

Bob Heyen Realty

235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

ACRES: 214 acres, more or less.

LOCATION: PR 3214, D'Hanis, Texas
Located 10 miles north of D'Hanis, off FM 1796, then east on CR and PR 321 and on to PR 3214, all in Medina County, Texas.

PRICE: \$850,000.00 (\$3,972.00 per acre).

TERMS: Cash to Seller or third party financing.

SCHOOL: D'Hanis I.S.D.

TAXES: Taxes are approximately \$350.00 annually under Ag valuation.

MINERALS: Seller is believed to own 100% of the mineral estate and will convey all to the buyer. To be more fully determined at time of new title commitment.

WATER: An Edwards well is located on one shared acre with a neighbor with 50% deeded ownership on both the well and one acre.

IMPROVEMENTS: A remodeled trailer has two bedrooms, one bath and living area. Detached, and next to the "lodge" is a handsomely rustic kitchen, dining area and supply room. This building has a full length front porch, all under the shade of a massive Century Oak. The view from the porch overlooks a meadow containing a feeder and water trough.

The shared Edwards well provides water for the buildings, hose bibs around the compound and a water supply for wildlife troughs.

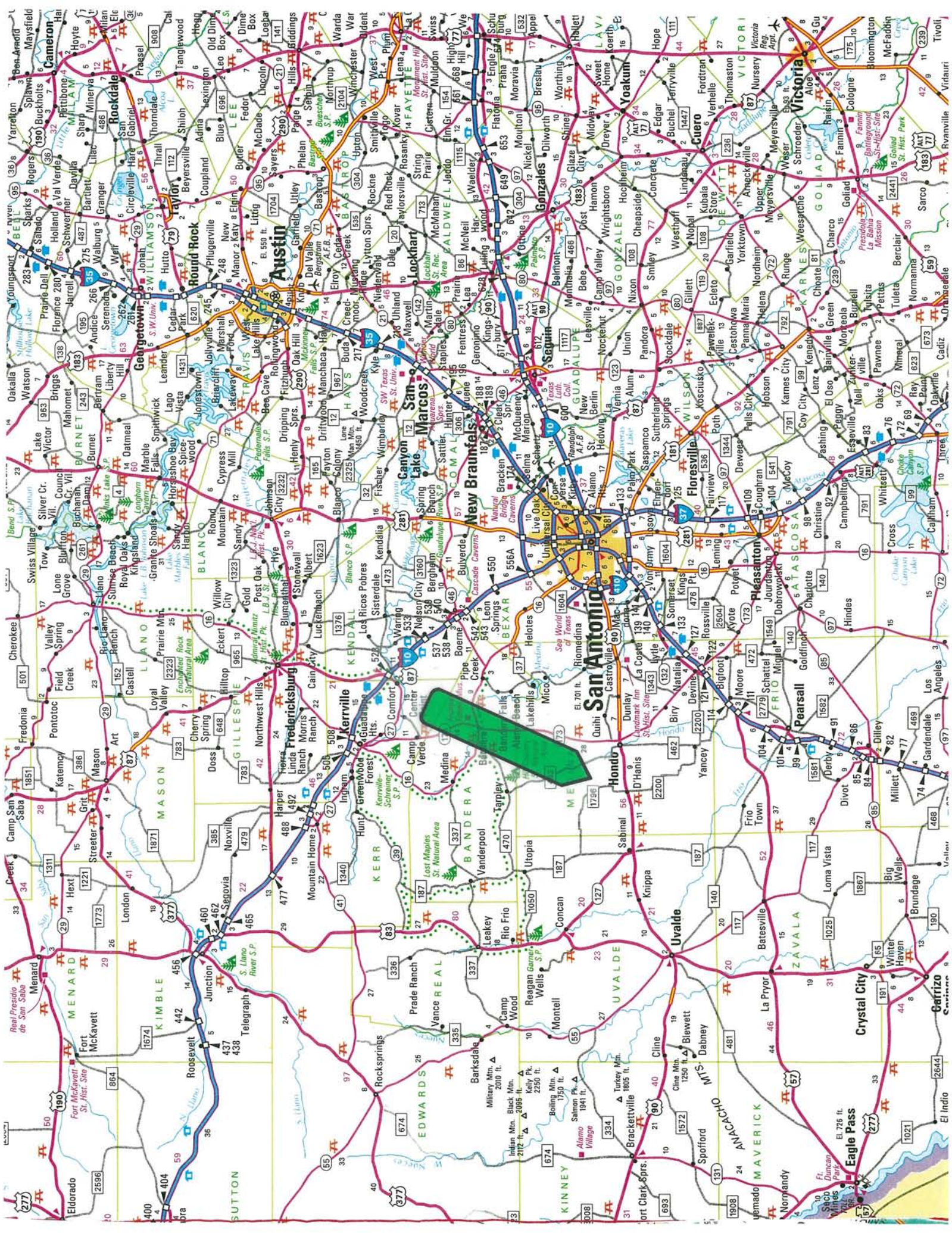
Several bow blinds and box blinds are situated near both solar powered and gravity flow feeders. Near the compound, heavy duty 6" steel poles are set up for a future 40' x 60' barn/shop.

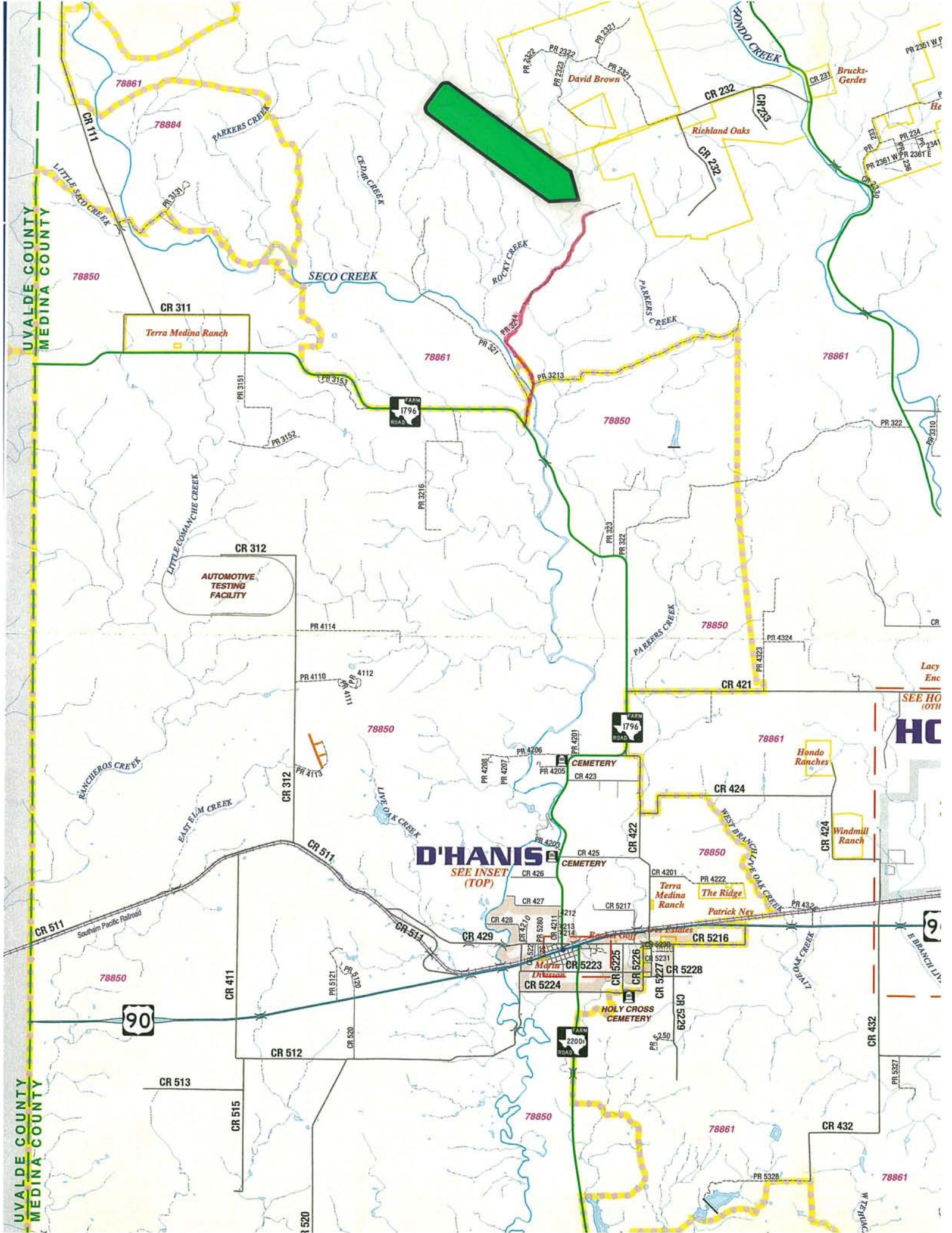
EQUIPMENT: Optional equipment includes a 25 H.P. Kubota tractor with just 30 hours of service on it, a Kawalski mule with 38 hours, front end loader, shredder, seeder, trailer and 4-wheeler; along with miscellaneous equipment.

REMARKS: The “transition zone” landscape and topography of this ranch provides bountiful brush and timber, including cedar and majestic oaks and oak mottes as well as high protein browse for the wildlife. Open and grassy meadows are home to massive oaks and offer deep soils for planting food plots. The wildlife on this low-fenced ranch is abundant with whitetail deer, hogs, turkey and dove. Game camera photos included in this package are from the current season.

The remoteness of this ranch is appealing to those hunters who want the “out there” privacy and seclusion, away from paved road traffic and noise. The camp area is quaint and rustic, yet comfortably attractive with the 2 bedroom “lodge” and the adjoining cook house and kitchen. The full length covered porch overlooking one of the busiest feed and water stations is also perfect for “hunting near the coffee pot” and/or socializing with your hunting buddies.

If it’s rustic charm, remote privacy and great hunting of all the popular species you seek, this ranch will end your search!





UVALDE COUNTY
MEDINA COUNTY

UVALDE COUNTY
MEDINA COUNTY

D'HANIS
SEE INSET
(TOP)

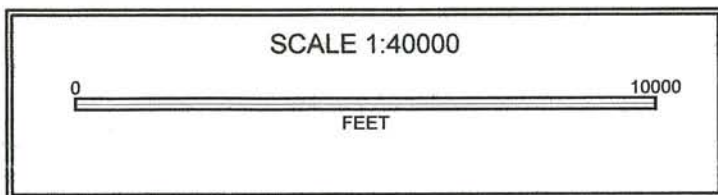
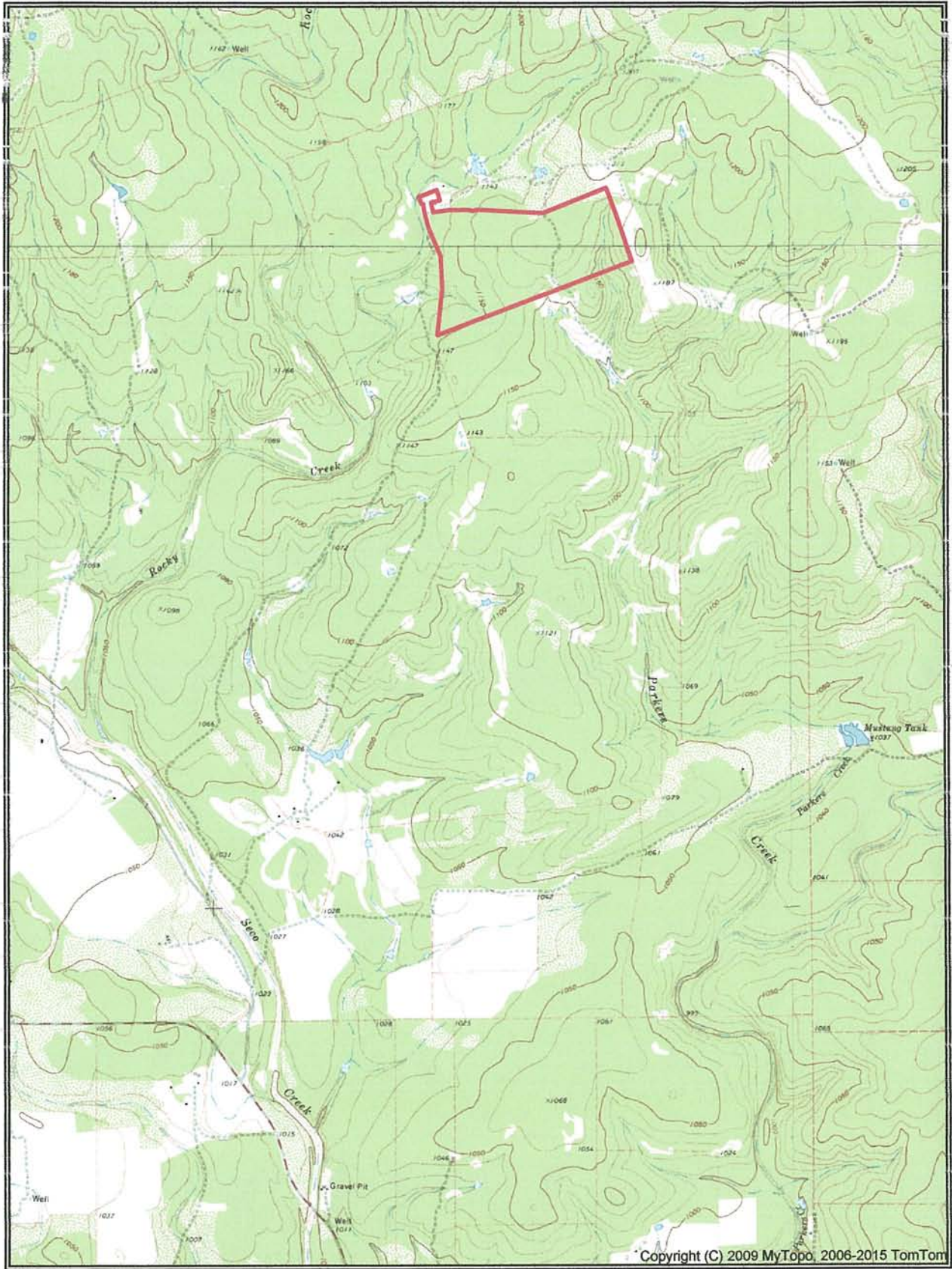
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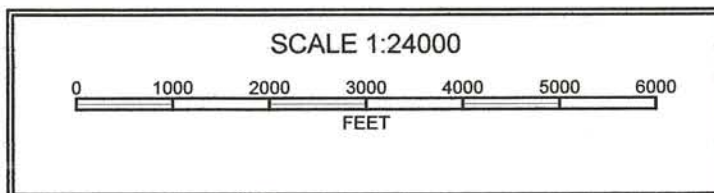
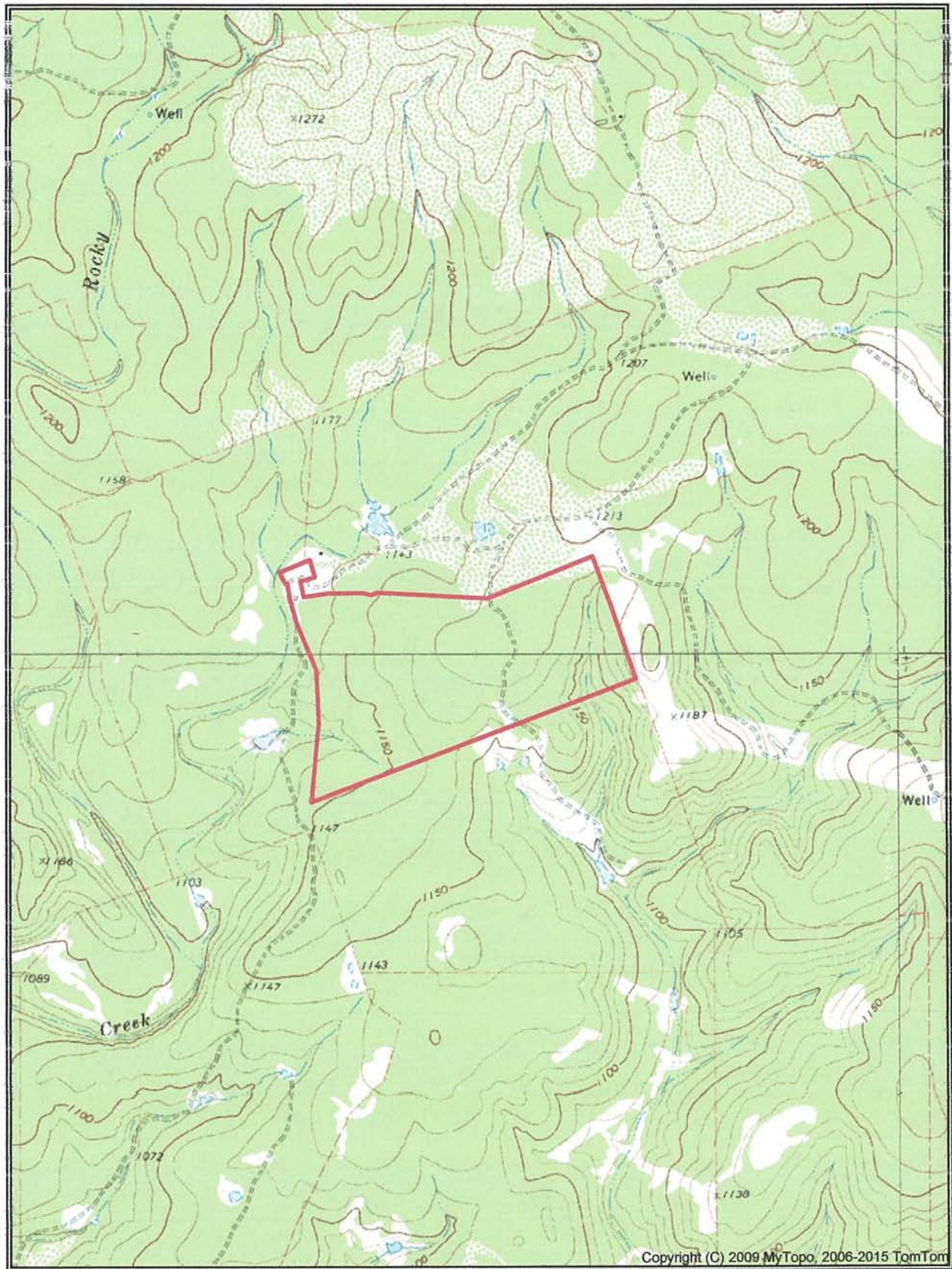
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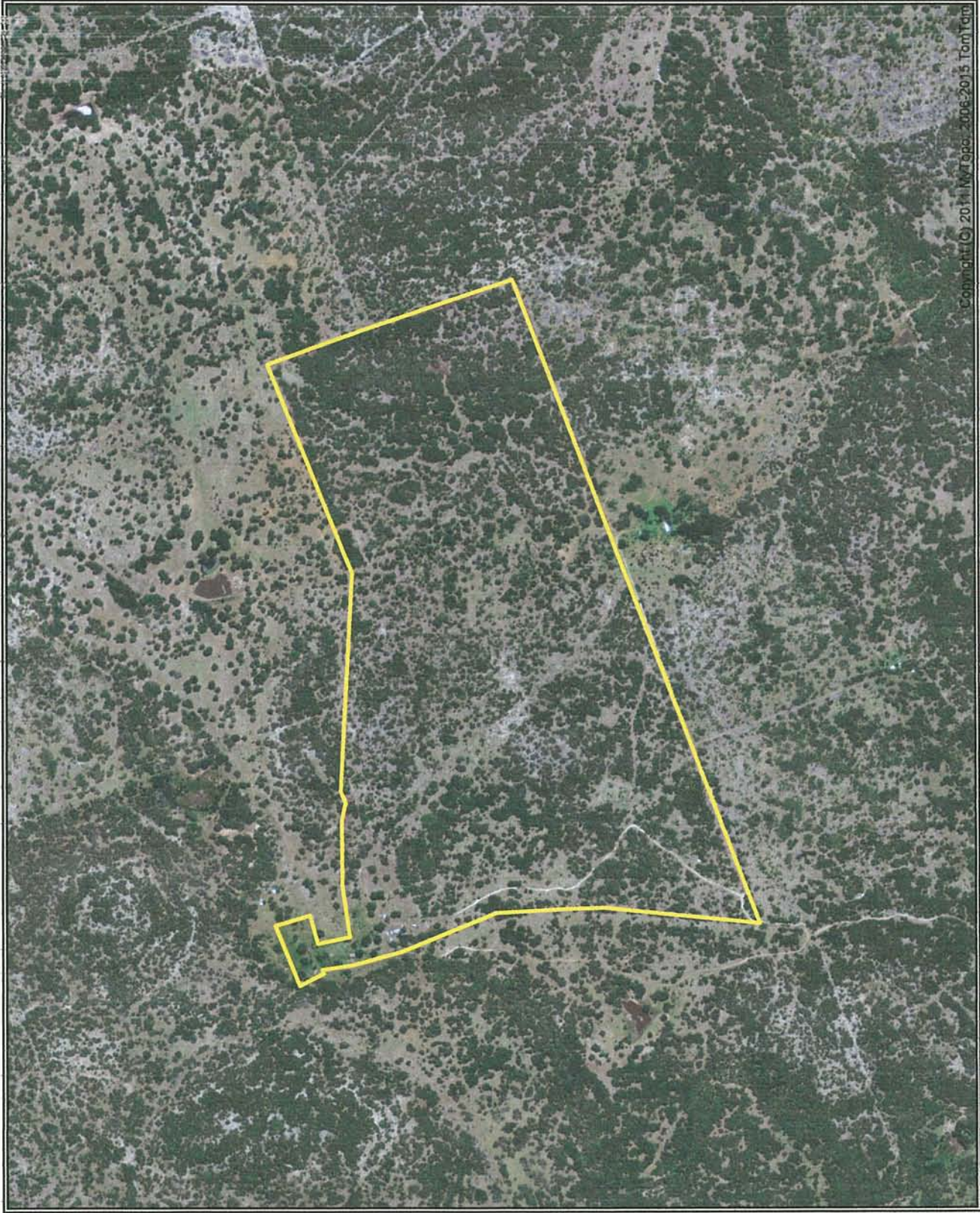
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