

# 815 Obst Road

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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

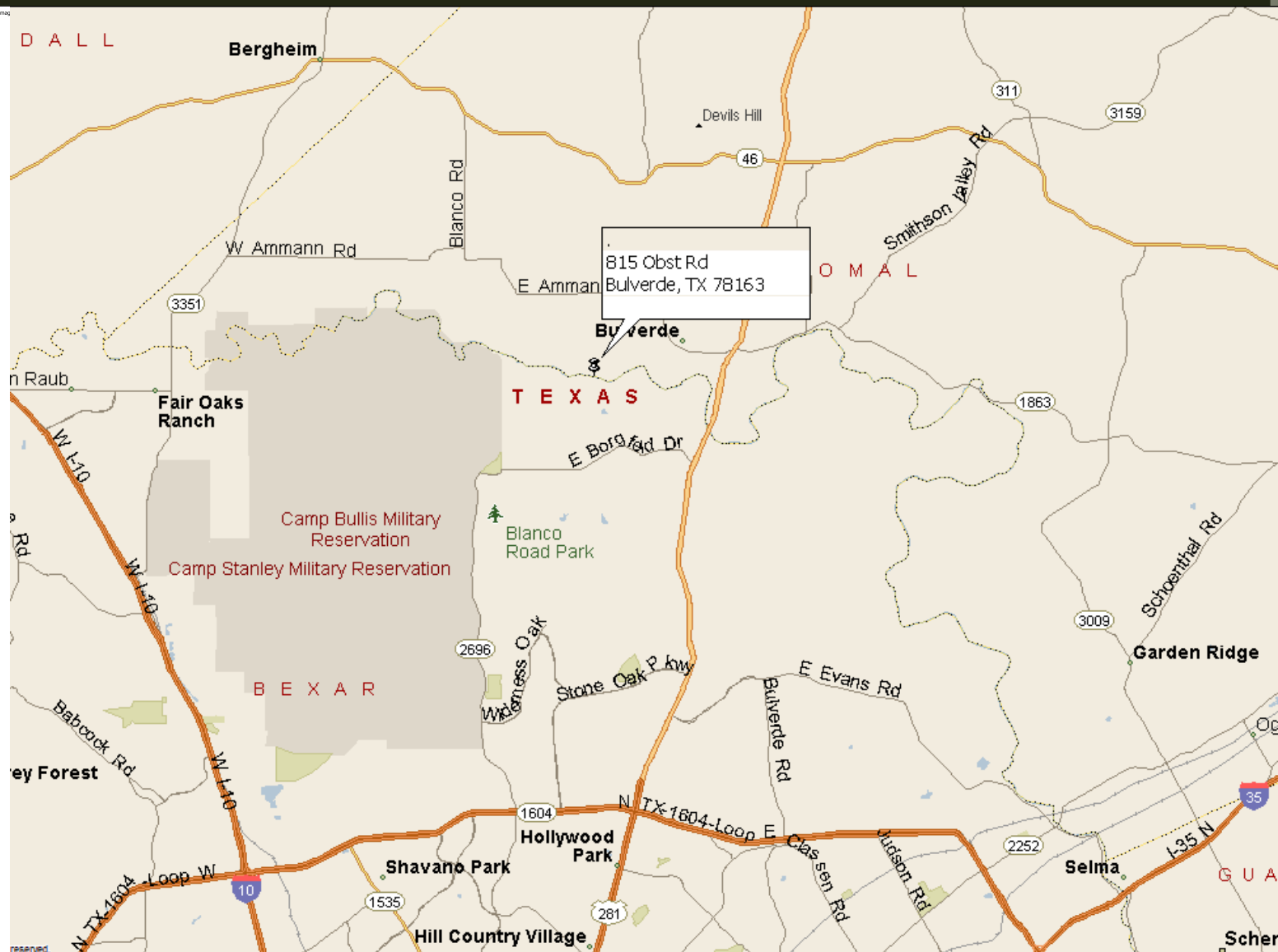
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# Operating Dairy Farm

## Started in the late 1950's

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- 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.
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- 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.)

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## Leroy Scheel Road

(Original farm had access.)

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# Obst Road Frontage

Widest frontage on  
Obst Road

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Frontage on Cibolo Creek  
across Obst Road

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# The “Old” Dairy Barn



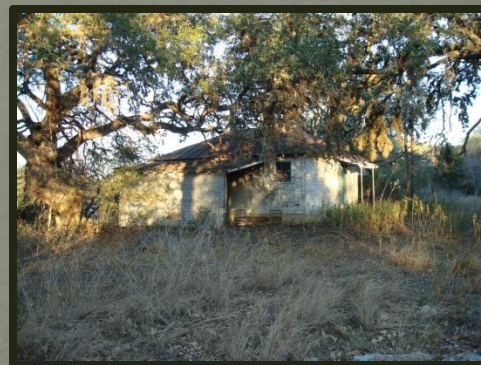
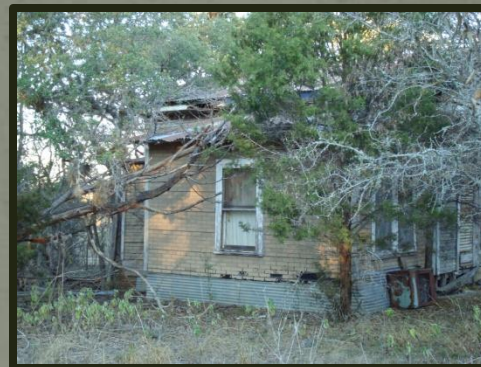
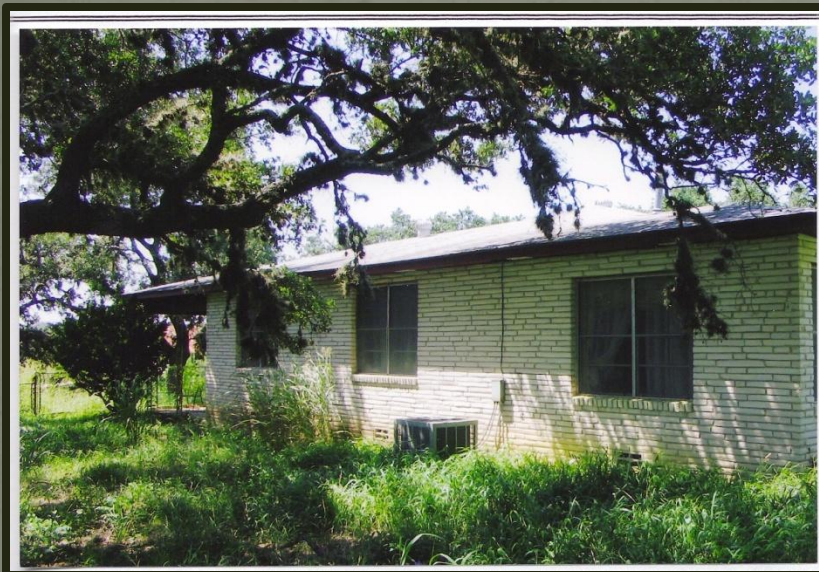


# Agricultural Buildings





# The Houses {"As Is"}





# VIEWS





# More Views of the Land





# Local Color on the Farm

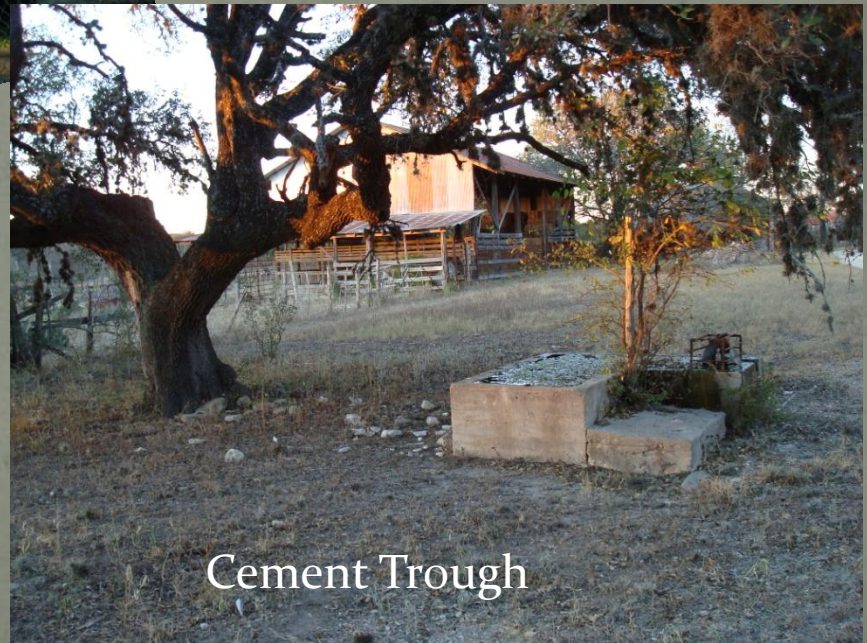


Old farm cemetery along the east fence with approximately 4 graves dated 1885 and 1892.





Main Well



Cement Trough

# Property Description

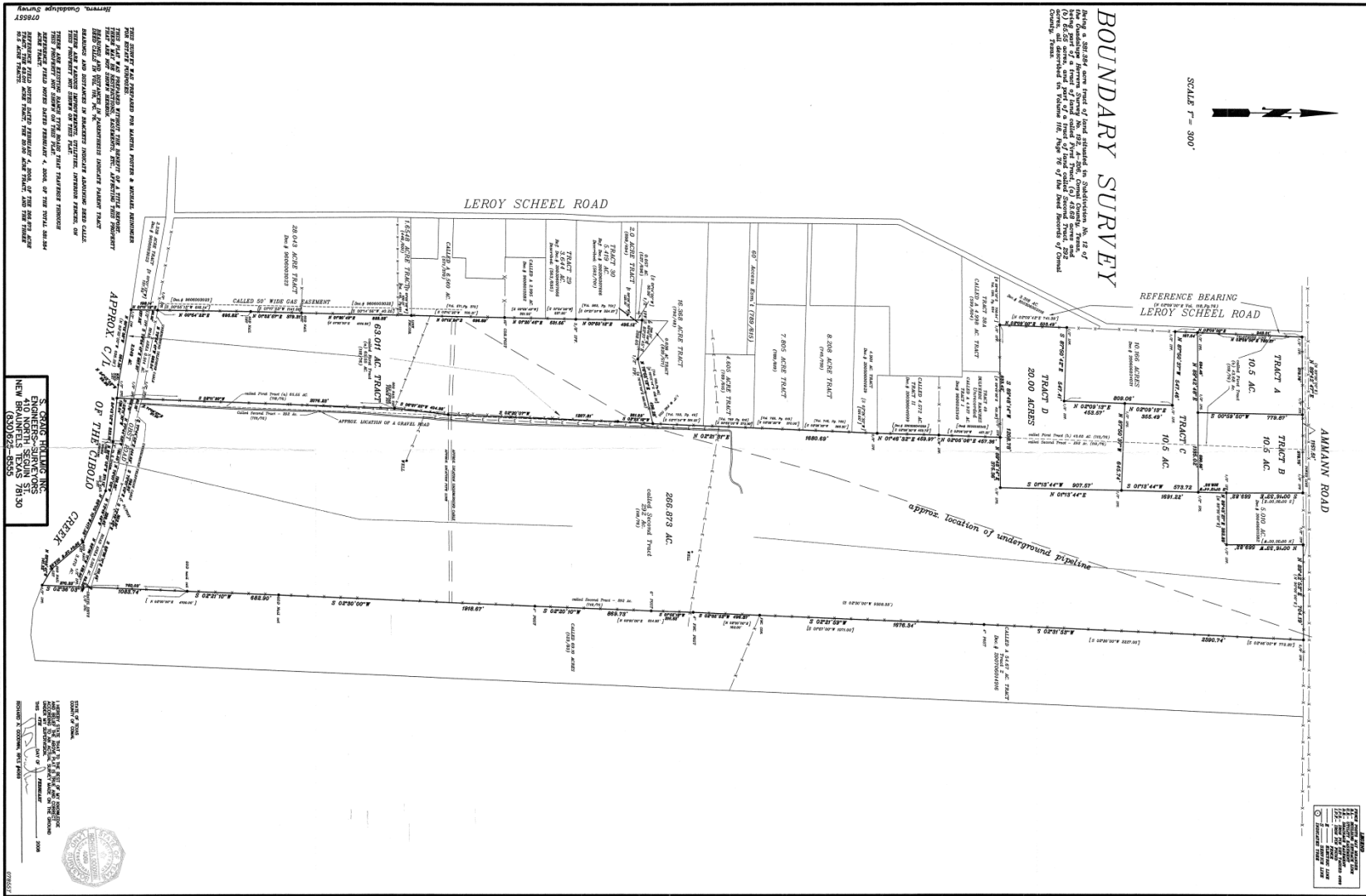
- The 329.884 +/- acres of land being sold is described in the attached:
  - FIELD NOTES FOR A 266.873 ACRE TRACT (pages 1 – 3)
  - FIELD NOTES FOR A 63.011 ACRE TRACT (pages 1 – 2)
  -
- And is designated on the attached copy of the boundary survey by S. Craig Hollmig, Inc. and dated February 2, 2008 as:
  - “called First Tract”
  - “called Second Tract”
  - 
  -



MAF 12/10/08

# 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 nighttime 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 manufacturer'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.



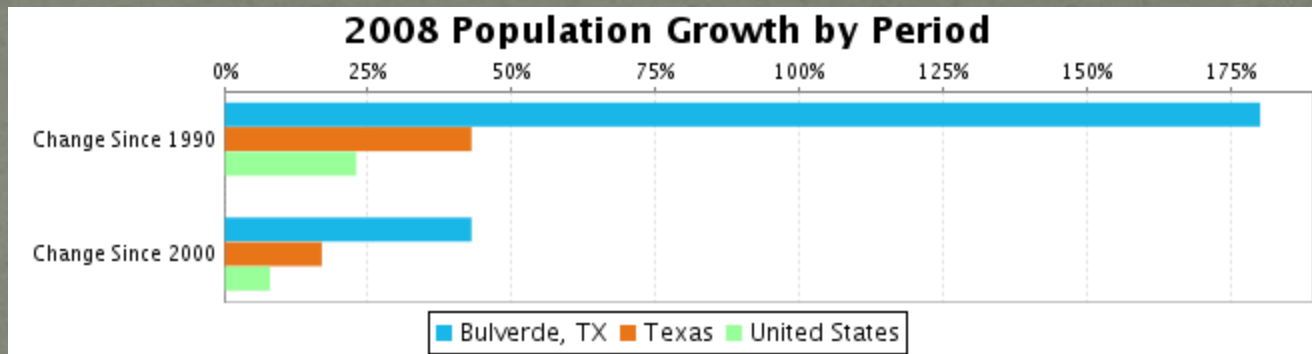
If you are planning on putting up Christmas lights this year, don't worry. According to Article III Section 1 of the order, "Decorative holiday lighting from November 15 through the next January 15 is exempt."

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.

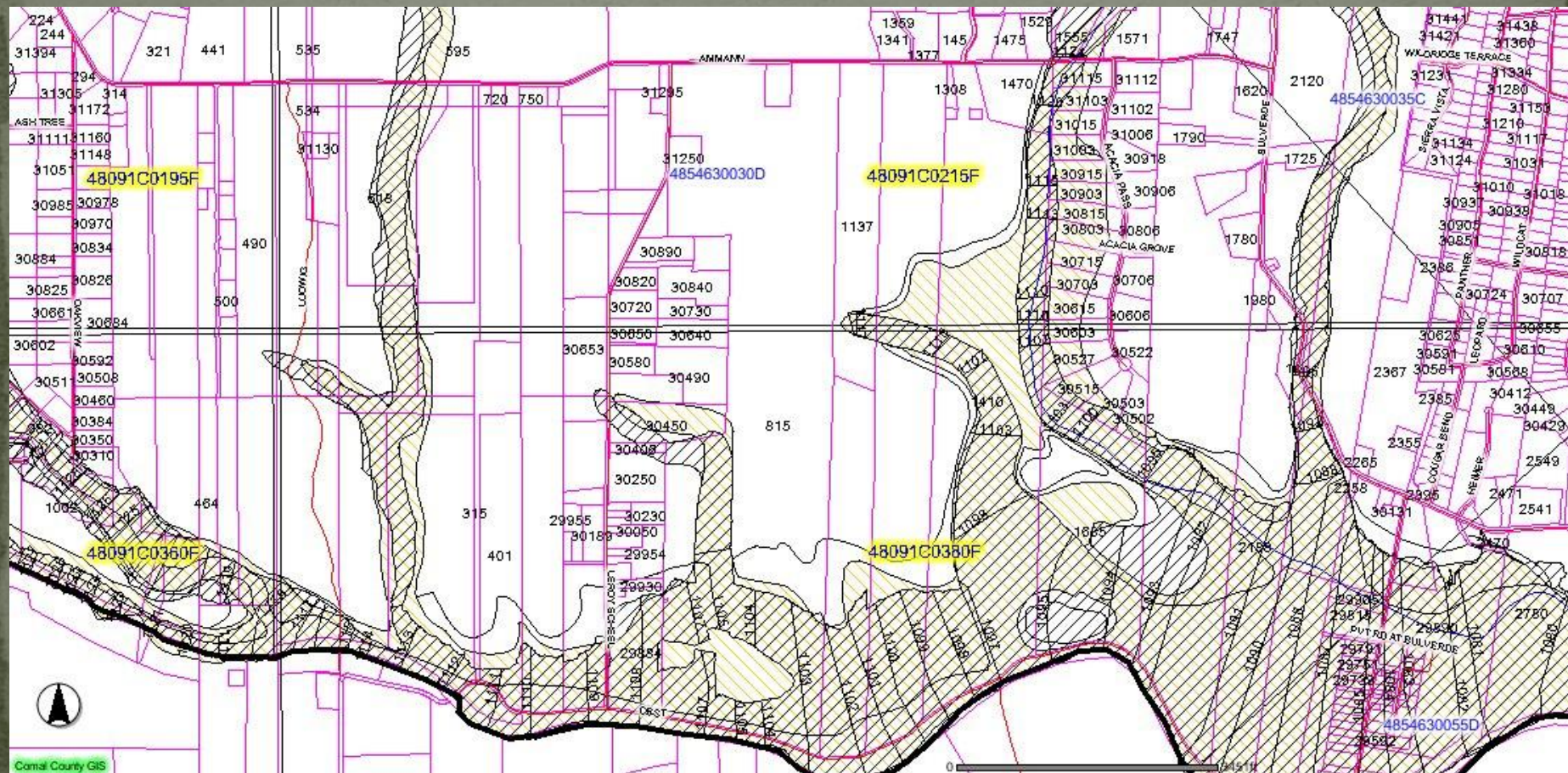




Population Growth	Bulverde, TX	Texas	United States
2007 Population	5,362	24,361,558	305,316,813
Population Change Since 1990	180%	43%	23%
Population Change Since 2000	43%	17%	8%

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.







Drainage Channel  
{discussed in previous slide}



# 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](http://www.mysanantonio.com/community/bulverde/bulverde_news)

### AREA SCHOOLS

[www.comalisd.org](http://www.comalisd.org)

### BULVERDE AREA CHAMBER OF COMMERCE

<http://bulverdespringbranchchamber.com>