

Bob Heyen Realty

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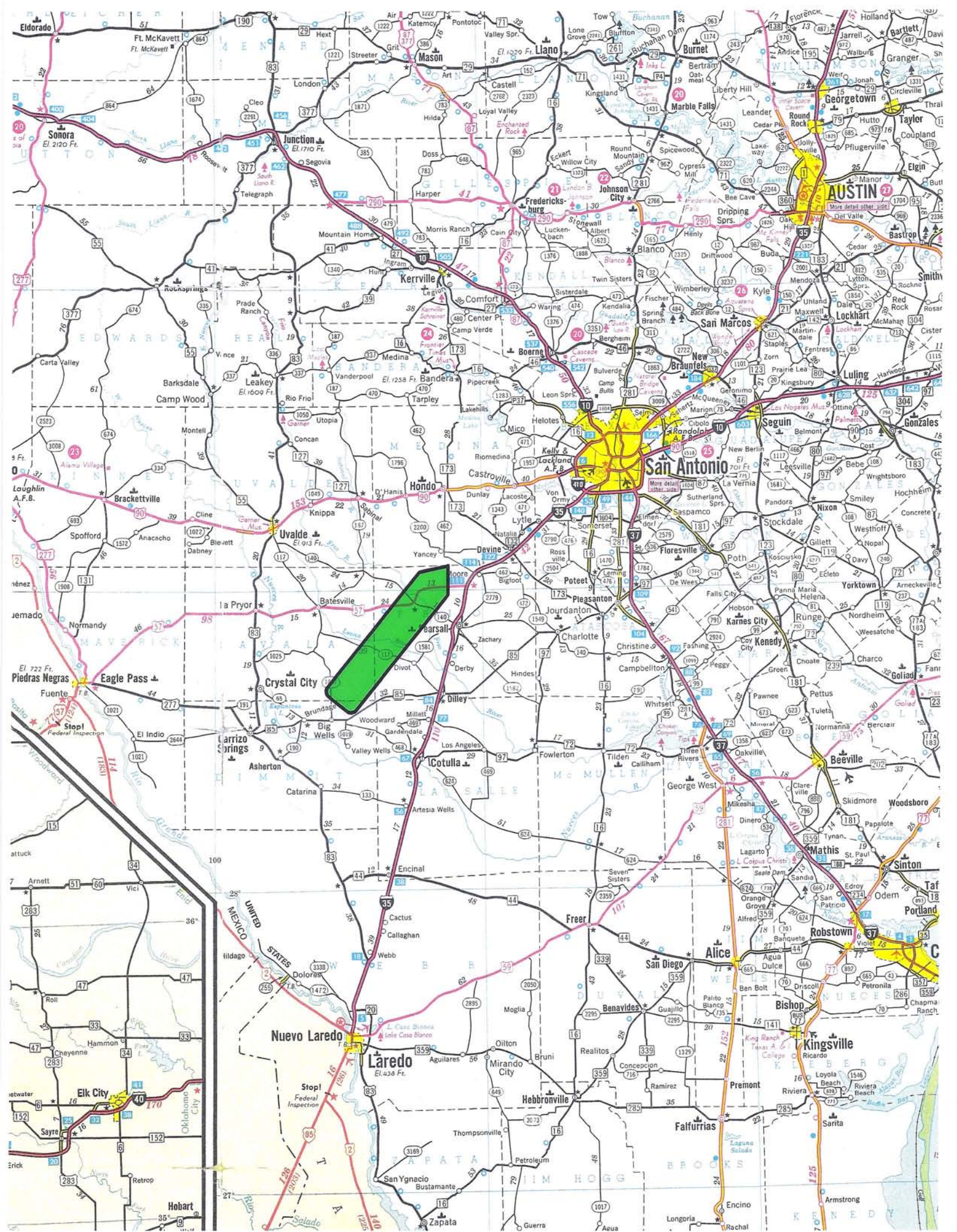
- ACRES:** 281.879 acres, more or less, last surveyed in September 2011.
- LOCATION:** Approximately 17 miles south of Hondo, 12 miles west of Devine, and 50 miles southwest of downtown San Antonio in Medina County, Texas with frontage on FM 462 and CR 7410. The home physical address is 730 CR 7410, Yancey, Texas 78886.
- PRICE:** \$1,500,000.00.
- TERMS:** Cash to Seller and/or third party financing. Seller shall have the right to enter into an IRC Section 1031 Tax Deferred Exchange.
- MINERALS:** Seller shall convey all minerals owned with exact conveyance to be determined by new title commitment. The current mineral ownership is believed to be as follows: A.) across approximately 97.5 acres Seller owns 100% executive rights and 100% mineral estate subject to prior reservations of a one-sixteenth non-participating royalty interest and a one-thirty-second non-participating royalty interest; B.) across approximately 97.5 acres Seller owns 100% executive rights and 100% mineral estate subject to a prior reservation of a one-sixteenth non-participating royalty interest; and C.) across approximately 86.913 acres Seller owns 100% executive rights and an undivided one-half of the oil, gas, and minerals. The property is not currently under an oil and gas lease and there are no producing wells.
- WATER:** This ranch has a lot of water! A Wilcox Aquifer irrigation well to about 430' with three-phase electric submersible pump at about 360', produces about 100 G.P.M., furnishes a large lined earthen holding tank, and is permitted for 400 acre-feet per calendar year by the Medina County Groundwater Conservation District. Another Wilcox Aquifer well to about 200' with electric submersible pump, produces about 35 G.P.M., equipped with 4,800 gallon storage tank/pump house/pressure system, and furnishes 6 remote livestock troughs along with several outlets around the headquarters area. A Yancey Water Supply Corporation water meter furnishes the home and 4 horse paddocks; a second meter supplies a remote livestock trough, and the third meter furnishes 2 equipment sheds located separately from the main headquarters area. Also 2 earthen tanks that capture rainfall runoff.
- PROPERTY DESCRIPTION:** Perimeter fenced and cross fenced into 13 main pastures with standard height barbed wire fencing in excellent condition as follows: about 86 acres of diverse south Texas type mesquite/brush/native grass cover with high protein browse for wildlife and two cleared wildlife food plots; 11 pastures with a lush stand of introduced grasses consisting of Tifton 85 hybrid bermuda (6), Wilman Lovegrass (2), Kleingrass (2), common bermuda grass (1); and a +/- 6 acre pasture reserved for annual planting. Terrain varies from nearly level to gently sloping with attractive views from the high point. Elevations range from about 650' to 700'. Soils are primarily productive sandy clay loams and fertile sandy loams.

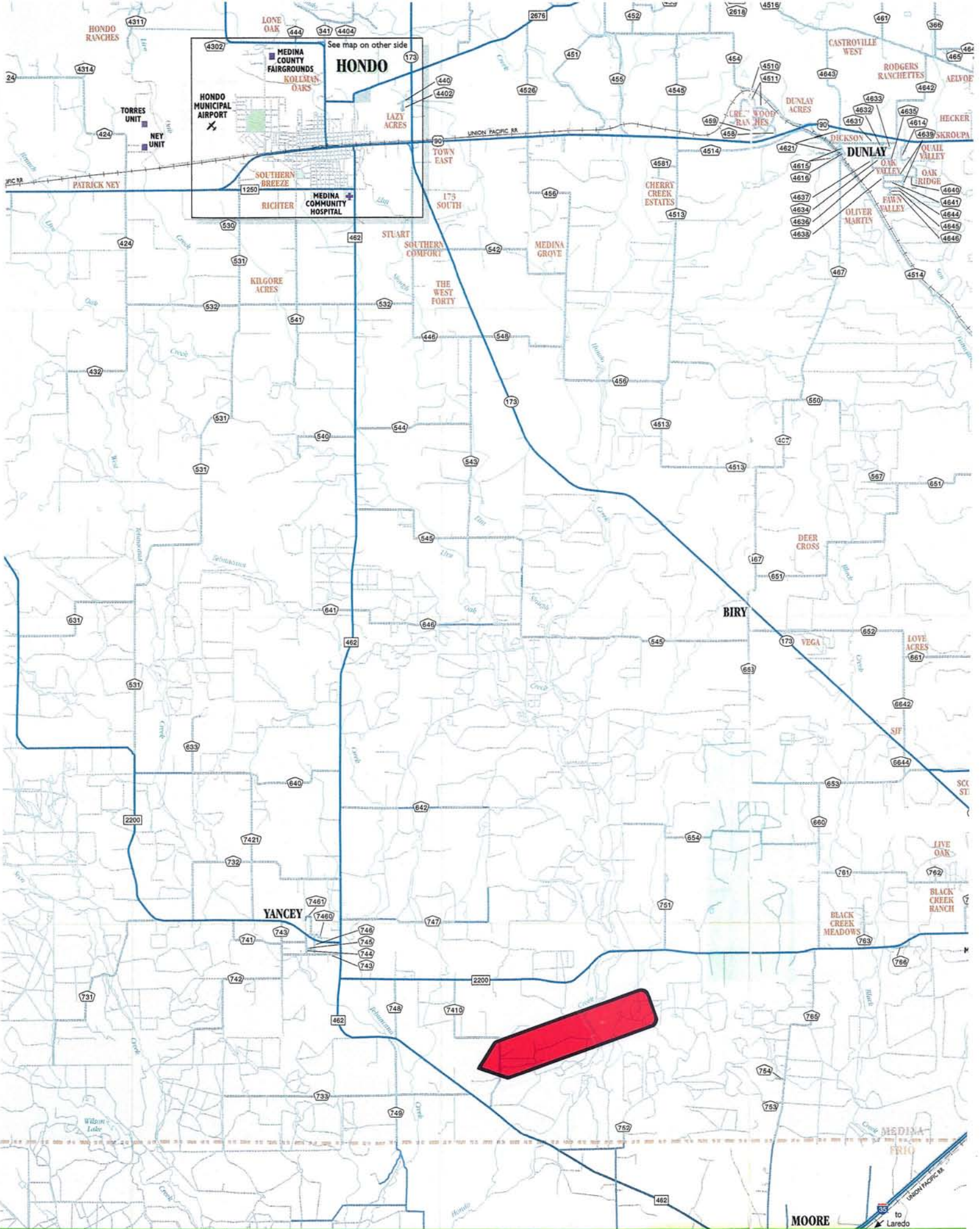
IMPROVEMENTS: A beautiful home of approximately 2,400 sq. ft. (living area) custom built in 1986 with 3 bedrooms and 3 baths. Amenities include an open kitchen/breakfast/living area, separate dining, utility room, covered front entry porch, covered rear wrap around porch, 2 car attached garage, rock exterior, composition shingle roof, island kitchen with built-in desk and counter, rock fireplace, ceramic tile in kitchen/breakfast/utility/bathrooms, carpet in living/dining/bedrooms, 2x6 insulated outer walls, newly installed double pane insulated "low-E" windows, ceiling fans, gambrel ceilings, stained wood trim throughout, stained wood paneled walls in living room, smoke/heat detectors, attic storage, and chain-link/pipe yard fence with large live oak and Spanish oak trees.

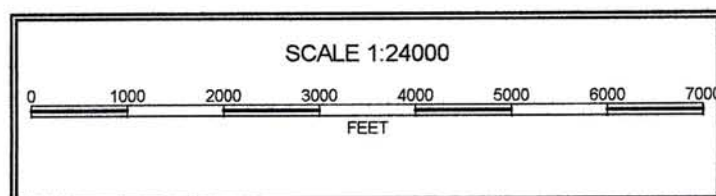
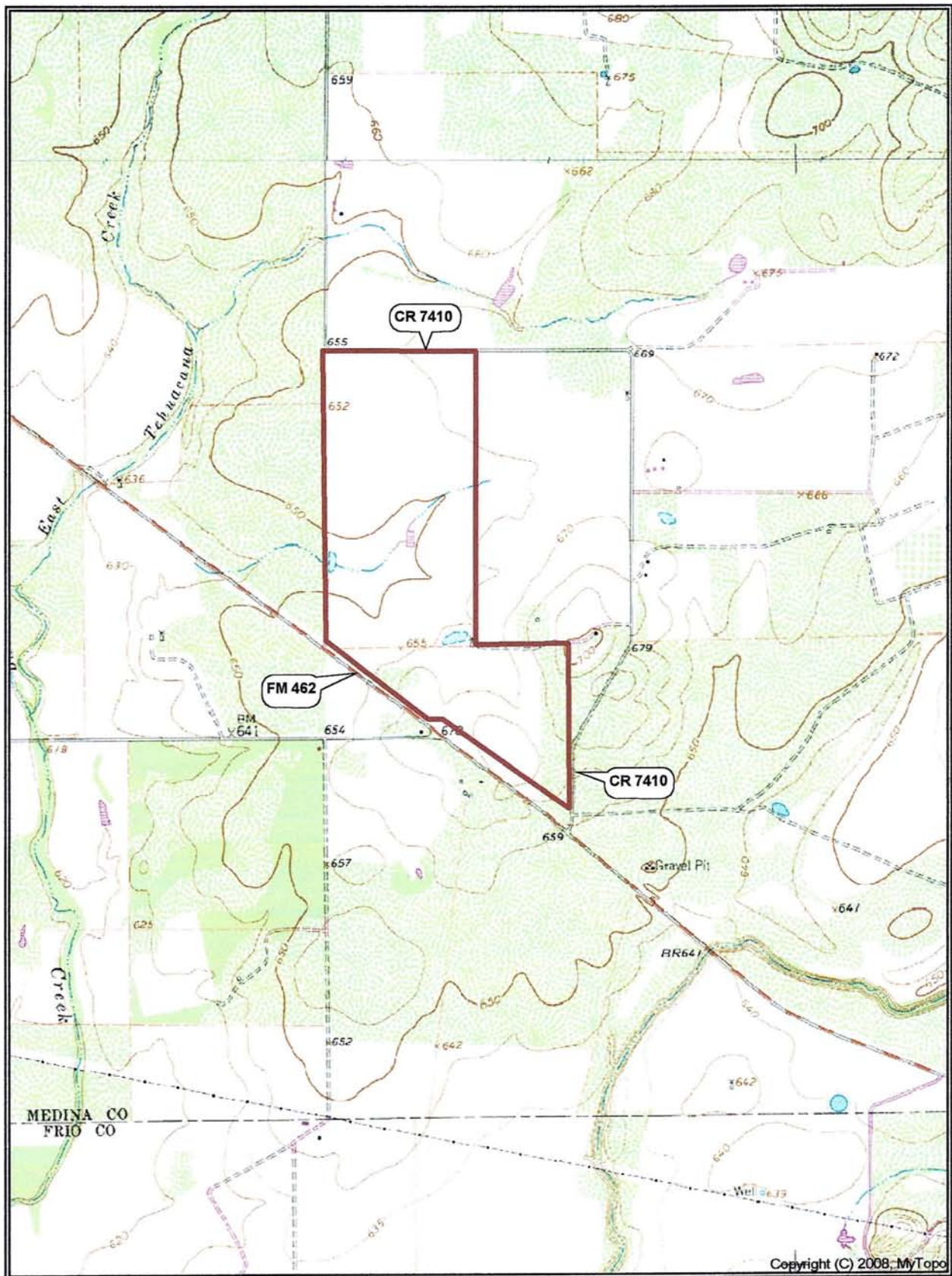
Other nice/well built improvements include an all weather entry drive to headquarters, 3-sided metal building (+/- 860 sq. ft.) with concrete floor/electricity, 4 horse paddocks, 3 dog kennels, pipe livestock working/holding/loading pens, 3-sided metal building (+/- 2,400 sq. ft.) with water/electricity (110 & 220) located separately from headquarters area, and an older equipment shed. Conveying with the sale is a 1,000 gallon bulk diesel storage tank with pump.

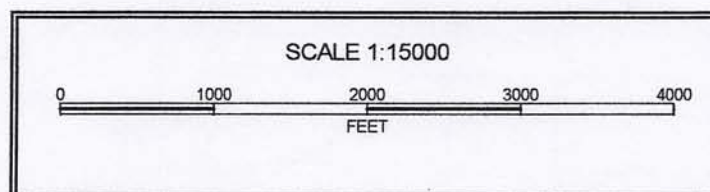
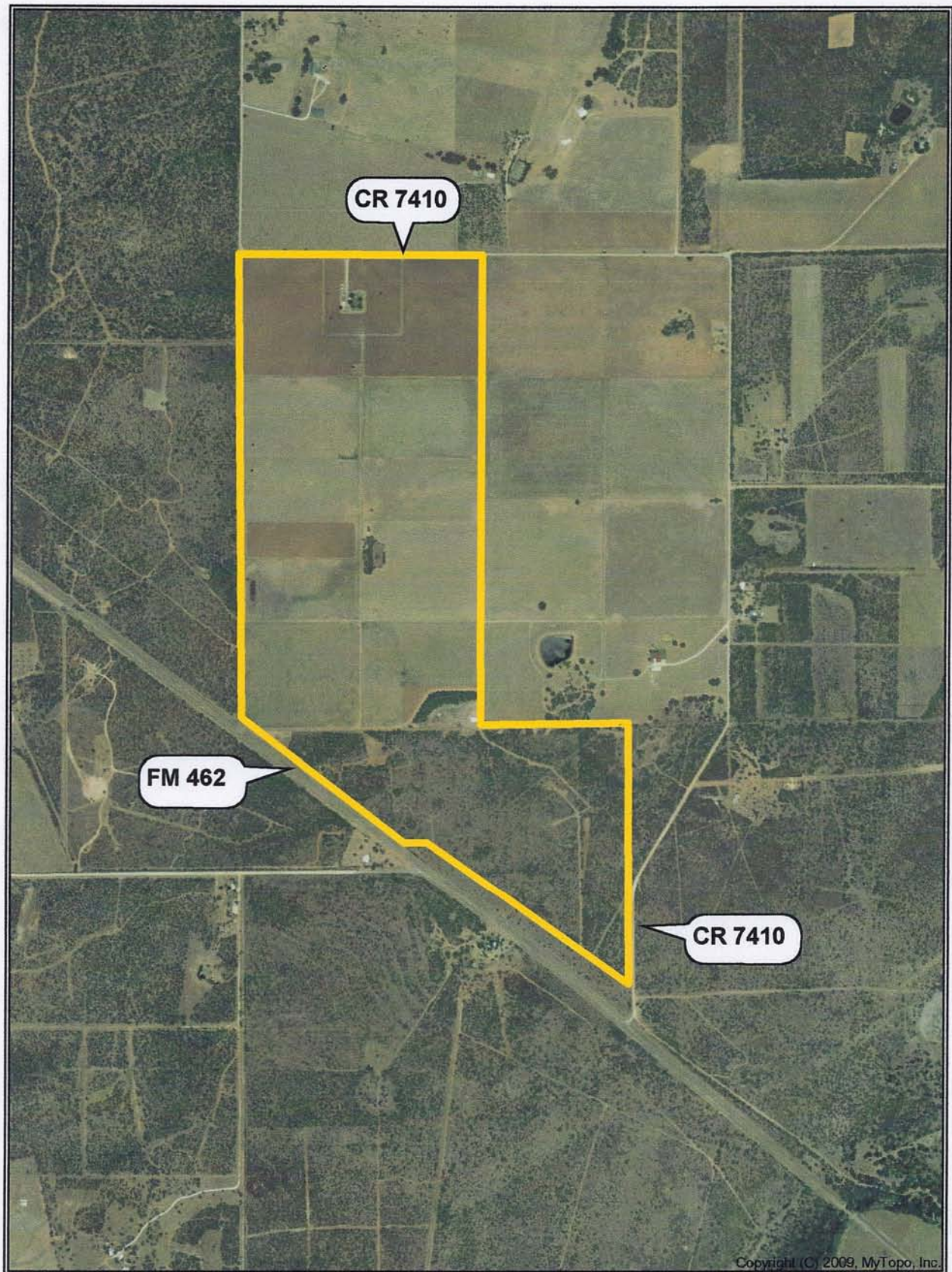
WILDLIFE: This area is known for good dove hunting! Also whitetail deer, quail, turkey, feral hog, coyote, bobcat, varmints, and others. The lined irrigation earthen holding tank has submerged structure for improved fish habitat and is stocked with Florida largemouth bass, channel catfish, and bluegill sunfish. Conveying with the sale are 2 enclosed hunting blinds with towers, 2 broadcast type wildlife feeders, 2 quail feeders, and a bulk free-choice pellet type game feeder (1,000 lb. capacity).

REMARKS: A well maintained ranch for weekend get-a-ways, permanent residence, hunting, raising livestock, producing hay, fishing, and more. Access to Hondo, Devine, Yancey or Moore is easy and it's less than an hour drive to San Antonio!

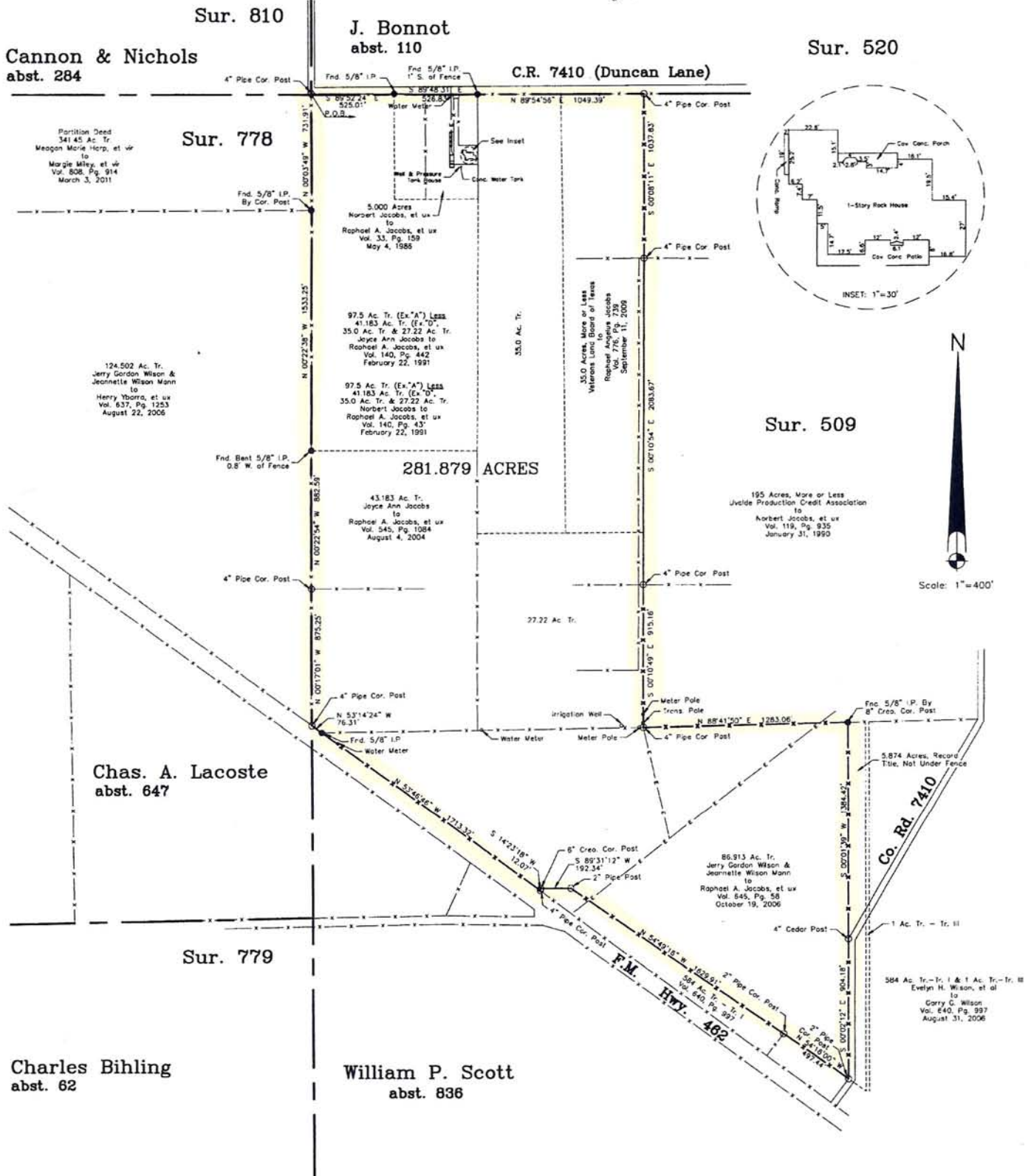








Medina County, Texas



A Plat of 281.879 acres
of land situated about
16.8 miles S 08° 30' E
of Hondo, in Medina
County, Texas.



Charles Rothe & Assoc., Inc.
Engineers & Surveyors
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
Fax: (830)426-8160
e-mail: crassoc@hondo.net
www.rothelandsurveyor.com

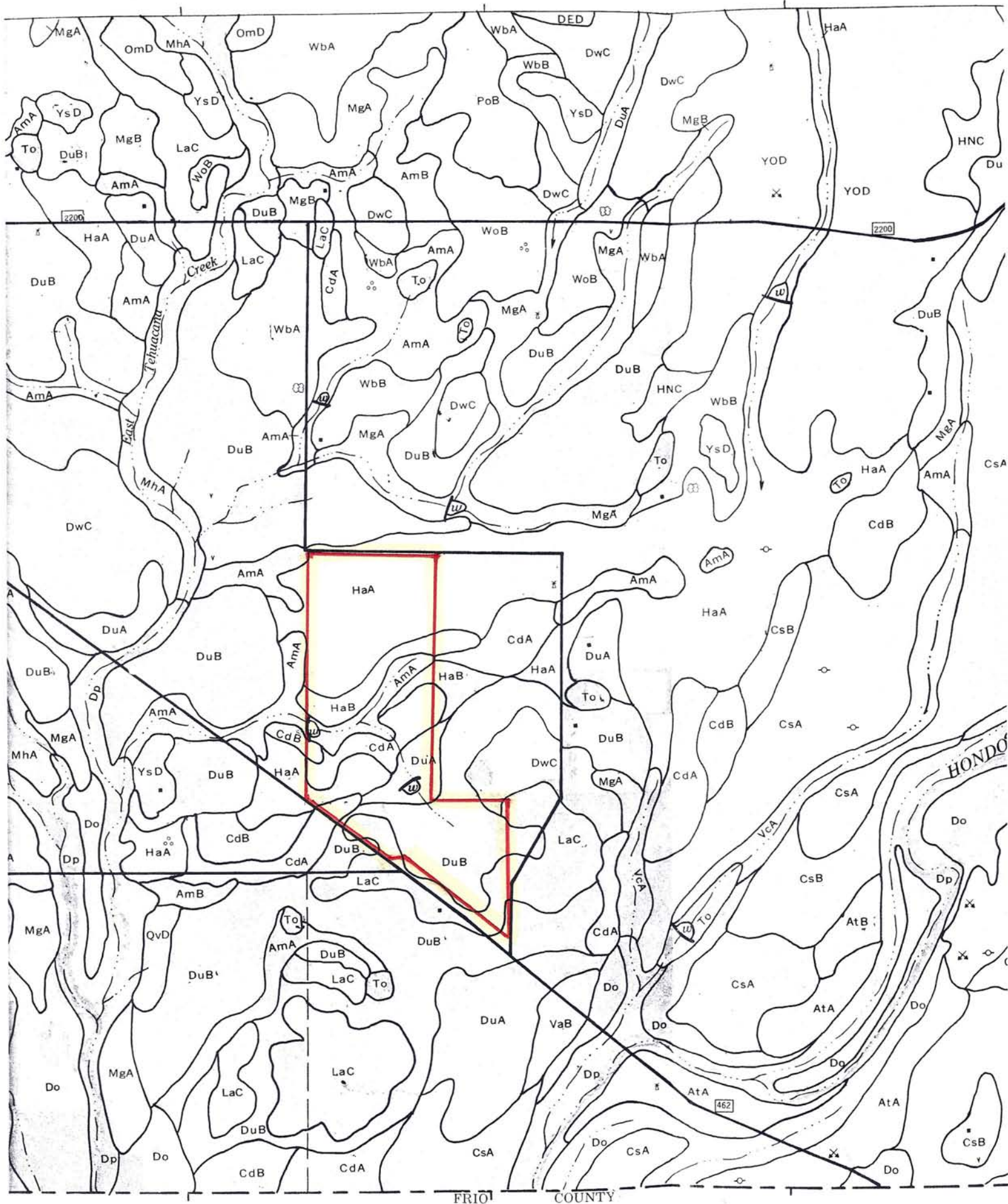
Prepared For: Raphael and Carolyn Jacobs

The bearings are relative to Geodetic North as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision and that the same is true and correct. Witness my hand and seal this 15th day of September, 2011.

Charles W. Rothe
Charles W. Rothe
Registered Professional Surveyor No. 2453







APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT home on 281.879 acres @ 730 CR 7410, Yancey, TX 78886
(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)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Security System	<input checked="" type="checkbox"/> Fire Detection Equipment	<input checked="" type="checkbox"/> Intercom System
<input checked="" type="checkbox"/> TV Antenna (DIRECT TV)	<input checked="" type="checkbox"/> Smoke Detector	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	<input checked="" type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Emergency Escape Ladder(s)	<input checked="" type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Cable TV Wiring	<input checked="" type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Attic Fan(s)	<input checked="" type="checkbox"/> Spa <input checked="" type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Woodburning)	<input checked="" type="checkbox"/> Septic System	<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Gas Lines (Nat./LP)	<input checked="" type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Carport
<input checked="" type="checkbox"/> Garage: <input checked="" type="checkbox"/> Attached	<input checked="" type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Water Supply <input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Well
<input type="checkbox"/> Not Attached	<input checked="" type="checkbox"/> Pool Heater	<input type="checkbox"/> MUD <input type="checkbox"/> Co-op
<input checked="" type="checkbox"/> Garage Door Opener(s): <input checked="" type="checkbox"/> Electronic (2)	<input checked="" type="checkbox"/> Water Heater: <input checked="" type="checkbox"/> Gas	
<input type="checkbox"/> Controls	<input checked="" type="checkbox"/> X2 <input checked="" type="checkbox"/> Electric	

Roof Type: SHINGLE COMPOSITION Age: 5 yrs. (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 the question above is no or unknown, explain. (Attach additional sheets if necessary): _____

- * 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.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Interior Walls | <input checked="" type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Floors |
| <input checked="" type="checkbox"/> Exterior Walls | <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input type="checkbox"/> Basement <u>NA</u> |
| <input checked="" type="checkbox"/> Walls/Fences | <input checked="" type="checkbox"/> Driveways | <input checked="" type="checkbox"/> Sidewalks |
| <input checked="" type="checkbox"/> Plumbing Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |
| <input type="checkbox"/> Other Structural Components (Describe) _____ | | |

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.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input checked="" type="checkbox"/> Previous Termite Damage |
| <input checked="" type="checkbox"/> Previous Termite Treatment | <input checked="" type="checkbox"/> Previous Flooding | <input checked="" type="checkbox"/> Improper Drainage |
| <input checked="" type="checkbox"/> Water Penetration | <input checked="" type="checkbox"/> Located in 100-Year Floodplain | <input checked="" type="checkbox"/> Present Flood Insurance Coverage |
| <input checked="" type="checkbox"/> Previous Structural or Roof Repair | <input checked="" type="checkbox"/> Hazardous or Toxic Waste | <input checked="" type="checkbox"/> Asbestos Components |
| <input checked="" type="checkbox"/> Urea-formaldehyde Insulation | <input checked="" type="checkbox"/> Radon Gas | <input checked="" type="checkbox"/> Lead Based Paint |
| <input checked="" type="checkbox"/> Aluminum Wiring | <input checked="" type="checkbox"/> Previous Fires | <input checked="" type="checkbox"/> Unplatted Easements |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | | <input checked="" type="checkbox"/> Subsurface Structure or Pits |
| <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine | | |

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

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, then describe. (Attach additional sheets if necessary).

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.

N 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.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

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.

8-27-11 Rafael A. Jacobs
Date Rafael A. Jacobs

08/28/11 Carolyn A. Jacobs
Date Carolyn A. Jacobs

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Date

Date



