# 815 Obst Road

329 acres

in Bulverde, Comal County, Texas

Approximately 12 miles to intersection of Hwy 281 North and Loop 1604

San Antonio Board of Realtors
MLS # 830256

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Central Texas MLS

MLS # 164152

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jbgoodwin.com

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\$2,950,000

# Listed by Sandy Hancock, Realtor®

JB Goodwin Realtors®

18503 Sigma Rd.
San Antonio, Texas 78258
210.288.1326 cell
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210.581.9091

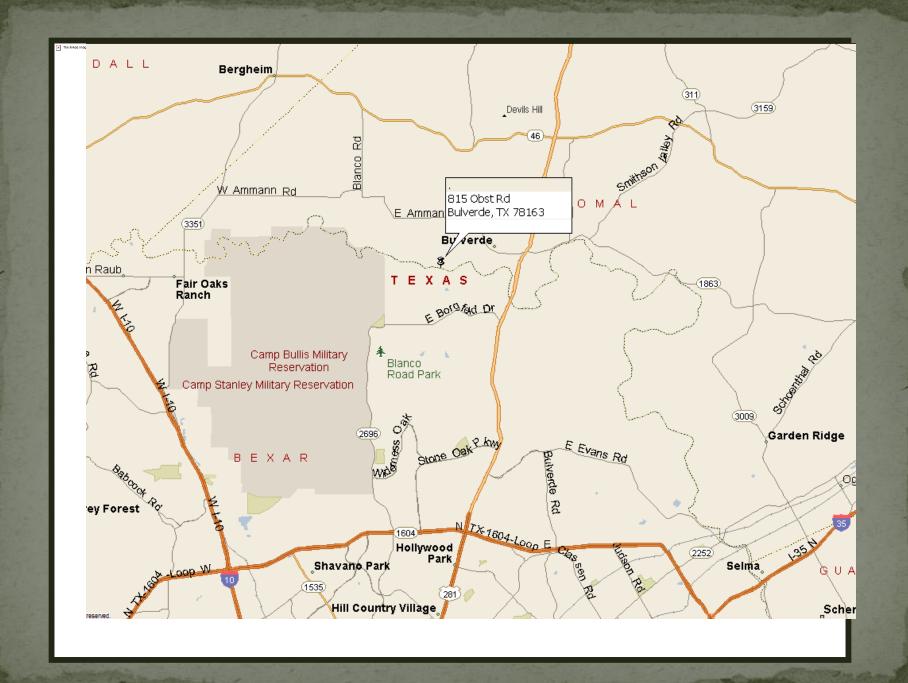
sandyhancock@jbgoodwin.com















### Operating Dairy Farm Started in the late 1950's

- 329 acres is part of an original 388 acre dairy farm.
- Stopped operation in 1984 when U.S. government bought out many dairy farms.
- Currently Ag Exempt (Buyer will need to apply for exemption.)
- Current use: cattle, deer lease, and agricultural lease for hay in recent years.
- Cultivated fields, wooded, flat, and sloping land.
- Many old, mature oak trees.

- Numerous agricultural buildings
- At least 2 wells with one in use, a heavy use well for main house and dairy barn.
- Main house built in 1914, major remodeling in the 1970's.
   Recently used by tenants but in poor condition. 2 additional old houses not lived in since the late 1970's and early 1980's.
- Road frontage on Obst Rd. and on Amman Rd.

## Cultivated Fields





Fields like these are hard to find in this area.

## Driving the Farm

**Entrance on Obst Road** 

Easy access across the farm





### Two of the Area Roads

**Amman Road** 

(Access available down this road.)

Leroy Scheel Road
(Original farm had access.)





## Obst Road Frontage

Widest frontage on Obst Road Frontage on Cibolo Creek across Obst Road





## The "Old" Dairy Barn





## Agricultural Buildings







## The Houses {"As Is"}









# VIEWS



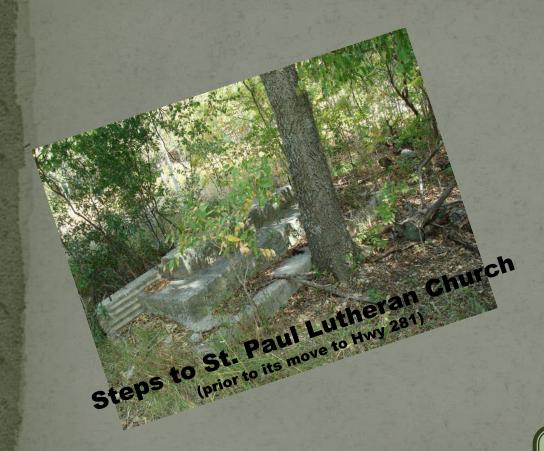


### More Views of the Land





### Local Color on the Farm





Old farm cemetery along the east fence with approximately 4 graves dated 1885 and 1892.

Main Well Cement Trough

## Property Description

• The 329.884 +/- acres of land being sold is described in the attached:

FIELD NOTES FOR A 266.873 ACRE TRACT (pages 1 – 3) FIELD NOTES FOR A 63.011 ACRE TRACT (pages 1 – 2)

• And is designated on the attached copy of the boundary survey by S. Craig Hollmig, Inc. and dated February 2, 2008 as:

"called First Tract"

"called Second Tract"

### S. CRAIG HOLLMIG, INC. CONSULTING ENGINEERS - SURVEYORS 410 N. SEGUIN STREET NEW BRAUNFELD, TEXAS 761XD-6085

TIDANS SOCIETY OF PROFESSIONAL ENGINEERS AMERICAN SOCIETY OF CASL ENGINEERS

TEXAS SURVEYORS ASSOCIATION TELEPHONE: (830) 825-8355 \* FAX: (830) 625-65-9

WATER SYSTEMS - SEWER GYSTEMS - SUBDIVISIONS - LAND PLANNING - STREETS - SURVEYIN

#### FIELD NOTES FOR A 266.873 ACRE TRACT

Being a 266.873 acre tract of land situated in Subdivision No. 12 of the Guadalupe Herrera Survey No. 192, Abstract 206, Comal County, Texas, being part of a tract of land called Second Text, 292 acres and part of a tract of land called First Tract, (a) 65.55 acres, both described in Volume 118, Page 76 of the Deed Records of Comal County, Texas, and all bearings referred to in this description are referenced to a bearing of N 02° 09° 00° E between monumentation found along the West line of a tract of Tand called First Tract, (b) 45.08 acres described in Volume 118, Page 76 of the Deed Records of Comal County, Texas, said 266.873 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin found in the South line of Ammana Road, for the Northwest corner of a tract of land called 54.67 acres, Tract 2, described in Doos! 200706014916 of the Official Public Records of Comal County, Texas, for the Northeast corner of the above referenced 292 acre tract, for the Northeast corner and Point of Beginning of this tract;

THENCE: Leaving said Ammann Road, along the West line of said 54.67 acre tract, the West line of a tract of land called 69.10 acres described in Volume 123, Page 83 of the Deed Records of Comal County, Texas, the East line of the above referenced 292 acre tract, as follows:

S 02° 31' 53" W	2390.74 feet, a 4" fence post
S 02° 21' 59" W	1676.34 feet, a fence corner
S 02° 35' 53" W	496.87 feet, a 4" fence post
S 01° 55' 18" W	316.53 feet, a 6" fence post
S 02° 20' 10" W	869.73 feet, a 4" fence post
2 05° 30, 00 <sub>m</sub> A	1918.67 feet, a 60D nail set at
S 02° 21' 10" W	682.90 feet, a 60D nail set in

S 02° 36° 03° W at 750.03 feet, a ½° iron pin set on the North side of Obst Road, at 813.41 feet, a ½° iron pin set on the South side of Obst Road, and continuing a total distance of 1083.74 feet to a ½° iron pin set in the approximate centerline of the Cibolo Creek, for the Southwest corner of said 69.10 are tract, the South-east corner of the above referenced 292 acre tract, for the Southeast corner of this tract;

MAF 12/10/08

fence post

Page 2: 266.873 Acre Tract

THENCE: With the approximate centerline of the Cibolo Creek, the South line of the above referenced 292 acre tract and the South line of the above referenced 65.55 acre tract, as follows:

N 59° 03° 41" W 141.22 feet, a 60D nail set 302.66 feet, a 60D nail set 302.66 feet, a 60D nail set 417.56 feet, a 60D nail set 375.66 feet, a

THENCE: Leaving the approximate centerline of said Cibolo Creek, along the West line of this tract and the meanders of an existing fence, as follows:

N 02° 11' 30" E at 126.04 feet a 1" iron pin set on the South side of Obst Road, at 186.20 feet a 1" iron pin set on the North side of Obst Road, and continuing a total distance of 2076.23 feet to a 60 D nail set in an old Cedar fence post

N 06° 37° 25" E 404.38 feet, a point in fence N 02° 20° 07" E 1267.81 feet, a point in fence N 03° 22' 19" E 261 93 feet a 16" into pie fence

said corner being the Northeast corner of the above referenced 65.55 acre tract, for the Southeast corner of a tract of land called 16.368 acres described in Volume 792, Page 48 of the Official Public Records of Comal County, Texas, said point lying in the West line of the above referenced 292 acre tract, for an angle point of this tract:

THENCE: Along the West line of the above referenced 292 acre tract, the East line of said 16.368 acre tract, the East line of a 4.605 acre tract described in Volume 789, Page 615, the East line of a 7.805 acre tract described in Volume 789, Page 619, the East line of a 7.805 acre tract described in Volume 789, Page 750, the East line of a 4.901 acre tract described in Volume 789, Page 750, the East line of a 4.901 acre tract described in Dock 2003504901929, at East East Care 142, East East Care 142, East East Care 142, East C

THENCE: Into the above referenced 292 acre tract, N 89° 48° 14° E 375.36 feet to a ½" iron pin set and N 01° 13' 44° E 1691.22 feet to a ½" iron pin found at the Southwest corner of a taxe of land called 5.010 acres described in Doe# 2004/6011382 of the Official Public Records of Comal Compty, Iroza, for a corner of this tract;

MAF 12/10/05

Page 3: 266.873 Acre Tract

THENCE: Along the South and East line of said 5.010 acre tract, N 89° 43° 27" E 382.89 feet to a  $\frac{1}{2}$ " iron pin found and N 00° 16° 33" W 569.82 feet to a  $\frac{1}{2}$ " iron pin found in the South line of Ammana Road, for the Northeast corner of said 5.010 acre tract, for the Northwest corner of linis tract;

THENCE: Along the South right-of-way line of Aromann Road, the North line of the above referenced 292 acre tract, N 89° 42' 53° E. 704.19 feet to the Point of Beginning and containing 266.873 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, February 4, 2008. Reference plat prepared of this 266.873 acre tract.



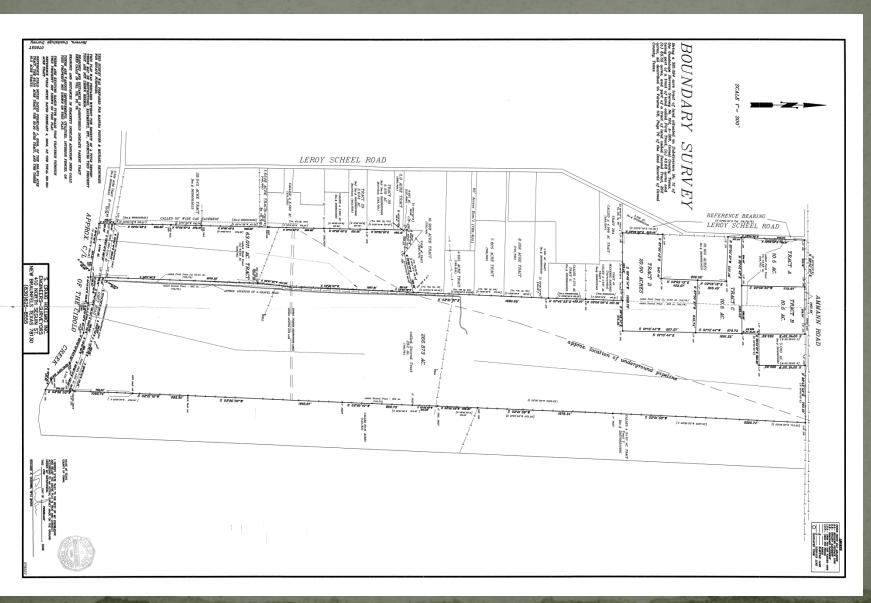
Richard A. Goodwin, RPLS #4069

Job #07-855(266.873)

MAF 13/10/08

### **Boundary Survey**

Note: "Rectangle" that runs from Obst to Amman is the subject 329 acres. Other tracts that front on Leroy Scheel and Amman are also shown.



#### **Camp Bullis Dark Skies Zone**

Comal County has adopted an Order to help preserve our dark skies in a portion of Comal County. The Texas Legislature has authorized counties to regulate outdoor lighting in areas adjacent to military installations.

Camp Bullis, primarily in Bexar County, but partially in Comal County, is a critical training facility for the United States military, where all branches of the service train their medical personnel to function at night, under fire. The continued viability of Camp Bullis for such training purposes is essential to the readiness of the United States military, the utility of Fort Sam Houston, and the vitality of Comal County's economy.

On April 4, 2008, Comal County received a letter from Major General Russell Czerw, Commanding General, U.S. Army Medical Department Center and School at Fort Sam Houston, requesting that Comal County issue an order regulating outdoor night-time lighting for new construction within three miles of the boundaries of Camp Bullis in order to protect military night training activities.

After giving an appropriate public notice, the Comal County Commissioners Court conducted a hearing on the proposed adoption of this Order on August 21, 2008. On September 4, 2008, the Comal County Commissioners Court adopted Order No. 199 - ORDER FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF COMAL COUNTY, TEXAS WITHIN 3 MILES OF THE CAMP BULLIS BOUNDARY.

All public and private outdoor lighting installed after the effective date of this order in the Camp Bullis Dark Skies Zone shall be in conformance with the requirements established by this Order. All regulated outdoor lighting shall be IDA Products installed and maintained according to the manufacture's specifications and/or IDA's specifications with the intent to avoid interference with the night training of Camp Bullis. For more information about IDA and approved products, you can visit the IDA website. By order, a permit from the County Engineer's office is required before installation of any outdoor lighting.

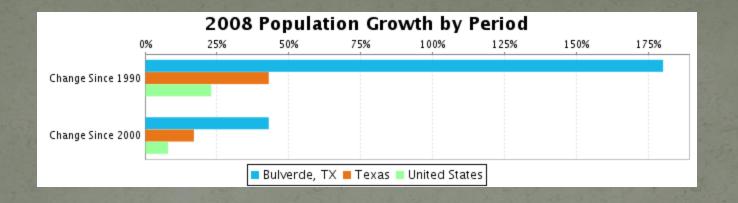


If you are planning on putting up Christmas lights this year, don't worry. According to Article III Section 1 of the order, "Decorative holiday lighting from November 15 through the next January 15 is exempt."

This Order also authorized the County Engineer to place signage along the public right-of-way within the Camp Bullis Dark Skies Zone to enhance awareness of this Order. An example of this signage is shown below:



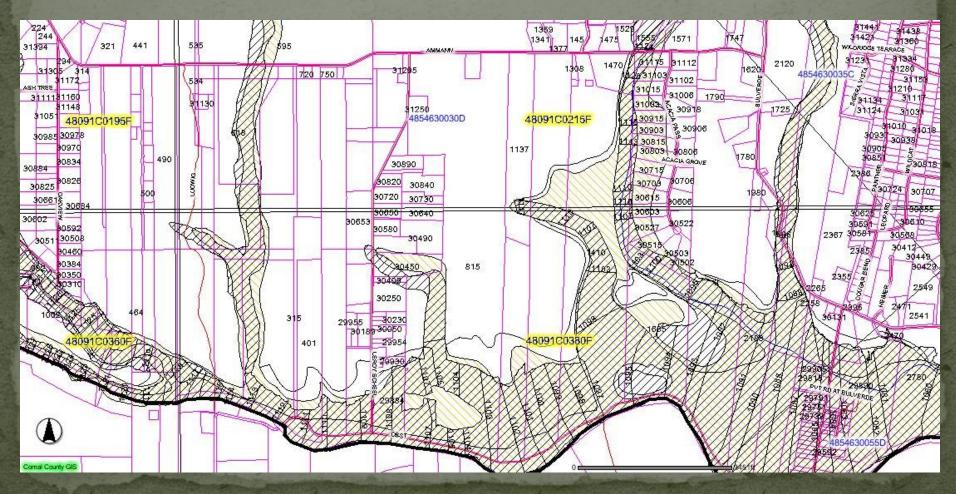
Canyon Lake Water Service Company has contacted us to say they would be interested in being the water supplier for a development on this property. They currently have pipes to provide water to Bulverde Elementary on Amman Road and are willing to work with a developer to get water from there to the property. There is no negotiated contract, but there has been a discussion.



Population Growth	Bulverde, TX	Texas	United States
2007 Population	5,362	24,361,558	305,316,813
Population Change Since 1990	180%	43%	23%
Population Change Since 2000	43%	17%	8%

### Flood Plane Information from Comal County Engineers Site (cceo.org) as displayed on December 17, 2008 (Verify this information for changes updates.)

**NOTE:** A channel parallels the main lane (pictures on next slide) through the property along the cultivated fields/ flood plane area. This is a very old channel, already there when the current owner-family acquired the property in 1958. It is still effective in draining the fields with water running across Obst into the Cibolo Creek. This channel appears to be an historic feature of the land as there are sections of stacked rock retainer walls that are part of this interesting feature.





### **Available Documents**

- ➤ Disclosures:
  - Farm & Ranch Disclosure
  - Seller's Disclosure for each of the 3 houses
  - On-Site Sewer for each of the 3 houses
  - Lead-Based Paint Disclosure for each of the 3 houses
- ➤ PDF of Boundary Survey
- ➤ Current Lease Documents for Hay Lease and Deer Lease
- ➤ Information concerning the natural gas pipeline available through CPS Energy, San Antonio

#### **Helpful Links**

#### **CITY OF BULVERDE**

http://www.bulverde.tx.us/

#### **BULVERDE COMMUNITY NEWS**

http://www.mysanantonio.com/community/bulverde/bulverde\_news

#### **AREA SCHOOLS**

www.comalisd.org

#### **BULVERDE AREA CHAMBER OF COMMERCE**

http://bulverdespringbranchchamber.com