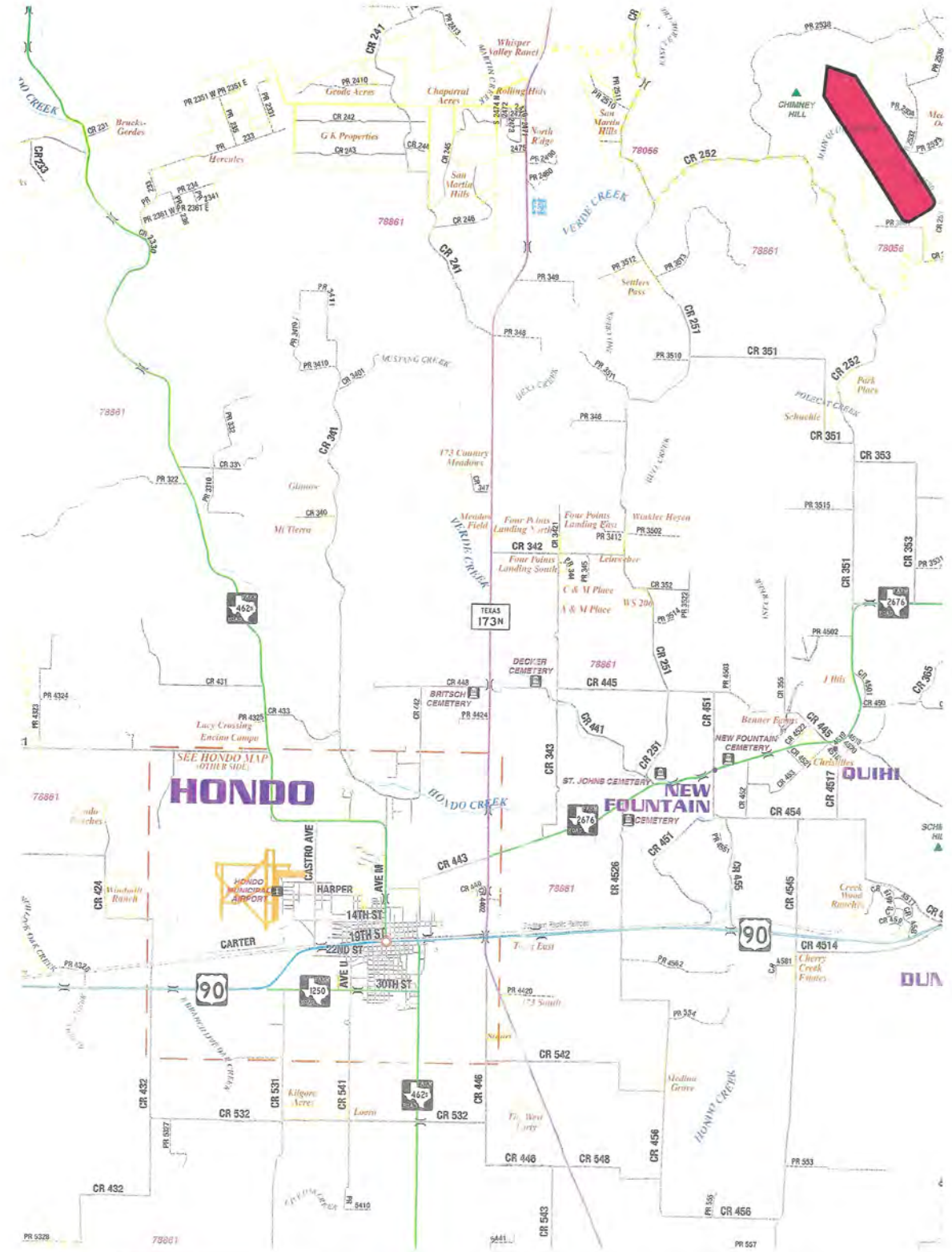
IMPROVEMENTS: The headquarters area has a 44' x 16' concrete slab with metal roof that is perfect for your recreational vehicle or camper. There is also a 30' x 50' drive-through, metal barn with electricity. In addition, the ranch is perimeter fenced with approximately 60% of the perimeter being 8' high fence, 20% being 5-strand barbed wire, and 20% in 54-inch-high woven fence. All fencing is supported with t-posts and 2 ½-inch drill pipe tension posts.

REMARKS: Come out and enjoy this end-of-the-road Hill County gem!!! The easement dead-ends at the ranch gate entrance providing extreme privacy and seclusion. By day, this ranch offers activities such as hunting, grazing, potential for lodging atop one of the highest points of the ranch with exceptional views and exploring all the undisturbed terrain of the hills and valleys! By nightfall, the unobstructed clear view of the big Texas star filled sky allows for amazing opportunities to star gaze - so bring your telescope!! There is much to be discovered on this diverse Hill Country property as its current owners (only the third owner in over 100 years) and prior owners have maintained its natural state! This is a must-see ranch located approximately 17 miles from Hondo and Bandera, and about an hour drive to San Antonio.

Disclosure: A small portion of the southeast corner of the property appears to lie within the FEMA 100-year Flood Zone A. There is an active quarry on CR 252 located approximately 9 miles south of the property.

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.



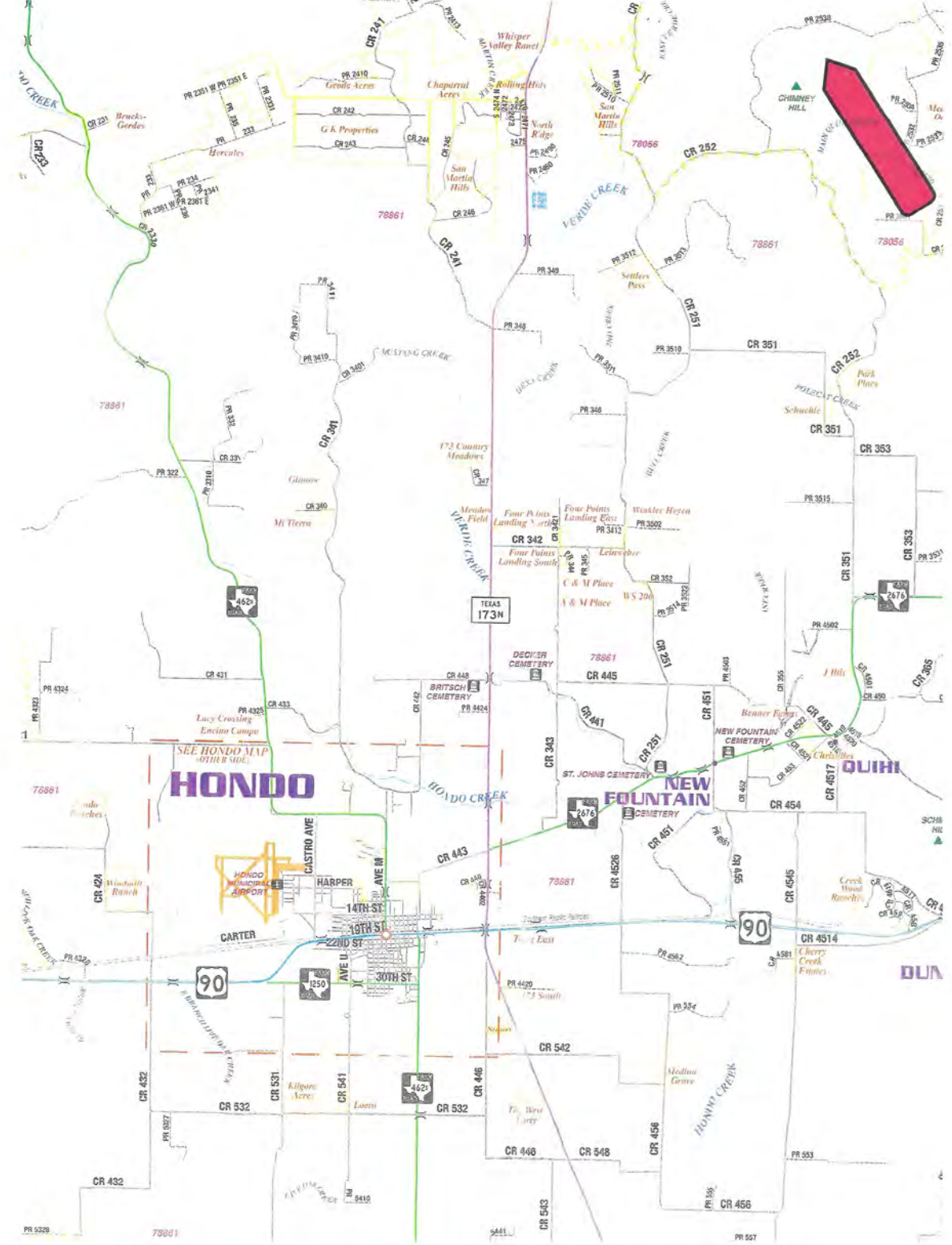


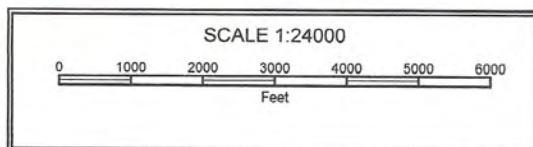
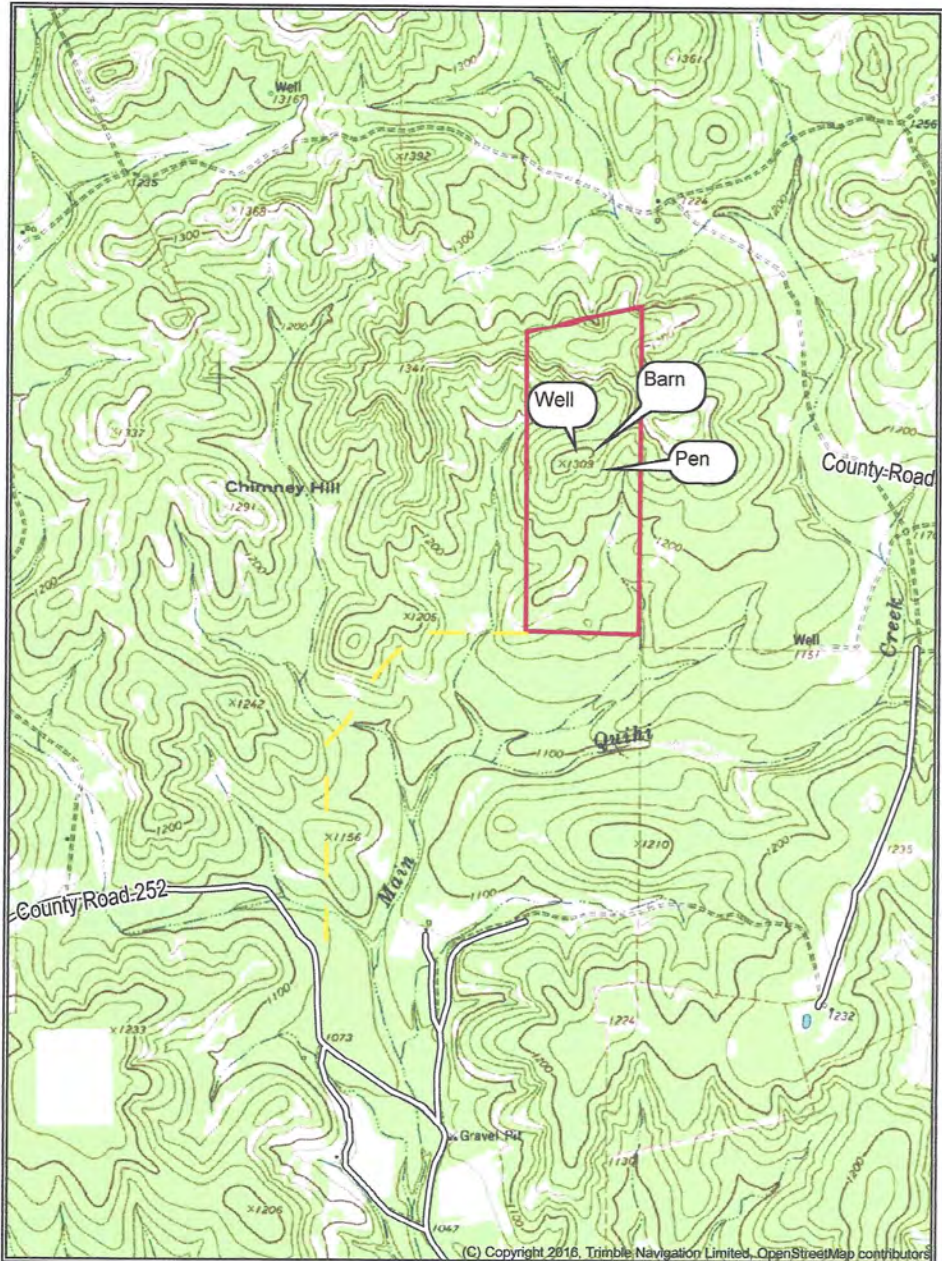
HONDO

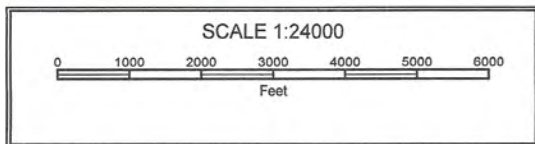
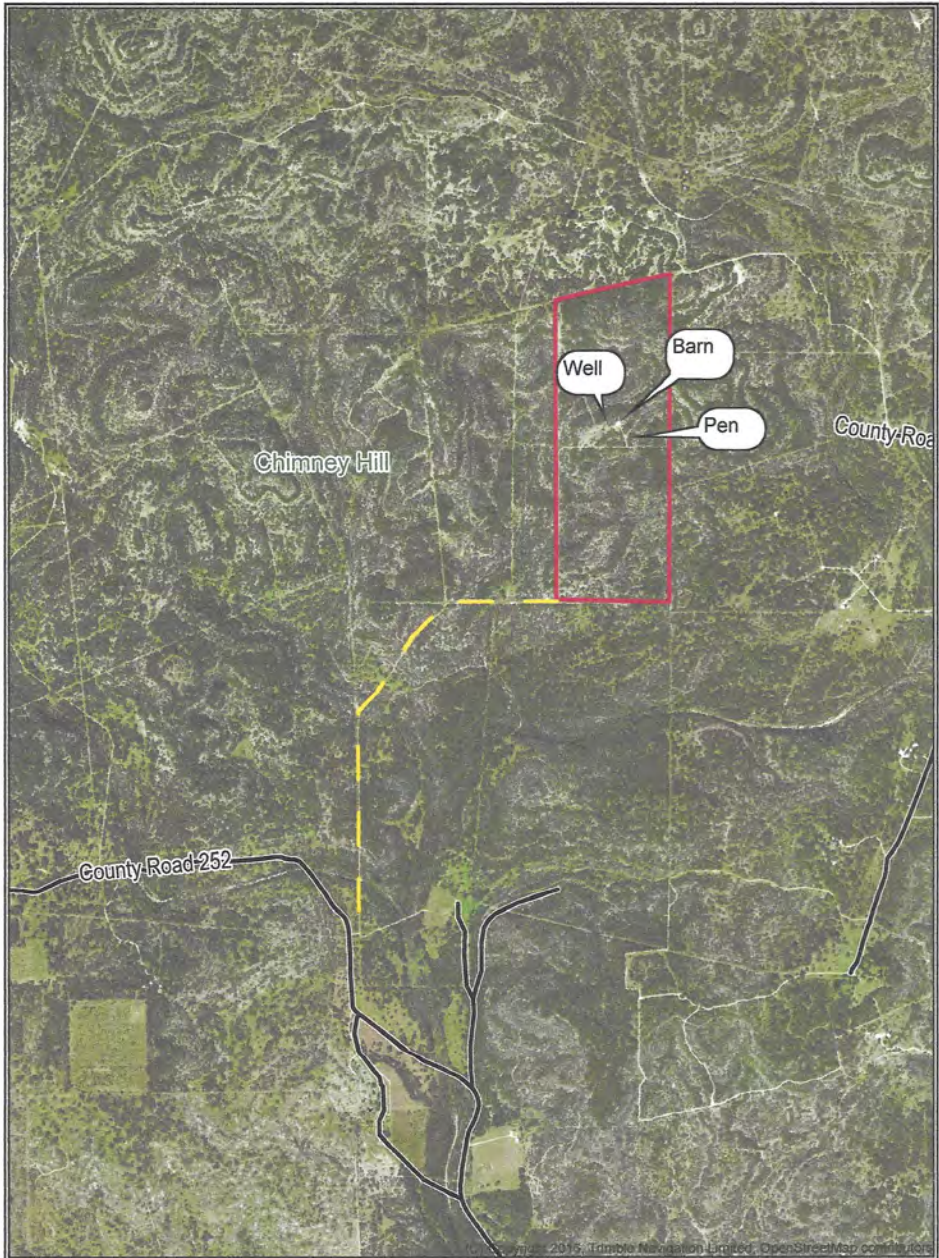
NEW FOUNTAIN

QUIHI

QUIA





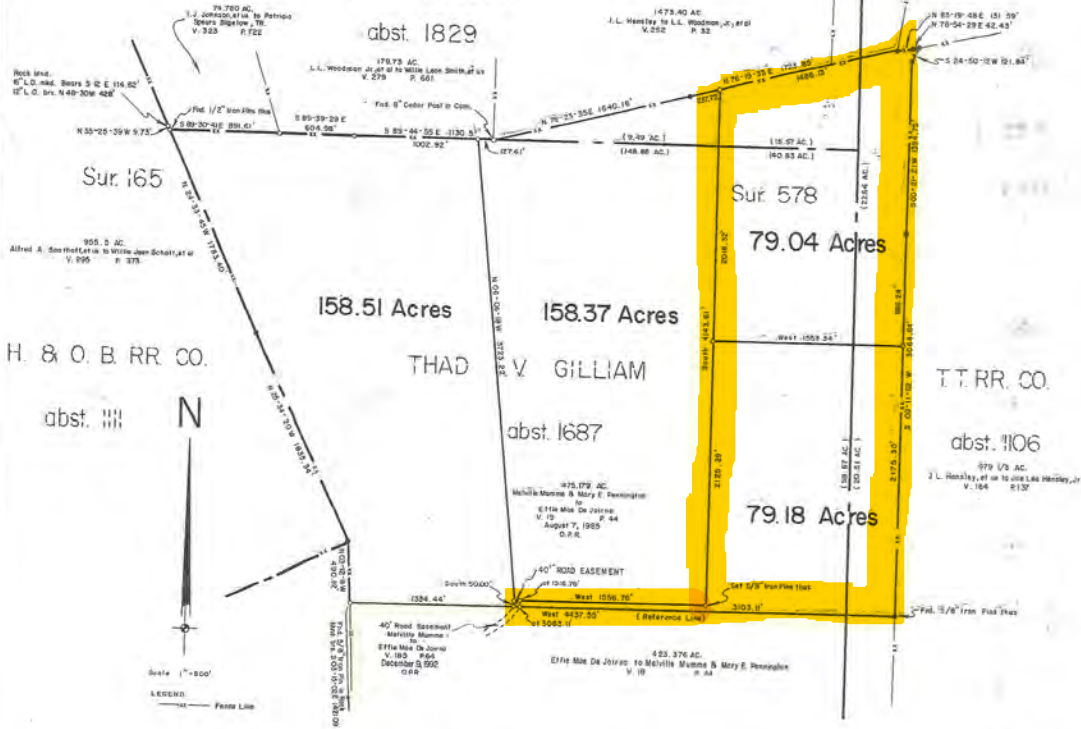


MEDINA COUNTY, TEXAS

J. B. MILLER
abst. 1829

Sur. 422

Sur. 205



A Plat of 475.10 Acres of land divided into 4 Tracts being situated about 14.5 miles N 27° E of Hondo, in Medina County, Texas.

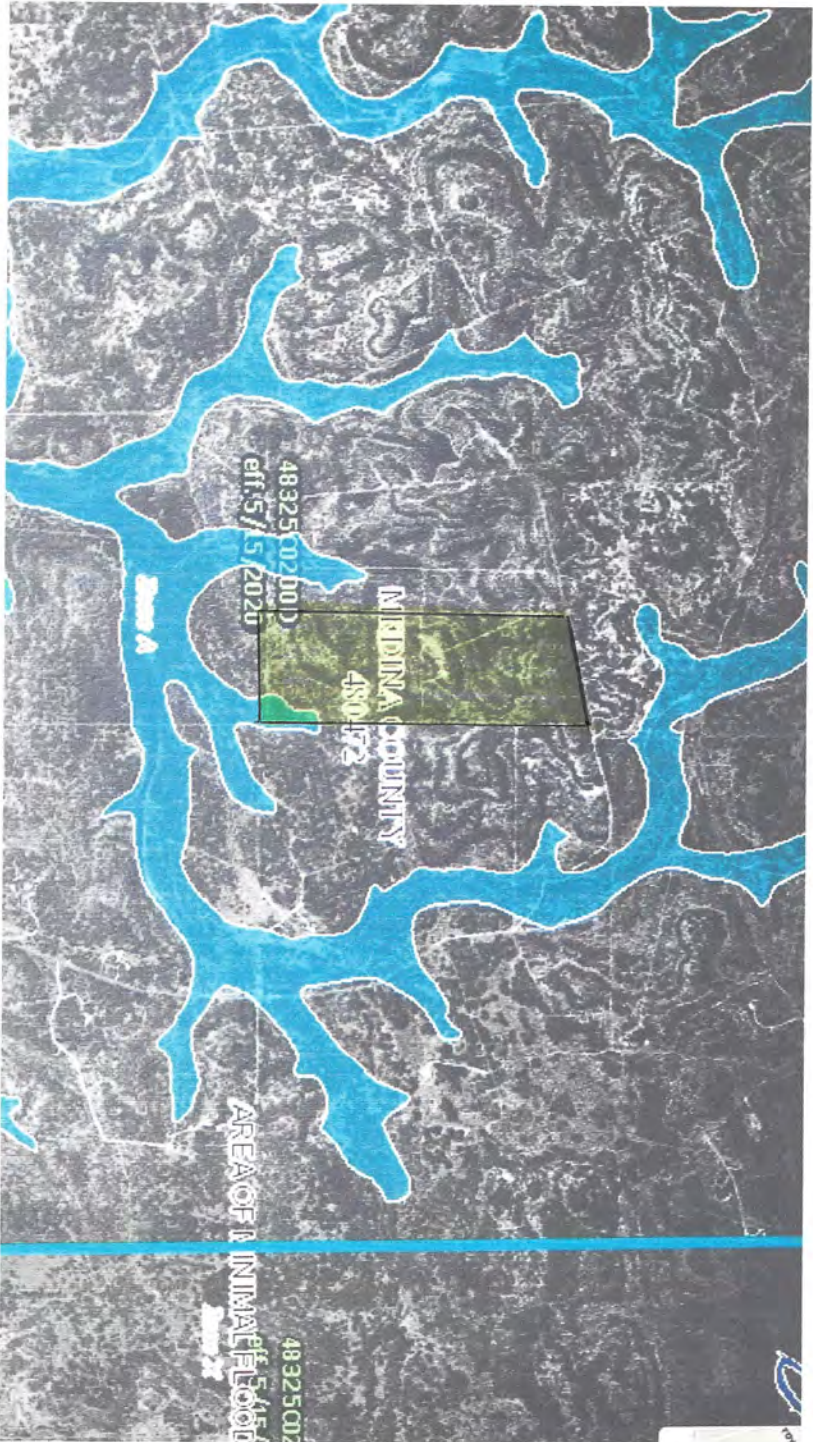
Surveyed July 5 - 8, 1955.
Prepared for Miss Stever

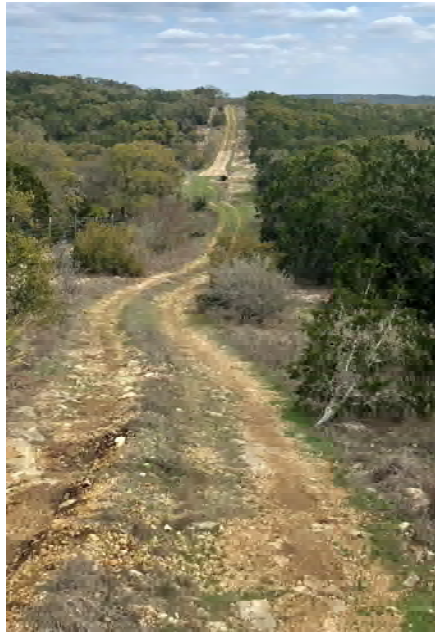
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

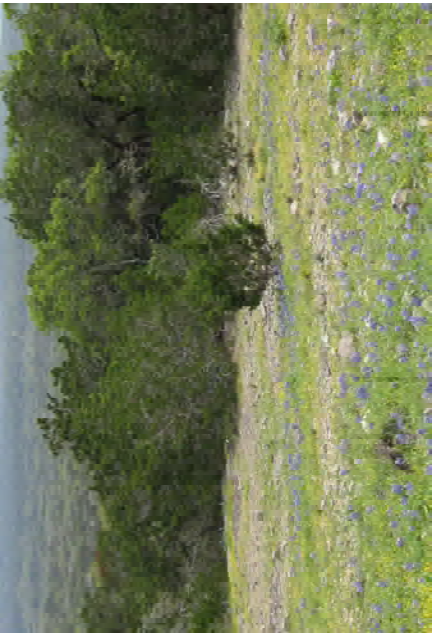
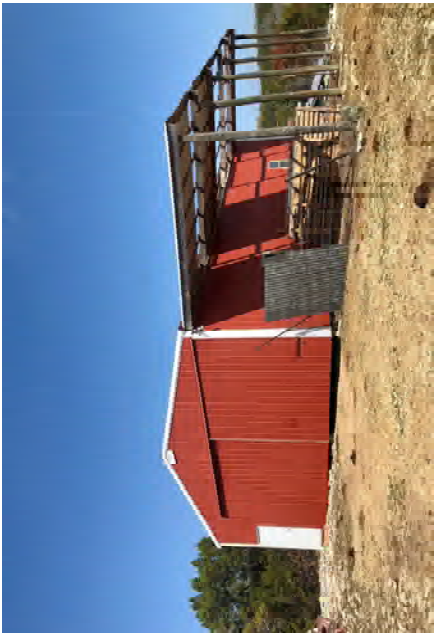
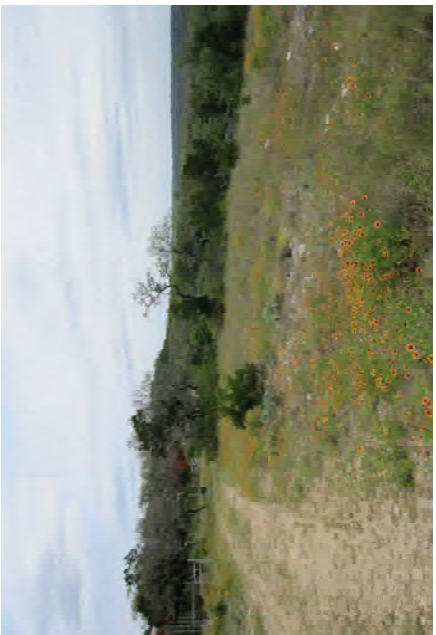
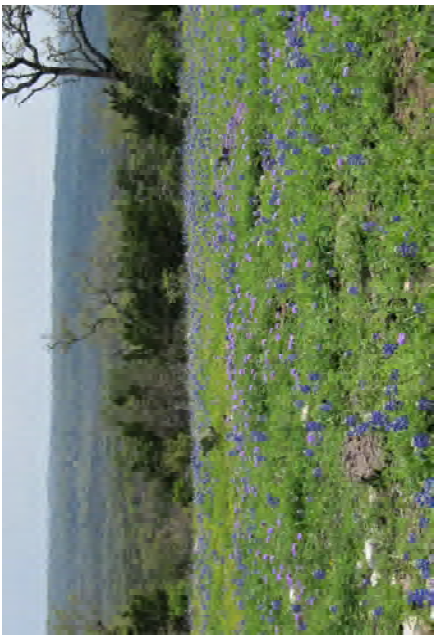
THIS THE 12th DAY OF July 1955

John Howard
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HONDO, TEXAS 78861
(810) 426-4776













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:
 - 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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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