

Bob Heyen Realty

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ACRES: 215 acres, more or less.

LOCATION: Located approximately 12 miles N D'Hanis off of FM 1796 and PR 321, Medina County, Texas.

PRICE: \$5,000.00 per surveyed acre.

TERMS: Cash to Seller or third party financing.

MINERALS: Seller is believed to own 100% minerals and will convey 50% royalties and executive rights. To be more fully determined at time of new title commitment.

WATER: 280' well (shared with neighbor). Lessor pays \$20 per month for water usage for livestock. There are also 3 stock ponds on the property that are currently dry.

TAXES: Taxes are approximately \$3,400.00 per year with land being ag exempt.

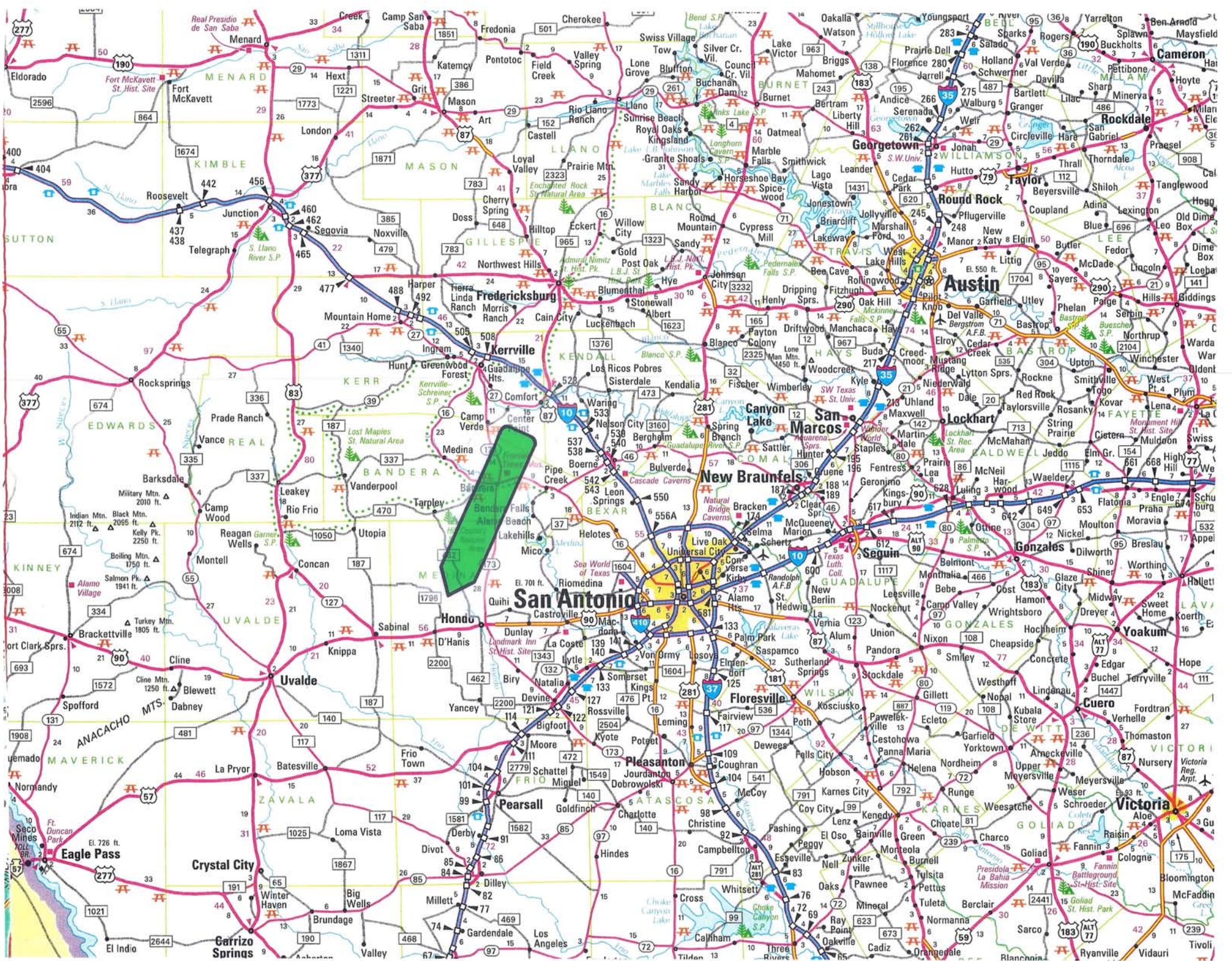
SCHOOLS: D'Hanis I.S.D.

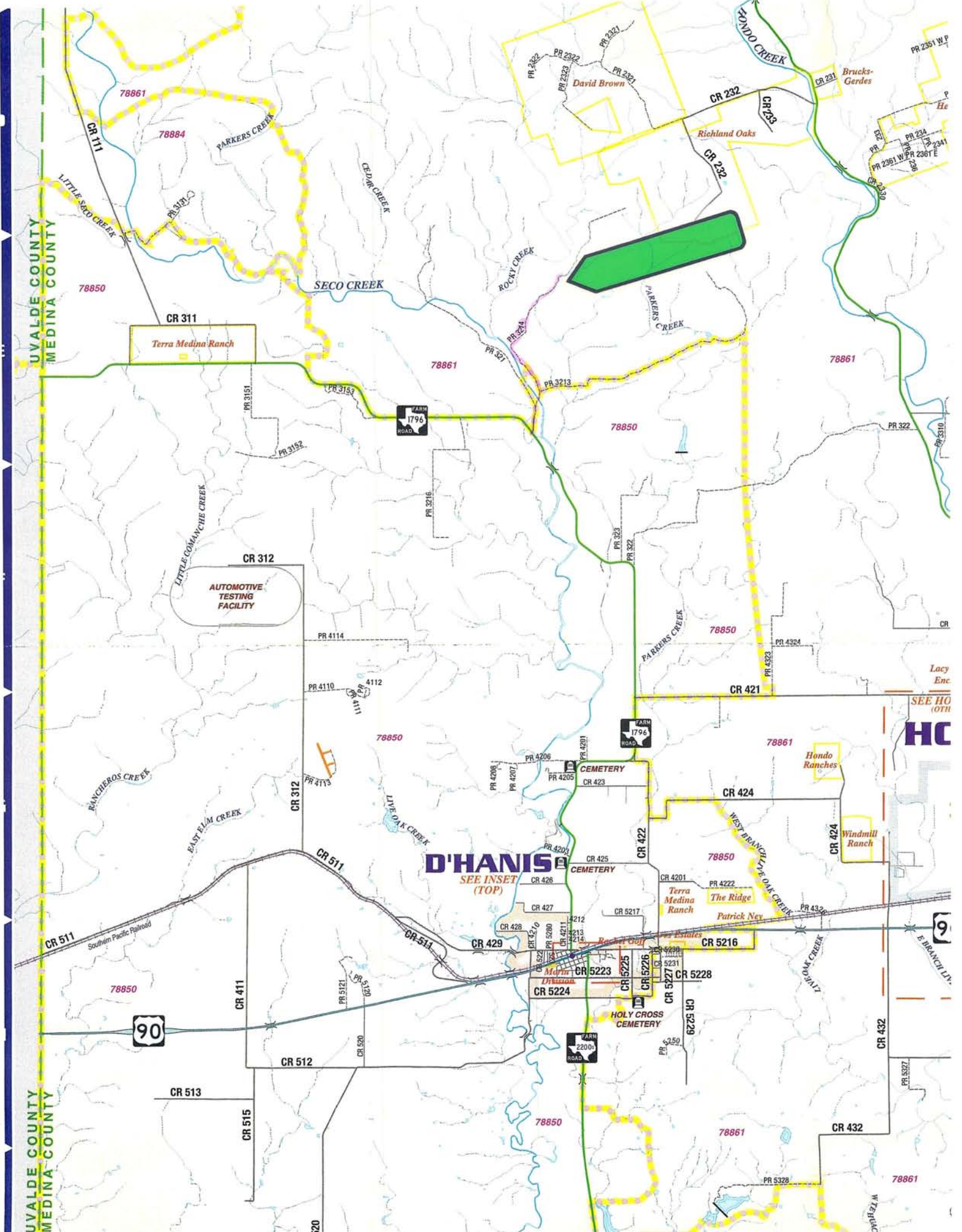
REMARKS: Very nice brick (10 years old) home of approximately 3,000 sq. ft. with 4 bedrooms, 3 baths, living room with fireplace, large kitchen, breakfast nook, dining room, and office or den. Large covered porch on rear of home with patio, bar-b-q area, and greenhouse. A two car garage is attached with an additional detached metal garage or storeroom being 24'x30' and a larger metal shop being 40'x60' all with concrete floors. There is a 1,000 gallon enclosed storage tank for water and a small hunting shack.

Property is typical Hill Country with scattered oaks, cedar along with native brush and grasses. One side of the property is high, game proof fencing while the remainder is standard height.

This is a beautiful, private ranch with good hunting and time for peaceful nature watching.

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.





D'HANIS
SEE INSET
(TOP)

HC

9

90

C. ROTHE

L. CO.

312 F

SUR.

L. i.

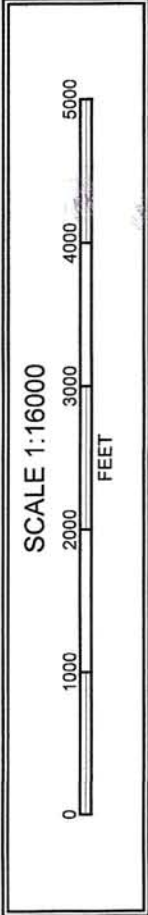
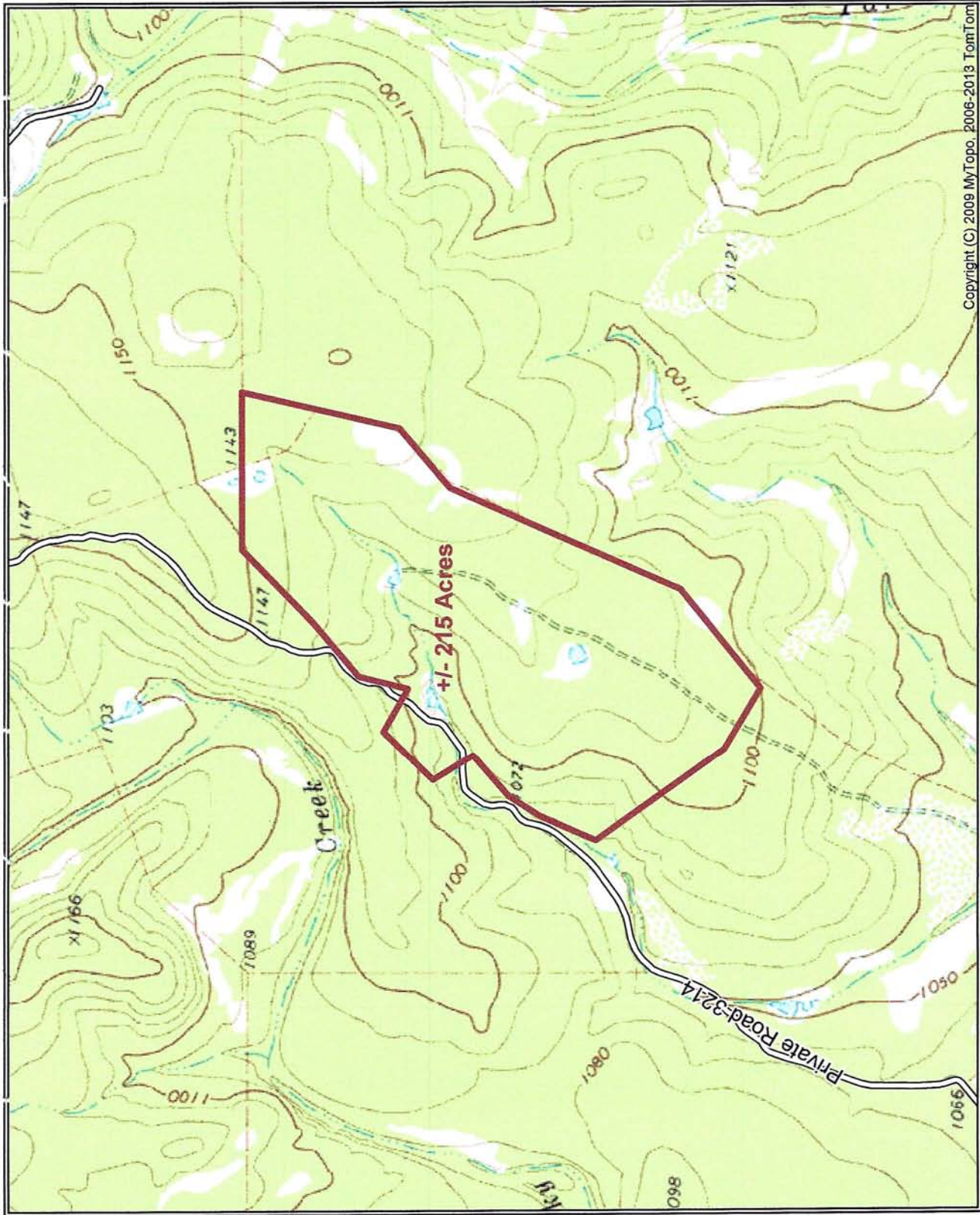
A

205,248 Ac.

660.263 Ac.







**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

CONCERNING THE PROPERTY AT

1380 PR 3214 D'Hanis Tx 78850
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

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

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>Y</u> Microwave
<u>Y</u> Dishwasher	<u>N</u> Trash Compactor	<u>Y</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>Y</u> Window Screens	<u>Y</u> Rain Gutters
<u>N</u> Security System	<u>Y</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>Y</u> Smoke Detector	
	<u>N</u> Smoke Detector-Hearing Impaired	
	<u>N</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>N</u> TV Antenna	<u>Y</u> Cable TV Wiring	<u>Y</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Attic Fan(s)	<u>N</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>Y</u> Septic System	<u>N</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>Y</u> Fences
<u>N</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>N</u> Pool Equipment	<u>N</u> Pool Heater	<u>N</u> Automatic Lawn Sprinkler System
<u>Y</u> Fireplace(s) & Chimney (Woodburning)		<u>N</u> Fireplace(s) & Chimney (Mock)
<u>N</u> Natural Gas Lines		<u>N</u> Gas Fixtures
<u>N</u> Liquid Propane Gas:	<u>N</u> LP Community (Captive)	<u>N</u> LP on Property
Garage: <u>Y</u> Attached	<u>N</u> Not Attached	<u>N</u> Carport
Garage Door Opener(s): <u>2</u>	<u>N</u> Electronic	<u>2</u> Control(s)
Water Heater: <u>Y</u>	<u>N</u> Gas	<u>Y</u> Electric
Water Supply: <u>N</u> City	<u>Y</u> Well <u> </u> MUD	<u>Y</u> Co-op
Roof Type: <u>METAL</u>		Age: <u>8 YRS</u> (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☐ No ☒ Unknown If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 Health and Safety Code? ☐ Yes ☐ No ☐ Unknown If the answer to this question is no or unknown, explain

(Attach additional sheets if necessary):

Have smoke detectors - do not know what safety codes are.

- * Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Interior Walls

N Ceilings

N Floors

N Exterior Walls

N Doors

N Windows

N Roof

N Foundation/Slab(s)

N Basement

N Walls/Fences

N Driveways

N Sidewalks

N Plumbing Sewers/Septics

N Electrical Systems

N Lighting Fixtures

Other Structural Components (Describe)

Windows are hard to open, but will open

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

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Active Termites (includes wood destroying insects)

Y Previous Structural or Roof Repair

N Termite or Wood Rot Damage Needing Repair

N Hazardous or Toxic Waste

N Previous Termite Damage

N Asbestos Components

N Previous Termite Treatment

N Urea-formaldehyde Insulation

N Previous Flooding

N Radon Gas

N Improper Drainage

N Lead Based Paint

N Water Penetration

N Aluminum Wiring

N Located in 100-Year Floodplain

N Previous Fires

N Present Flood Insurance Coverage

N Unplatted Easements

☒ Landfill, Settling, Soil Movement, Fault Lines☒ Subsurface Structure or Pits☒ Single Blockable Main Drain in Pool/Hot Tub/Spa*☒ Previous Use of Premises for Manufacture of Methamphetamine

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?
- ☐
- Yes (if you are aware)

☒ No (if you are not aware)

If yes, explain. (Attach additional sheets if necessary):

Roof replaced on House + Burn due to hail damage
in 2005?

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.☒ Homeowners' Association or maintenance fees or assessments.☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.☒ Any lawsuits directly or indirectly affecting the Property.☒ Any condition on the Property which materially affects the physical health or safety of an individual.☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Robert Hustede

Signature of Seller

2-26-13

Date

Bella A Hustede 2/26/13

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date