

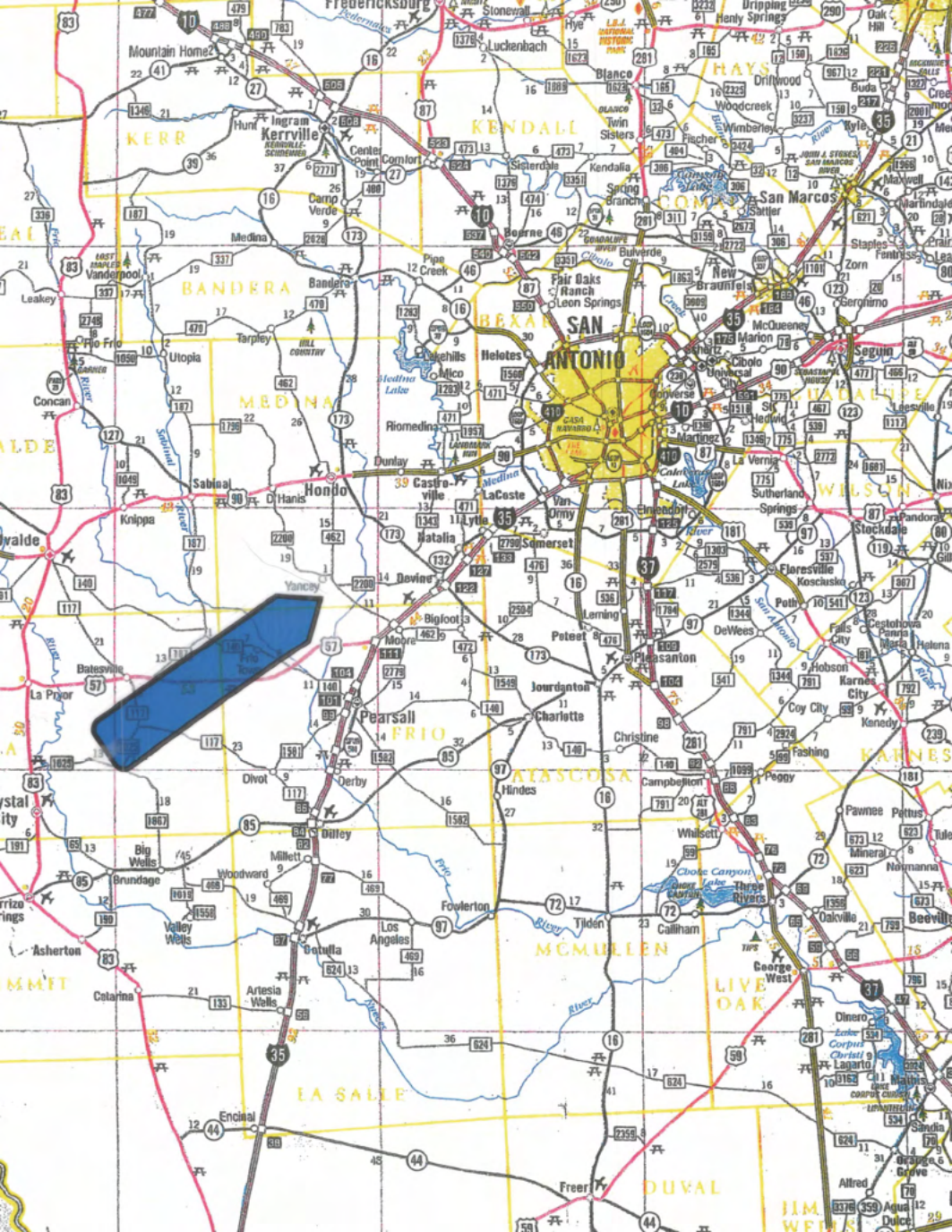
Bob Heyen Realty

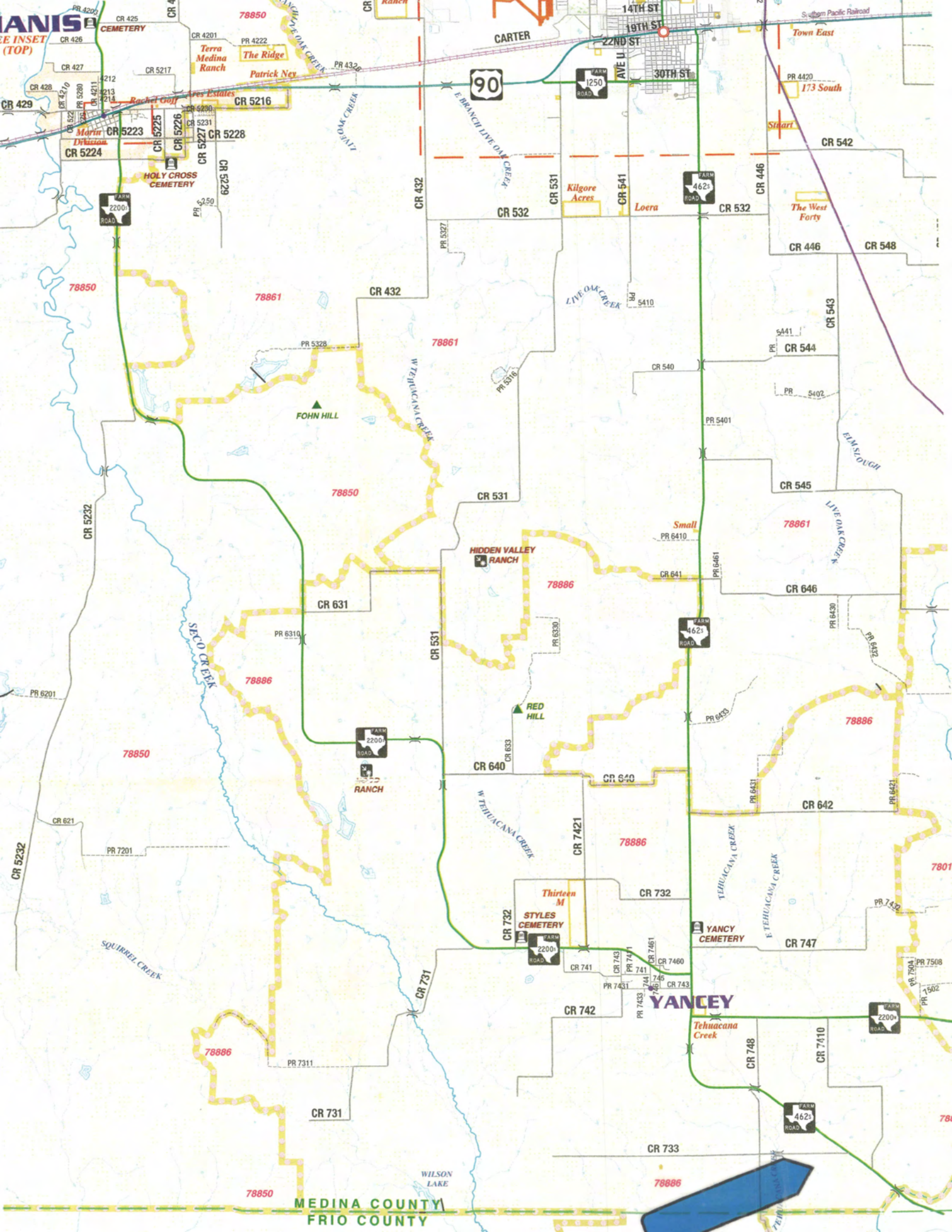
P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333

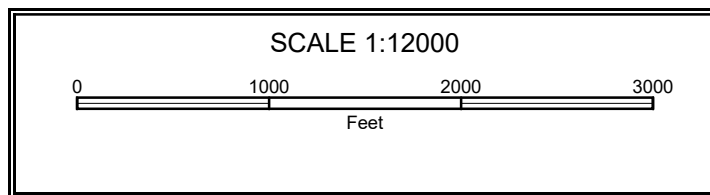
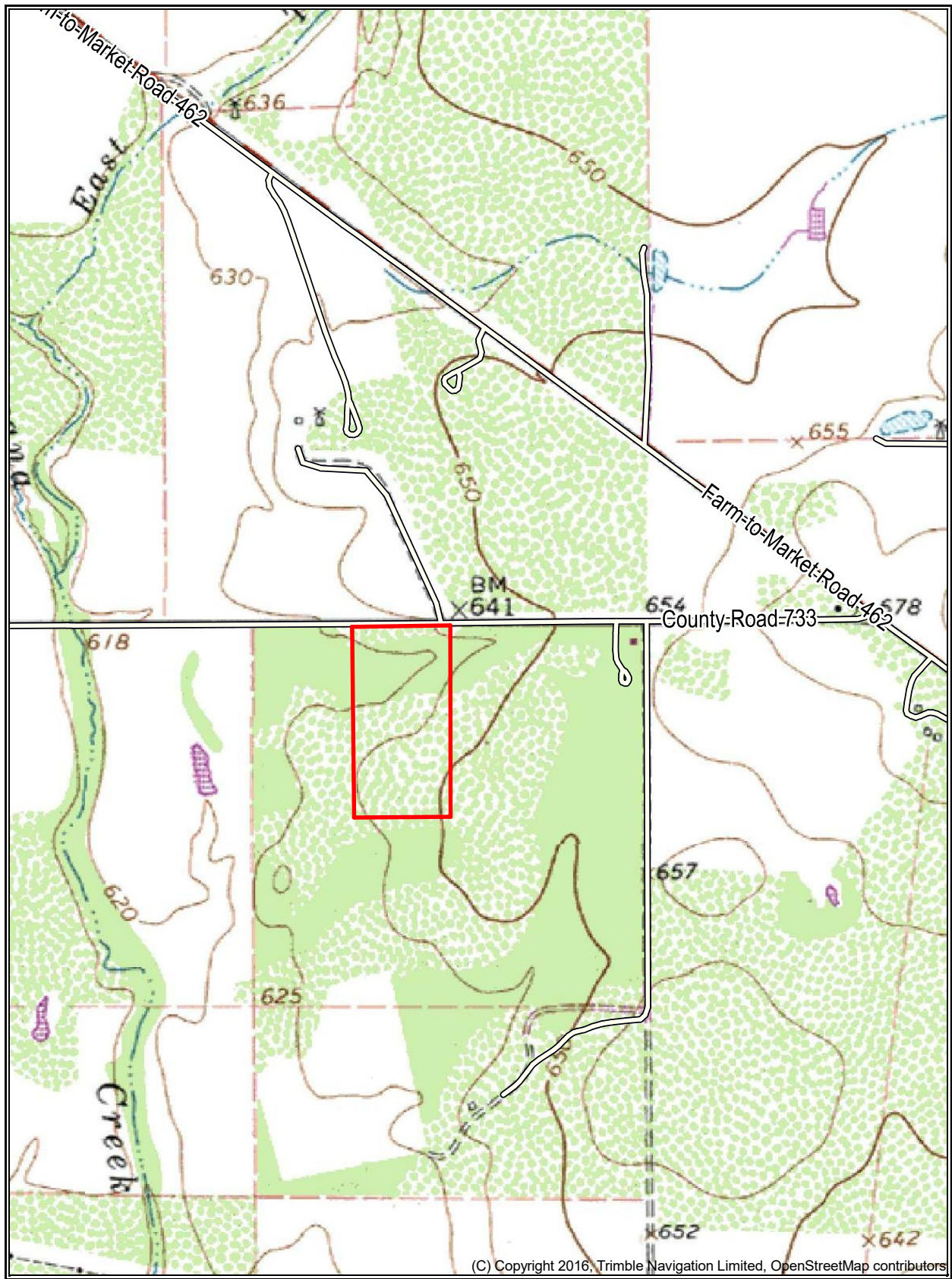
Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@gmail.com

- ACRES:** 20.07 acres, more or less.
- LOCATION:** Property is located approximately 18 miles S of Hondo or 6 miles S of Yancey and 11 miles N of Moore and I-H 35 with frontage on CR 733, all in Medina County, Texas.
- PRICE:** \$349,500.00.
- TERMS:** Cash to Seller and/or third-party financing.
- SCHOOL:** Hondo I.S.D.
- TAXES:** Property is under Agricultural Use Exemption. 2025 taxes were approximately \$26.22.
- UTILITIES:** Medina Electric Cooperative is the electric provider. There is currently no electricity or water on site but available along CR 733.
- MINERALS:** Any and all executive rights (only) owned to be conveyed. To be more fully determined at time of new title commitment.
- WATER:** Two earthen tanks are located on the western portion of the property. No community water on-site. Buyer will need to drill a well or obtain a Yancey Water meter. It is buyer's responsibility to inquire about the availability and purchase of a Yancey Water Supply Corporation water meter.
- TERRAIN/
VEGETATION:** The terrain is flat to gently rolling with the elevations from 630'-650'. Vegetation consists of mesquite, black brush, white brush and persimmon; as well as a variety of grasses including Bermuda, bluestem, and others native to the area.
- WILDLIFE:** This property has great hunting for small acreage! Wildlife includes dove, quail, turkey, hogs, deer and small varmints.
- IMPROVEMENTS:** Property is perimeter low fenced with 5-strand barbed wire.
- REMARKS:** This is a truly typical south Texas small acreage unimproved ranch offering a good combination of both cleared senderos and dense brush. If you are looking for a well-maintained small hunting recreational property or full-time living with its many building sites, this ranch is it!!

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.









East Tehuacana Creek

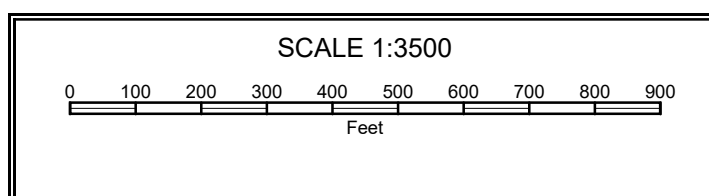
County Road 733

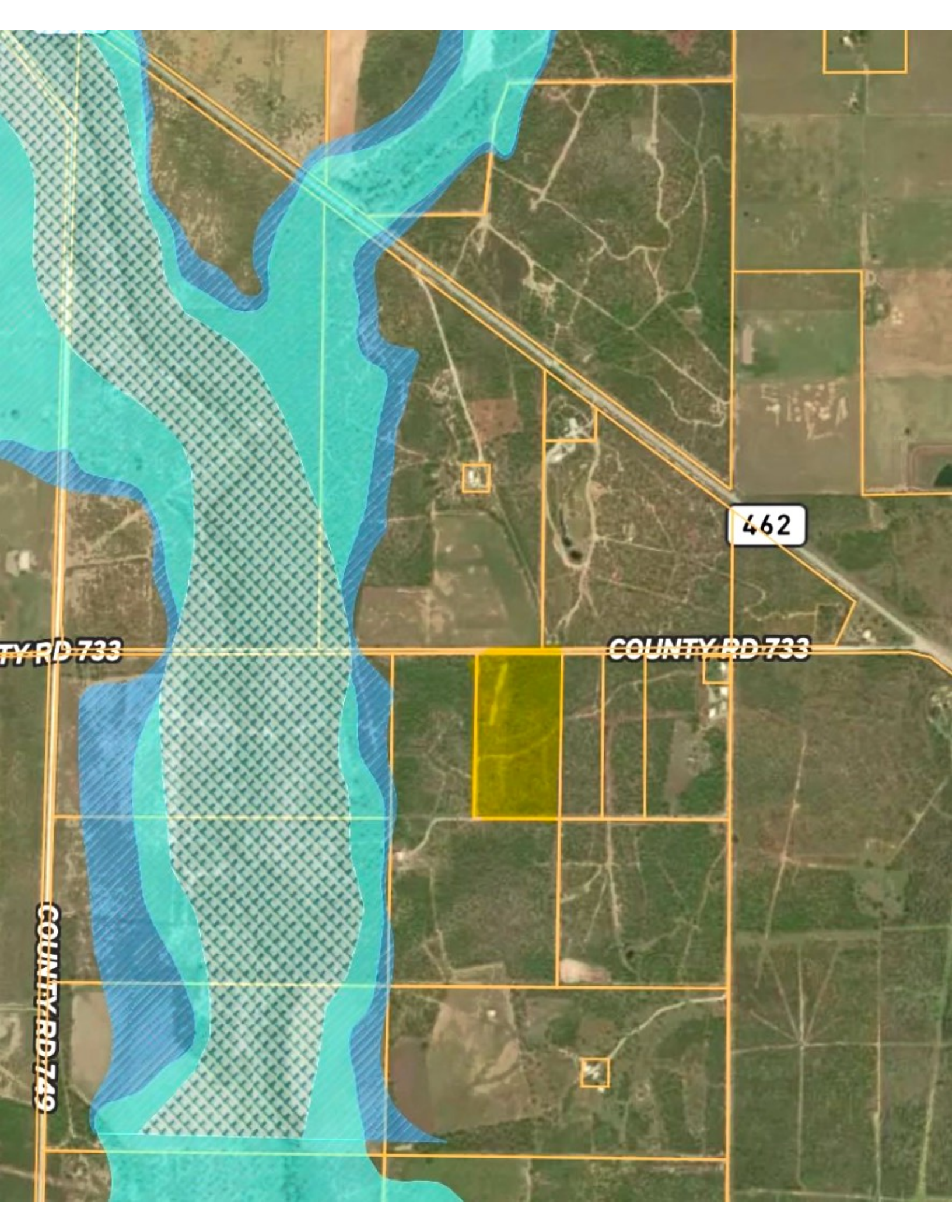
Farm-to-Market Road 462

SCALE 1:12000



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POST. 284

y-Moore County Road (40')
677.04 N 90° 33'

N 00° 06' 17" W 1291.13

TRACT 2
20.07
Acres

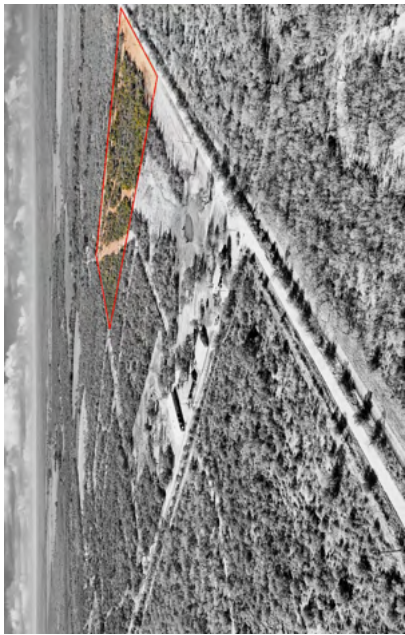
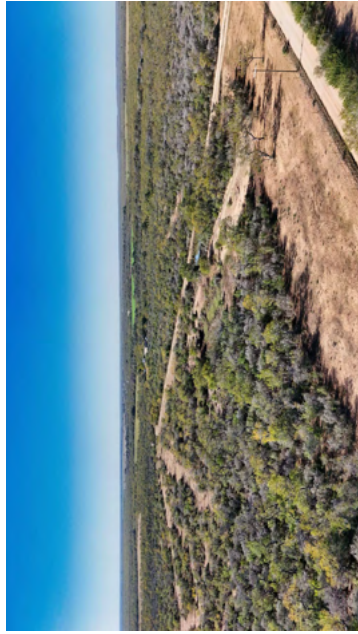
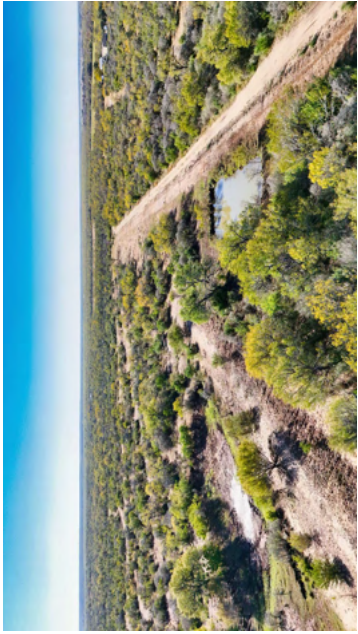
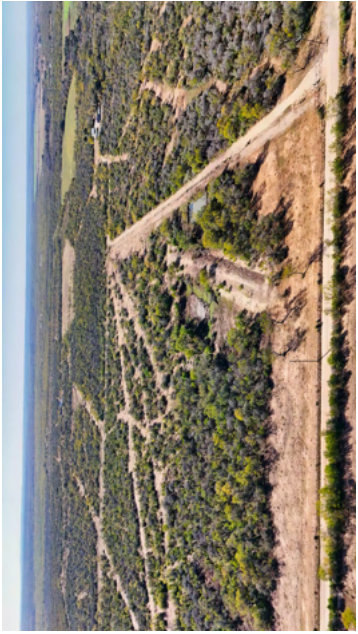
N 00° 06' 17" W 1291.13

TRACT 1
10.07
Acres

ES BIRHLING

677.04

S 90° 00' 00" W 27









SAN ANTONIO BOARD OF REALTORS®, INC.
OWNER'S DISCLOSURE STATEMENT
 (FARM, RANCH & RURAL ACREAGE)



This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice, including, but not limited to, an environmental site assessment of the Property.

THIS DISCLOSURE STATEMENT pertains to certain property located at 20.07 Acres (+/-) TBD CR 733, Moore, TX 78886
 (The "Property")
 more particularly described on Exhibit A attached hereto, and is hereby submitted by Cyndi Gilliland, POA, for Paul Gilliland

("Owner") to Bob Heyen Realty Kyle Heyen ("Broker")
 for Broker's use in connection with its marketing of the Property to prospective buyers.

Owner hereby authorizes Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contract between Owner and a prospective buyer or a warranty of any kind by the Owner to a prospective buyer.

The answers or responses appearing in this Disclosure Statement are being made by the Owner to Broker and such responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of December 10, 2025, and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause Independent Inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

Owner is ☒ is not ☐ occupying the Property. If Owner is not occupying the Property, how long since Owner has occupied the Property? _____

A. DEFECTS/MALFUNCTIONS:

Is Owner aware of any significant or material defects/malfunctions in any of the following? ☐ Yes ☐ No. If yes, check appropriate space(s).

- | | | | | | | | |
|--|---|--|---|--|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Floors | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Insulation | <input type="checkbox"/> Roof(s) | <input type="checkbox"/> Windows | <input type="checkbox"/> Doors |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Slab(s) | <input type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Paint | <input type="checkbox"/> Electrical Systems | |
| <input type="checkbox"/> Plumbing/Sewers/Septics | <input type="checkbox"/> Heating/Air Conditioning Systems | <input type="checkbox"/> Other Structural Components | | <input type="checkbox"/> Water Penetration | | | |

Describe: N/A

If any of the above items is checked, explain (attach additional sheets if necessary.): _____

B. GENERAL INFORMATION:

Is Owner aware of any of the following:

- Feature of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect on the Property.
- Any encroachments, easements or similar matters that may affect the Property.
- Any settling from any cause, or slippage, sliding, or other soil problems as related to structures.
- Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting.
- Neighborhood noise problems or other nuisances affecting the Property.
- Deed restrictions or obligations affecting the Property.
- Any notices of abatement or citations against the Property.
- Any lawsuits against Owner threatening to or affecting Property.

Yes No Unknown

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

C. **FLOODING AND DRAINAGE:** Is any part of the Property in a 100-year flood plain? ☐ Yes ☒ No ☐ Unknown. If yes, what part of the Property is within the flood plain: _____. What is the source of your information? _____
Has the Property ever flooded? ☐ Yes ☒ No ☐ Unknown. If yes, give dates and information: _____

Are there any drainage problems? ☐ Yes ☒ No ☐ Unknown. If yes, explain: _____

Are there any flowing or intermittent springs or streams on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: _____

D. **ENVIRONMENTAL MATTERS:**

1. **UNDERGROUND TANKS AND PIPELINES:** Are there now or has there ever been any tanks, drums, pipelines or other containers containing or transporting gas, oil, chemicals or other hazardous substances or materials upon or buried underground anywhere on or in the Property? ☐ Yes ☒ No ☐ Unknown. If yes, Number: _____ Size: _____ Age: _____
Location: _____
In current use? ☐ Yes ☐ No ☐ Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas Water Commission (512/371-6200)? ☐ Yes ☒ No ☐ Unknown. Type of material(s) stored in tank(s): _____
☐ Unknown. What is the source of your information: _____

2. **HAZARDOUS MATERIALS:** Are there now or has there ever been any other hazardous substances or materials (including residues from toxic substances) on or in the Property? ☐ Yes ☒ No ☐ Unknown. If yes, material: _____
When: _____
Location: _____
What is the source of your information? _____

3. **CHEMICALS:** Has there been any storage or manufacturing of chemical materials or pollutants on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, material: _____ When: _____

4. **MINING OR DUMPING:** Has the Property ever been used as a quarry, mine, dump site or landfill? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: _____
What is the source of your information? _____

5. **WASTE SITES:** Have there ever been any chemical or waste disposal sites on or in close proximity to the Property? ☐ Yes ☒ No ☐ Unknown. Explain: _____

6. **ENDANGERED SPECIES:** Do you know of the existence of any threatened or endangered species, as listed by the Texas Parks and Wildlife Department or U.S. Fish and Wildlife Service, or their habitat on the Property? ☐ Yes ☐ No ☐ Unknown. If yes, explain and give the location: _____

7. **OTHER:** Are there any other environmental hazards or conditions which presently contaminate or otherwise detrimentally affect the Property that are not otherwise mentioned herein, but that Owner has reason to believe might be violative of applicable federal, state or local environmental statutes or regulations (including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended)? ☐ Yes ☒ No ☐ Unknown. Explain: _____

(attach additional sheets if needed).

E. **WATER SYSTEM:** Has the Owner ever had the water system(s) serving the Property tested? ☐ Yes ☒ No ☐ Unknown. If yes, tested by: _____
Dated tested: _____ ☐ Satisfactory ☐ Satisfactory with Notation ☐ Unsatisfactory. Has Owner ever had water test with an "Unsatisfactory" or "Satisfactory with Notation" result? ☐ Yes ☐ No ☐ Unknown. If yes, please explain: _____

1. **PROBLEMS:** _____

F. SPECIAL CONDITIONS AFFECTING PROPERTY OF WHICH A PROSPECTIVE BUYER SHOULD BE GENERALLY AWARE THAT ARE NOT OTHERWISE SET FORTH HEREIN:

None

The information herein is complete, true and correct to the best of Owner's knowledge and belief as of the date signed by the Owner. This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice including, but not limited to an environmental site assessment of the Property.

OWNER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE 20.07 Acres (+/-) TBD CR 733, Moore, TX 78886
(PROPERTY ADDRESS)

The information herein contained is complete, true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner.

OWNER: *Paul Gilliland* DATE: _____
Cyndi Gilliland, POA Paul Gilliland

OWNER: _____ DATE: _____
for Paul Gilliland

BUYER(S) AND OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

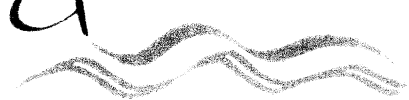
I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS OWNER'S DISCLOSURE STATEMENT.

BUYER: _____ BUYER: _____

DATE: _____

Medina County

Groundwater



Conservation District

NOTICE TO PURCHASERS

1001 Avenue K
Clarksville, Texas 77016
Telephone: 281-241-4447
Fax: 281-241-4448

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:

(TBD CR 733, Moore, TX 78057) 20.07 Ac., more or less, out of A#0062, C. Bihling, S#779, all in Medina County, Texas.
(Date)

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.

(TBD CR 733, Moore, TX 78057) 20.07 Ac., more or less, out of A#0062, C. Bihling,
~~S#779, all in Medina County, Texas.~~

(Date)

Signature of Purchaser



2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Bob Heyen Realty</u>	<u>9013629</u>	<u>bobheyenrealty@gmail.com</u>	<u>(830)426-4333</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Kyle J. Heyen</u>	<u>459073</u>	<u>bobheyenrealty@gmail.com</u>	<u>(830)426-4333</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/ Associate	License No.	Email	Phone
<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

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501
30 Acres on CR