

Bob Heyen Realty

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ANYTIME RV RESORT

<u>ACRES:</u>	15 acres, more or less.
<u>LOCATION:</u>	763 CR 1670 (Jones Rd.) Moore, Texas 78057 Property is located approximately 3 miles SW of Moore and IH-35, 12 miles SW of Devine, 8 miles S of Yancey and 23 miles S of Hondo via FM 462 and CR 1670 (Jones Rd.), all in Frio County, Texas. There is approximately 470' of frontage on CR 1670(Jones Rd.).
<u>PRICE:</u>	\$549,000.00.
<u>TERMS:</u>	Cash to Seller or third-party financing.
<u>SCHOOL:</u>	Pearsall I.S.D.
<u>TAXES:</u>	2024 taxes were approximately \$898.42 (FCAD).
<u>UTILITIES:</u>	Medina Electric is the electricity provider.
<u>MINERALS:</u>	Any and all minerals owned to be conveyed. To be more fully determined at time of new title commitment.
<u>WATER:</u>	There is one domestic water well that services the home and RV pads. Well was drilled in August 2021 and is approximately 450' in depth, produces 50 GPM's, 8.75" diameter casing with submersible pump that is set at approximately 360'. There are also two 2,500-gallon poly water storage tanks. The property lies within the Evergreen Underground Water District.
<u>TERRAIN/ VEGETATION:</u>	The terrain is flat to gently rolling with elevation at 697'. Vegetation consists of Live Oak, Mesquite, Black brush, White brush, Guajillo and Guayacan. The front part of the property with the improvements is cleared and the pasture in back is dense brush with good roads. Grasses include Bermuda and others native to the area.
<u>IMPROVEMENTS:</u>	Set under the canopy of beautiful Live Oaks, is a new metal home with fenced yard and covered patio on a concrete slab consisting of approximately 1,200 sq. ft. of living area. The building is unfinished inside with some material to convey. All windows and doors are in place and there is a 1,000-gallon conventional septic tank. Beyond the front of the metal building is a beautiful in-ground swimming pool and hot tub for relaxing under the warm south Texas sun or the blanket of stars for

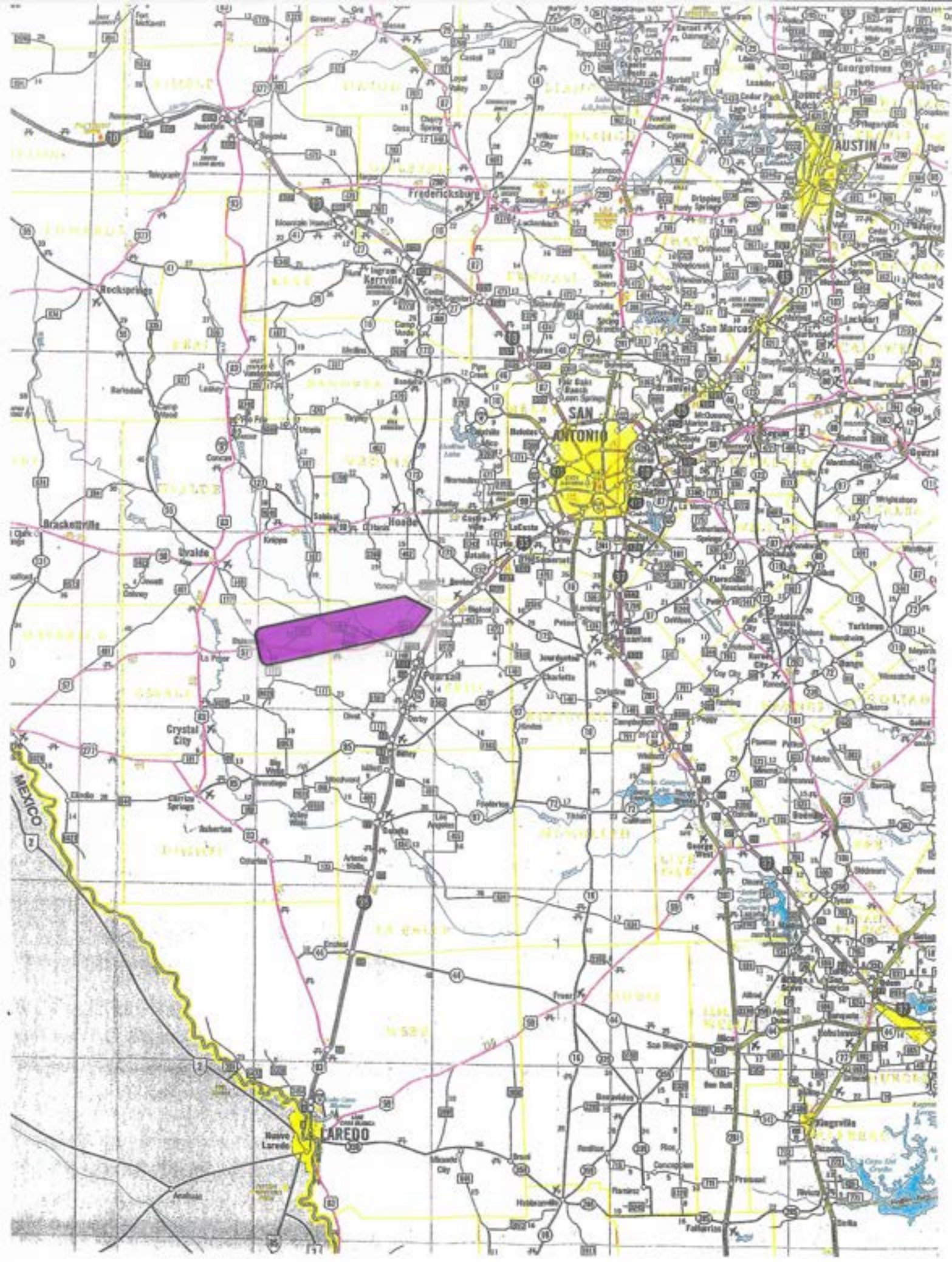
those warm summer nights! One Conex container will also convey that can be used as storage or converted into a project of your choice!

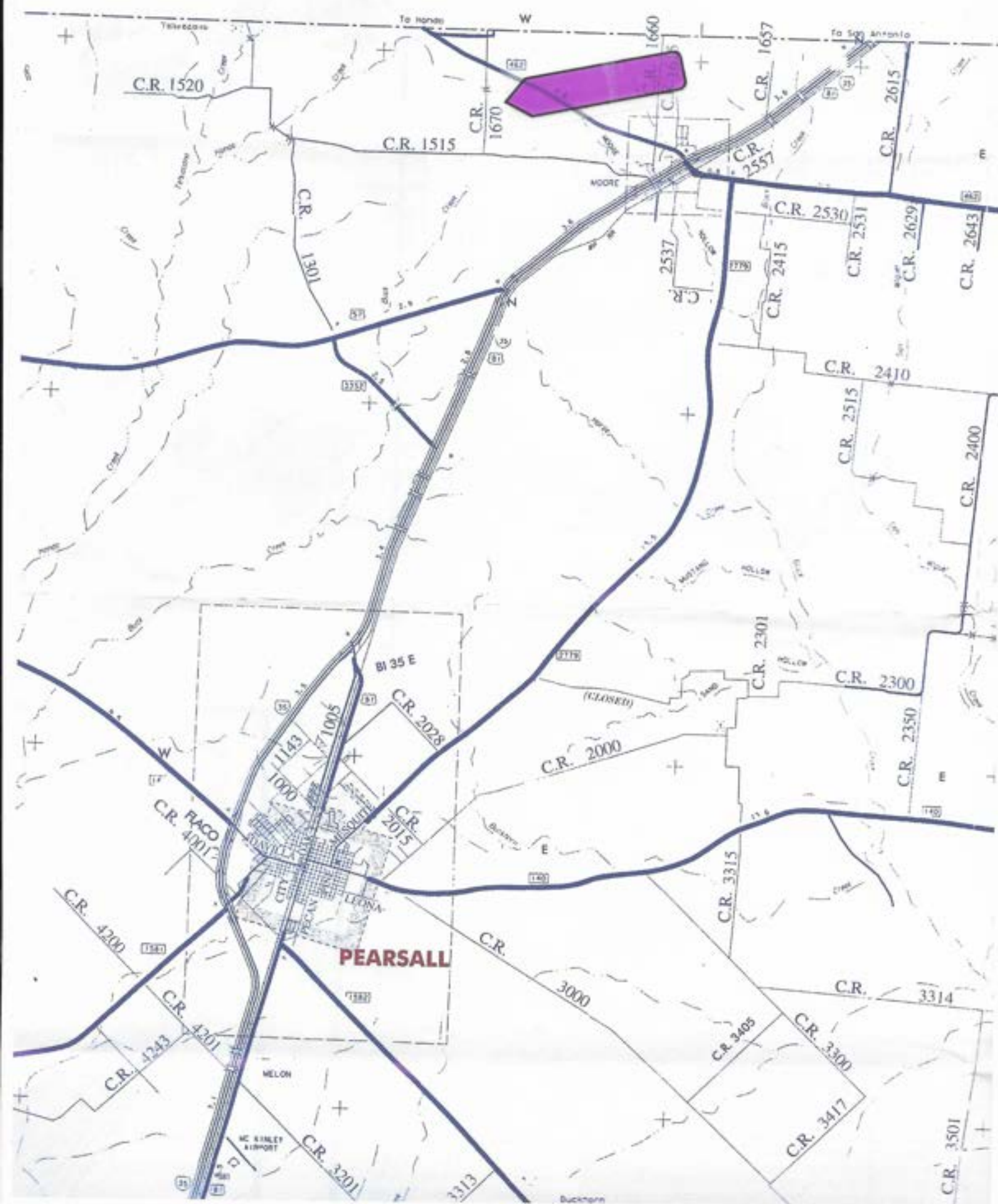
In addition, there are 8 RV pads with utilities and a separate 1,000-gallon conventional septic for these RV pads. Currently, rent on these spaces average \$500.00 per month or \$65.00 per day. The property is perimeter fenced and cross fenced into two pastures with net wire in good condition.

REMARKS:

This is a unique property offering country living or country investment opportunity for RV rentals! Hunting is permitted with a good stand of south Texas brush for cover. The metal building is a blank slate for you to customize, however it suits your needs whether it be for living or rented out as a venue to coincide with the RV rentals. This property is centrally located just off IH-35 which makes for an easy commute to Pearsall, Yancey, Hondo, Devine, or San Antonio!!

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.









INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

763 CR 1670 (Jones Rd)
Moore, TX 78057

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☒ There are two septic systems located on the property
- (2) Type of Distribution System: Conventional ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
1) South of the metal building
2.) West of the RV spaces
- (4) Installer: MP Septics ☐ Unknown
- (5) Approximate Age: 2021 (Home) and 2023 (RV spaces) ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller Robert and Mary

Bob Heyen Realty, P.O. Box 156 Hondo TX 78861
Kyle Heyen

Phone: 8304264333 Fax: _____
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Robert and Mary

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller
Robert Enriquez

02/04/2025
Date


Signature of Seller
Mary Enriquez

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



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 Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Kyle J. Heyen</u>	<u>459073</u>	<u>bobheyenrealty@gmail.com</u>	<u>(210)912-6007</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kyle J. Heyen</u>	<u>459073</u>	<u>bobheyenrealty@gmail.com</u>	<u>(210)912-6007</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Kimberly Heyen</u>	<u>791205</u>	<u>bobheyenrealty@gmail.com</u>	<u>(830)931-5032</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

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Kyle Heyen

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www.hesell.com

Information available at www.trec.texas.gov

IABS 1-0 Date

