

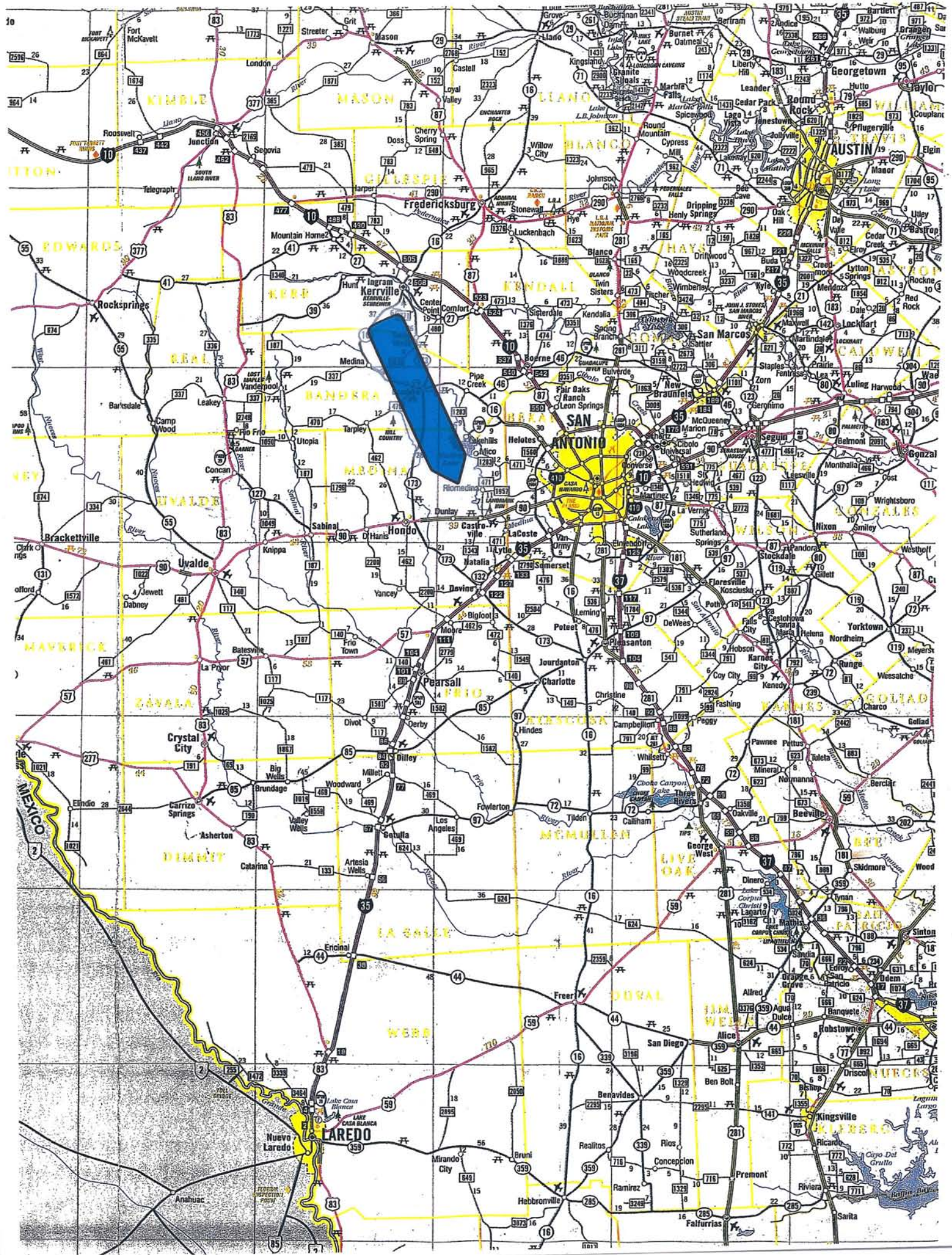
Bob Heyen Realty

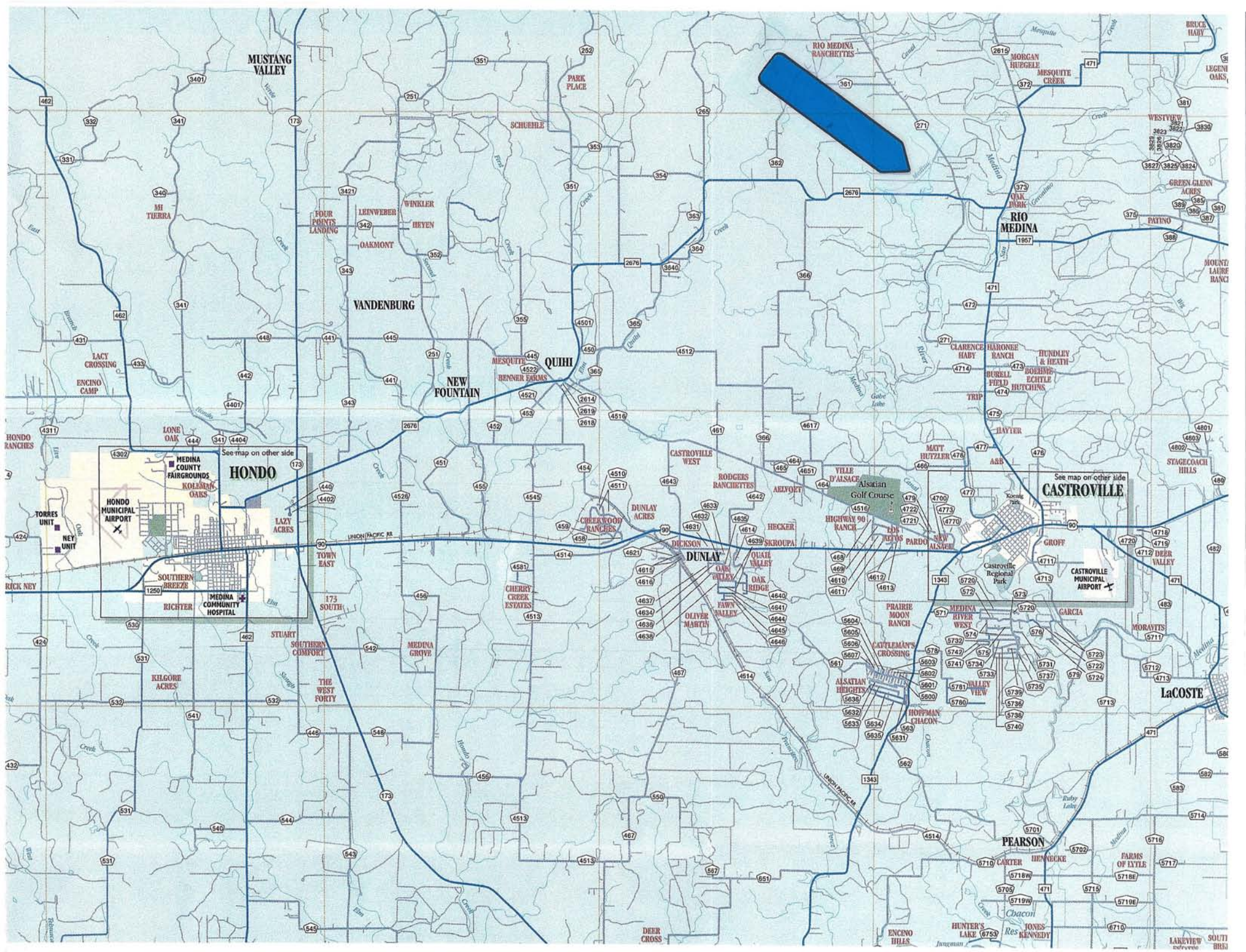
235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

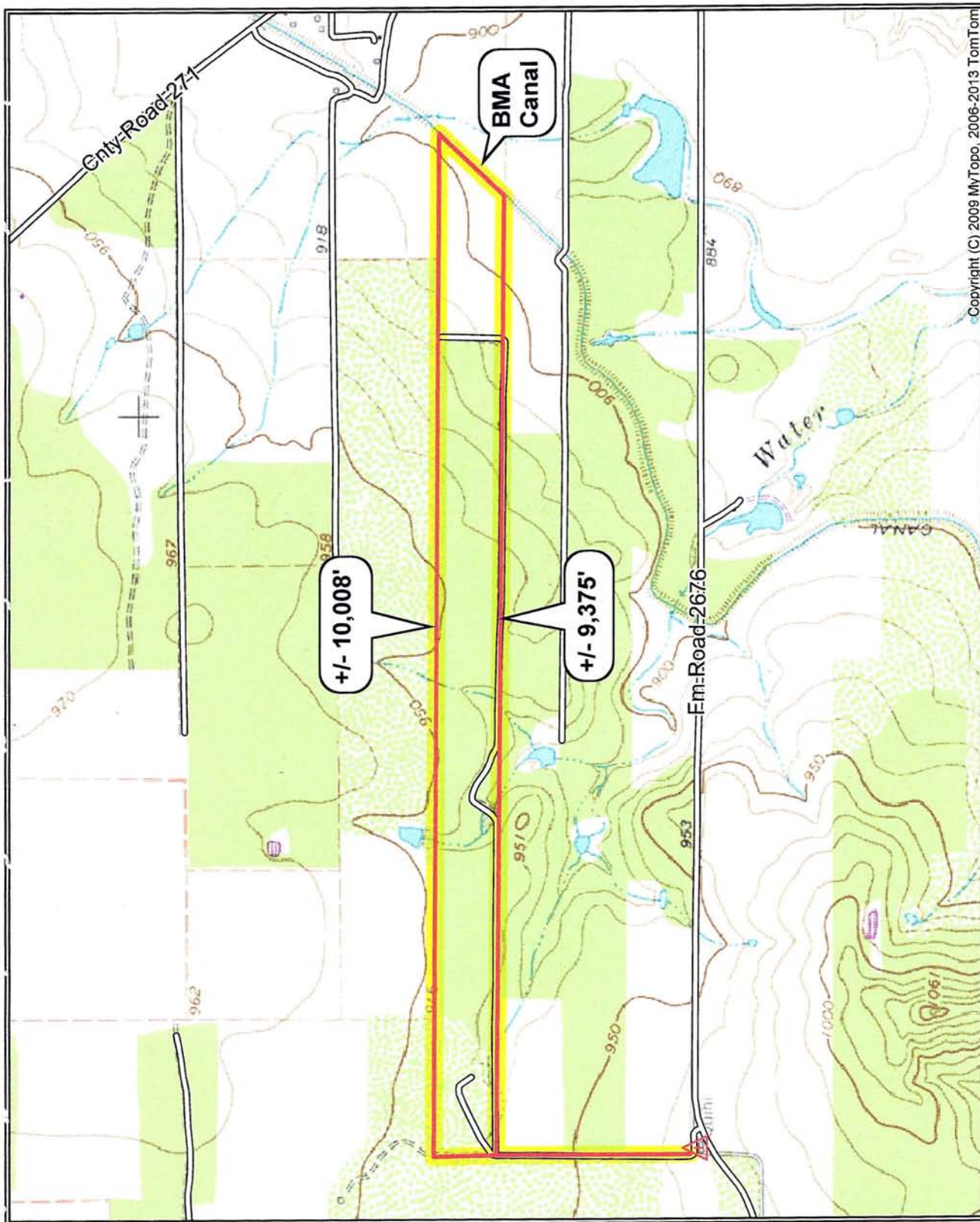
Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

- ACRES:** 140.07 acres, more or less. Last surveyed in 2005.
- LOCATION:** Property is located approximately 14 miles NE of Hondo and approximately 17 miles NW of Loop 1604 off of FM 2676, all in Medina County, Texas.
- PRICE:** \$4,000.00 per surveyed acre or \$560,280.00 total.
- TERMS:** Cash to Seller or third party financing.
- MINERALS:** Sellers are believed to own 100% minerals and will convey all owned. To be more fully determined at time of new title commitment.
- WATER:** The ranch has three earthen tanks and water is provided by a Yancey Water Supply Corporation meter. The BMA canal is also adjacent to property's eastern boundary.
- SCHOOLS:** Medina Valley ISD.
- TAXES:** Property is under an Ag exemption status. 2012 taxes were approximately \$370.00.
- TERRAIN:** Nearly level terrain with a slight rise in elevation near the center of the property then leveling again towards the eastern boundary.
- VEGETATION:** Diverse South Texas vegetation consisting of majestic Live Oak, Sycamore, Elm, Mesquite, Persimmon and some scattered Cedar with approximately 60% dense brush and approximately 40% native and improved grasses.
- IMPROVEMENTS:** Property has perimeter barbed wire fencing and is cross fenced into four pastures. There is also a Yancey Water meter, older storage barn and shed, older set of cattle pens and electricity is provided by Medina Electric Coop.
- WILDLIFE:** This property offers good hunting of dove, whitetail deer, turkey and hogs. Great property for the avid bow hunter!
- REMARKS:** This is a beautiful, diverse ranch that offers good hunting, grazing and building sites close to San Antonio, Rio Medina, Castroville and Hondo with easy access off of FM 2676.

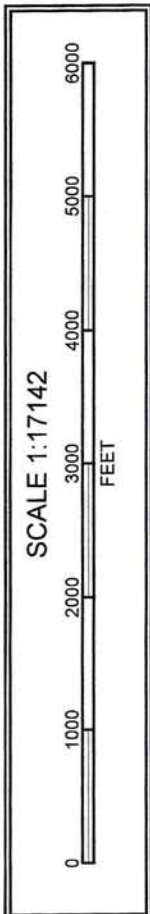
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, 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.

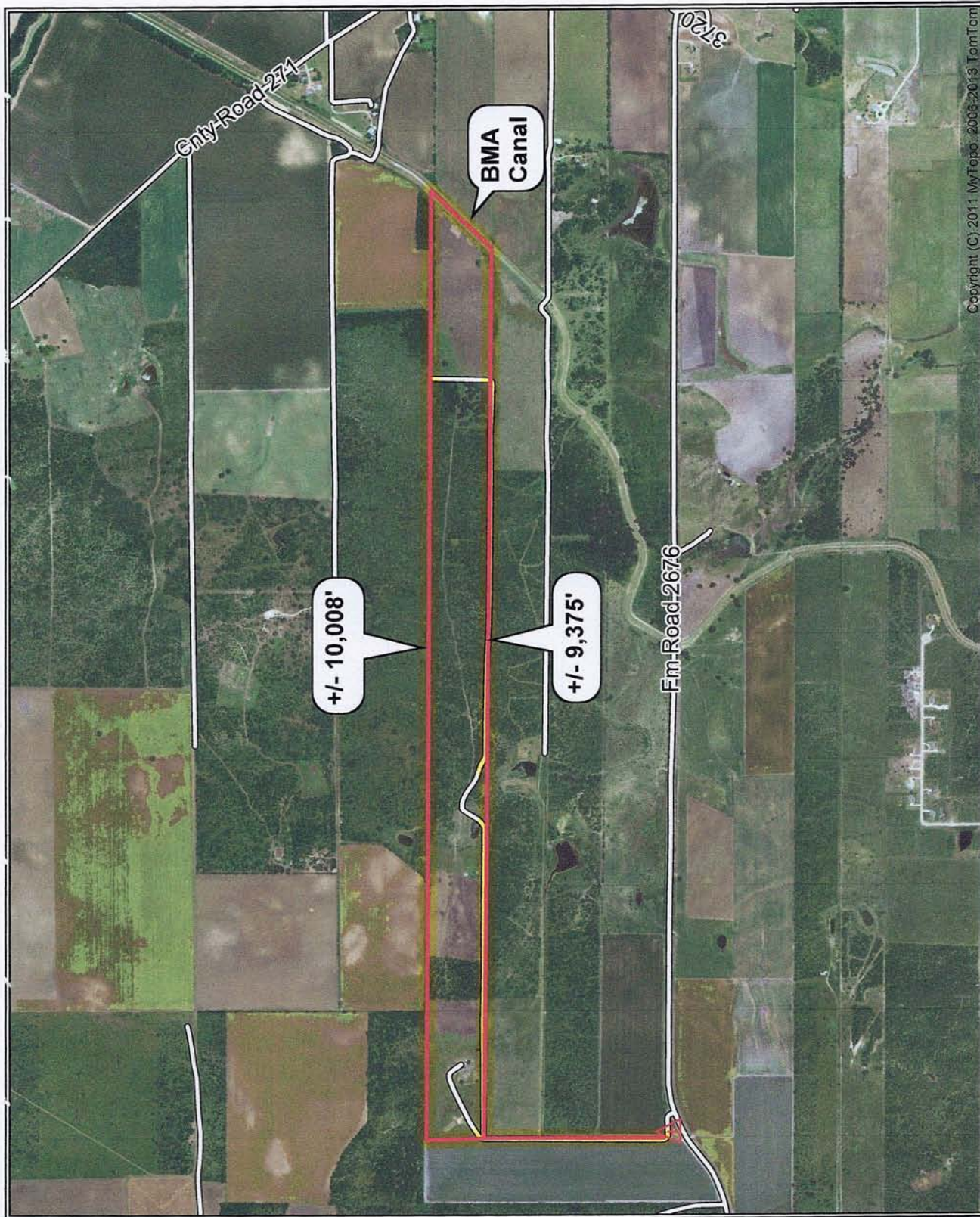






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235:90347 Acres
Albert Marion Beck et al
to
Linda Marie Beck Johnson
January 31, 1991
Vol. 139, Pg. 280. O.P.F.
Described in Vol. 100. Pg. 531. D.R.
Described in Vol. 191. Pg. 439. D.R.

140.07 Acres

EDWARD SHIPMAN

Sur. 456

Sur. 44

JOSEPH BECK

abst. 87

gbst. 834

PREPARED FOR: Joe G. & Diane M. Materdes
SURVEYED ON THE GROUND: May 24, 2005

A Plat of a 140.07 Acre Tract of land situated about 13.9 miles N 60° E of Hondo in Medina County, Texas

2.97 Acres
George Haby & Mary A. Haby
to
Medina Irrigation Company
January 30, 1912
Vol. 47, Pg. 362, D.R.

36.3 Acres
Nelrose M. Yeasmon
to
Bruce A. Haby et al
June 20, 2000
Vol. 380, Pg. 735, O.P.B.

Scale 1" = 500'

BEARINGS SHOWN HEREON ARE
GEODETIC FROM GPS OBSERVATIONS

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM ACTUAL SURVEY PERFORMED ON
THE LAND UNDER SUPERVISION AND THAT IT
IS TRUE AND CORRECT AND THERE ARE NO APPARENT
DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA
OR BOUNDARY LINES OR ANY ENCUMBRANCES OR
OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY
KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN.
JOHN HOWARD SURVEYING COMPANY ACCEPTS
RESPONSIBILITY FOR THIS PLAT ONLY TO THE
ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 30th DAY OF April 2008

JOHN HOWARD, R.F.S. NO. 4611
462 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
(830) 426-4778



LEGEND:

—E—	OVERHEAD ELECTRIC LINE
—xx—	FENCE LINE
— — —	ORIGINAL SURVEY LINE
P.O.B.	POINT OF BEGINNING
D.R.	DEED RECORDS MEDINA COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS

