

Bob Heyen Realty

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- ACRES:** 279.6 acres, more or less.
- LOCATION:** 10370 FM 462 South, Yancey, Texas 78886.
- PRICE:** \$1,325,000.00.
- TERMS:** Cash to Seller and/or third party financing.
- MINERALS:** Seller owns and will convey 40% minerals.
- WATER:** There are 6 water wells on the property, all equipped with electric submersible pumps. One well is equipped with three-phase power and underground polypipe to two earthen tanks. Another well has both a working Aeromotor windmill and a submersible pump supporting both a large concrete trough and an earthen tank. There are five earthen tanks on the ranch. Four are currently dry; two are supported by wells and could be filled. The fifth tank is located behind the house, is well-water supported, 18' deep and full. Additionally, there is a Yancey Water meter which supplies the home.
- TAXES:** This ranch carries a Wildlife Exemption and current taxes total approximately \$3,800.00 per year.
- SCHOOL:** Hondo ISD.
- IMPROVEMENTS:** The home is a nicely updated 2 bedroom, 2 bath frame farmhouse on a pier and beam foundation. The kitchen has stainless appliances which will convey including the refrigerator, stove, dishwasher and microwave as well as a washer and dryer in the laundry. The dining room is very roomy as are the two bedrooms and a nice entry/living area. A full length covered back porch has recently been added, overlooking a manicured and fenced in yard. All appliances and bedroom furniture convey.
- There is a new 40'x60' enclosed metal shop/barn on a concrete slab with 14' rollup doors on each end, a walk through door along with a 25' overhang on the south side and a 25' overhang on the east side. The building is equipped with water and electricity.

Each of the water wells are enclosed with a wooden fence around the well and power source. There are 5 tower blinds, 5 corn feeders, 2 protein feeders and 2 turkey feeders all of which convey with the ranch.

There are two overhead pipe gated entries to this ranch, the first being on FM 462S to the house, and the rear entry off CR 742. The entire perimeter of the ranch is low fenced with cattle-safe fencing including net and barbed wire.

REMARKS:

This ranch has an abundance of wildlife including whitetail deer, turkey, quail and dove. Many coveys of quail have been sighted, yet not hunted. This has been a strictly family oriented recreation and deer hunting ranch for the last many years. The layout of the ranch is gently flat to rolling with a high plateau on the southeast including a gravelly hill with a tremendous source of guajillo, blackbrush and honey mesquite. There are open grassy fields with brush borders, majestic live oaks and hundreds of Pecan trees on both sides of the Tehuacana Creek bottom. The ranch has an excellent road system throughout, making every portion of the ranch easily accessible and comfortable to get to. One would be hard pressed to match a ranch of this caliber with its many amenities and natural beauty, and at this price!! It's a must see!

















