

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

Circle B Ranch

- ACREAGE:** 381.134 acres, more or less.
- LOCATION:** 220 CR 520
D'Hanis, Texas 78850
Property is located approximately 7 miles SW of D'Hanis and 12 miles SW of Hondo with approximately 3,029' of frontage on CR 520 (Squirrel Creek Road). All in Medina County, Texas.
- PRICE:** \$3,700,000.00.
- TERMS:** Cash to Seller and/or third party financing.
- SCHOOL:** D'Hanis ISD.
- TAXES:** Property is under an Agricultural Use Exemption. 2016 taxes were approximately \$4,140.40.
- MINERALS:** Any and all mineral and executive rights owned to convey. To be more accurately determined by new title commitment.
- UTILITIES:** Medina Electric Cooperative is the electric provider and Southwest Telephone is the phone provider.
- WATER:** Domestic water is supplied to the main home, barn and water troughs by a water line from a West Medina Water Supply Corporation meter. There is also an Edwards irrigation with a depth of approximately 1,350' and is powered by a diesel engine pumping over 100-GPM. The Seller owns 100 acre-feet of permitted water rights and will retain 50 acre-feet of unrestricted water. The irrigation well supplies water via underground piping to both tanks and the 52-acre field along the west boundary. There are two tanks located along an unnamed creek that flows into the East Squirrel Creek. These tanks are long and narrow in shape and lined with large Live Oak, Mesquite, and Elm trees. In addition, there is a metal floating covered pontoon boat dock equipped with a boat lift at the tank below the house. Near the boat dock is a concrete fire pit and entertainment area. Both tanks are stocked with Bass, Catfish, Perch, and feeder fish. A portion of the property lies within the F.E.M.A 100-year flood Zone A.
- TERRAIN/GRASSES:** The terrain is gently rolling with elevations ranging from 920'-950'. Vegetation consists of Huisache, Prickly Pear, Cat Claw and Acacia. Live Oak trees abound the property along with Mesquite, Elm and Persimmon. The ranch has some open pasture, a 52-acre tillable field that is fenced, native grasses, good soils and dense brush.

WILDLIFE: Game includes an abundance of quail, turkey, dove and introduced Whitetail deer. The tanks and East Squirrel Creek provide for excellent habitat for water fowl as well.

IMPROVEMENTS: The ranch is perimeter fenced with 8' net wire game proof fencing and cross-fenced into two pastures with the 52-acre cultivated field and the remainder in pasture. All of the cross fencing is typical 5-strand barbed wire on wood and metal post and in good condition. The property has a small set of cattle panel pens and an excellent interior road system easily accessing all areas of the ranch. The main road leading from a beautiful rock and rod iron electric gate entrance off CR 520 to the home is paved. The structural improvements include:

MAIN HOME: A stunning, fully furnished, 4 bedroom, 4 ½ bath home consisting of approximately 3,568 sq. ft. sits at a higher elevation providing some beautiful views of the eastern portion of the ranch. Driving up to the home you will approach a large concrete circle drive-way and beautifully manicured yard surrounding the home. The exterior is constructed of rock and cement board with a copper metal roof. The expansive yard has a sprinkler system with a rock patio behind the home leading to an inviting in-ground swimming pool also overlooking the ranch. From the back porch, a walk-way leads down to a large lake with the floating dock, beach area, fire-pit and concrete stairs.

As you enter the home you are greeted by high cathedral ceilings in the great room accented by large wood beams and a wall of windows looking out to the screened-in patio and pool. The open floor plan encompasses the kitchen, dining area and great room and boasts a beautiful stone fireplace with built-in cabinets and Saltillo tile throughout. The sleek and stylish kitchen has custom wood cabinetry, granite countertops atop a rock-façade eat-at bar area and center island for your cooking convenience. This sophisticated kitchen has stainless steel Bosch appliances including a dishwasher, double-oven and cook-top with a built-in refrigerator as well as a corner pantry accessed by a frosted door. The entertaining area moves to the 410 sq. ft. screened-in patio overlooking the pool. You can enjoy your evenings by the outdoor fireplace while enjoying the views of the ranch. In addition, there are approximately 1,122 sq. ft. of covered porches.

The southern wing of the home has a master bedroom with coffered ceiling accentuated with crown molding, a sitting area, built-in entertainment cabinet and shelving and access to the pool area. The connecting master bath has a vaulted ceiling, his & her walk-in closets, his & her vanities, a large walk-in tile steam shower with separate oversized tub. Down the hall from the master bedroom is an office/study with hardwood floors and glass French door entry.

The northern wing of the home has three bedrooms each having their own private bath with a half-bath in the hallway near the kitchen. Aside from the bedrooms, there is also a mud-room complete with built-in shelving and compartments with an entrance from the attached 4-car, 1,140 sq. ft. carport; a utility/laundry room with built-in cabinets for storage, a freezer, sink and washer and dryer; and a gun-room with a secure combination lock door; a sound closet houses the security and

speaker system that is wired throughout the entire home and screened-in patio. On top of the bonus rooms, there is also a media room offering a great place for movie and game night complete with room for 7 theatre seating, a large movie screen and surround sound.

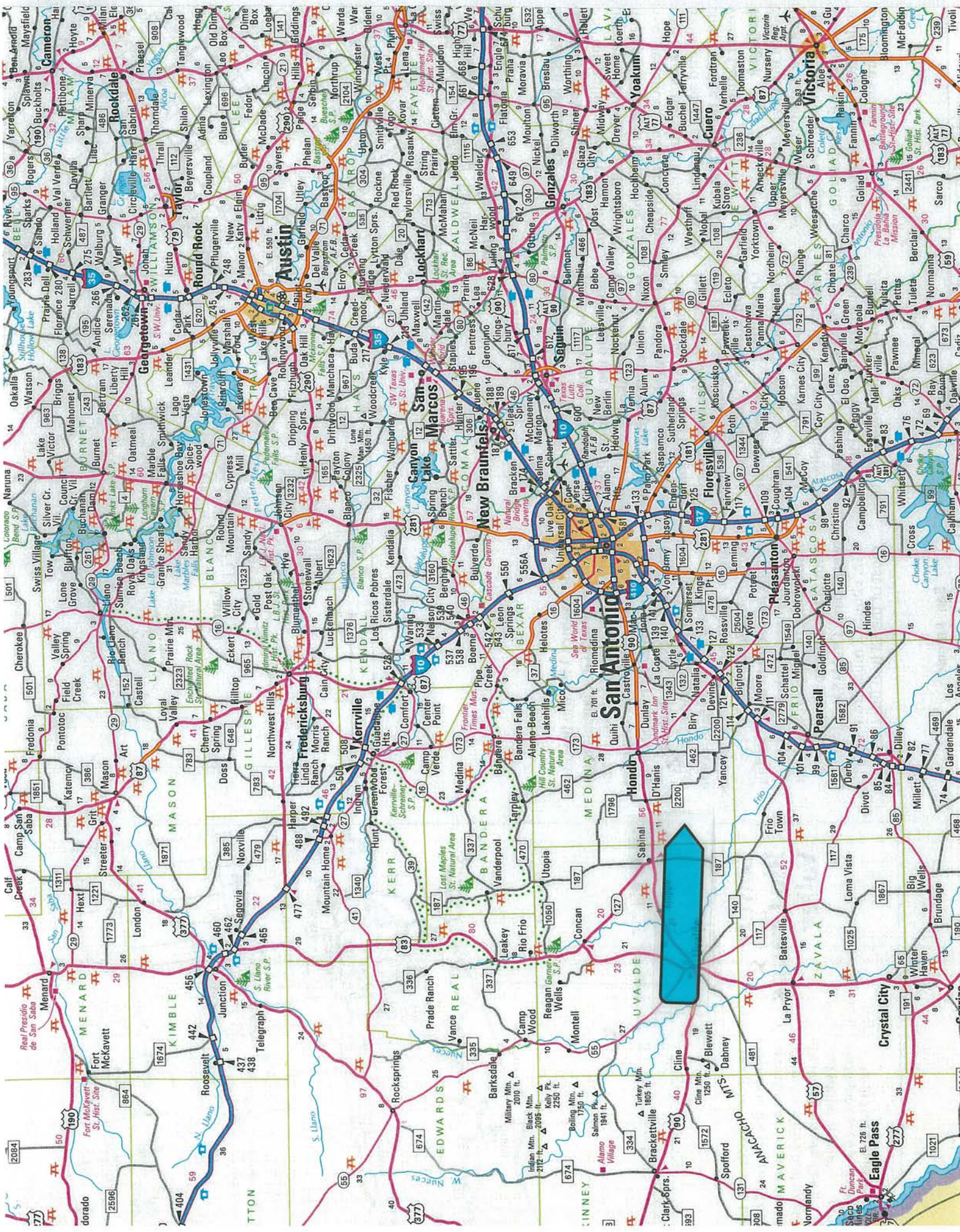
The home is all electric, has a central vacuum system, zoned central air conditioning and heating system with the flooring consisting of carpeting in all the bedrooms, Saltillo tile and hardwood throughout the remainder. As mentioned above, the home conveys fully furnished and is move-in ready.

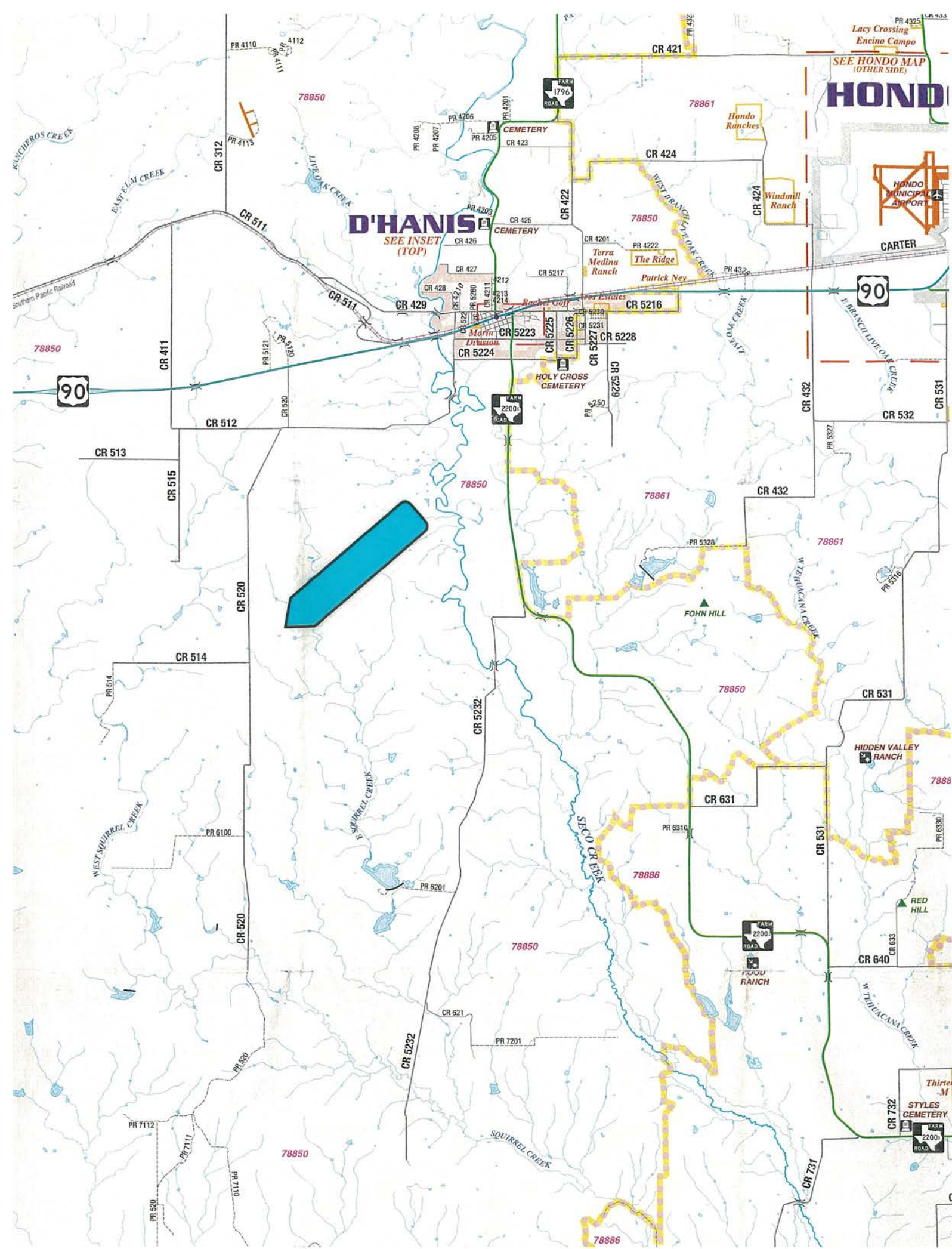
BARN:

Located to the south of the main residence is a 3,200 sq. ft. metal barn and equipment storage building. The barn sits on a concrete slab with 2 roll-up metal doors and an open 2-bay equipment area. The barn has electricity, water and paved road access. Two drive-up gas/diesel storage tanks are also located near the barn.

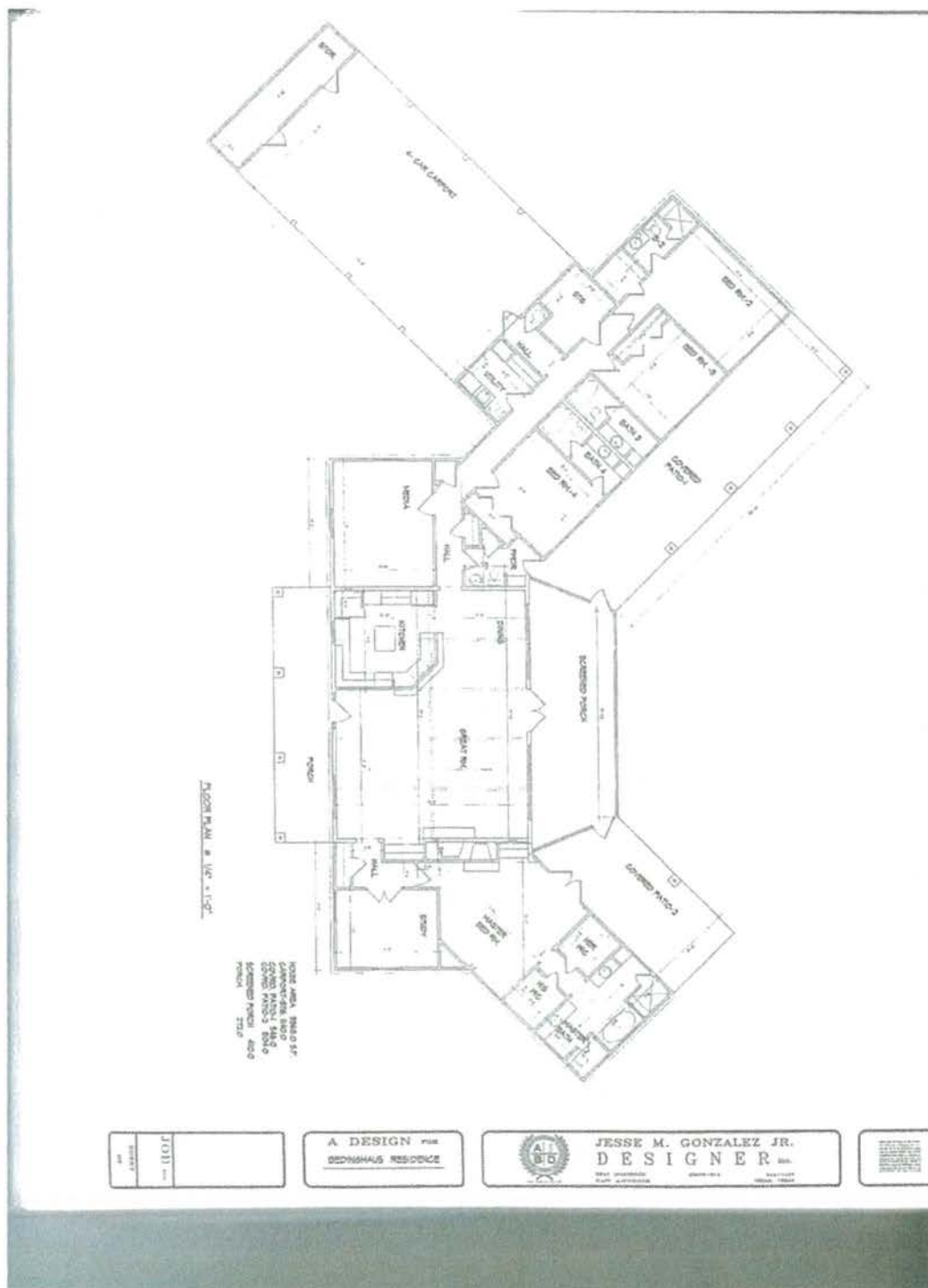
REMARKS:

This is a highly-improved hunting, cattle and recreational ranch located within an hour and a half of the San Antonio International Airport in the highly sought after area of Medina County. The ranch has great year-around access off of paved CR 520, exceptional surface and well water as well as a captivating home ideally positioned and perfect for a family or as a holiday or corporate retreat. This is a must see!!

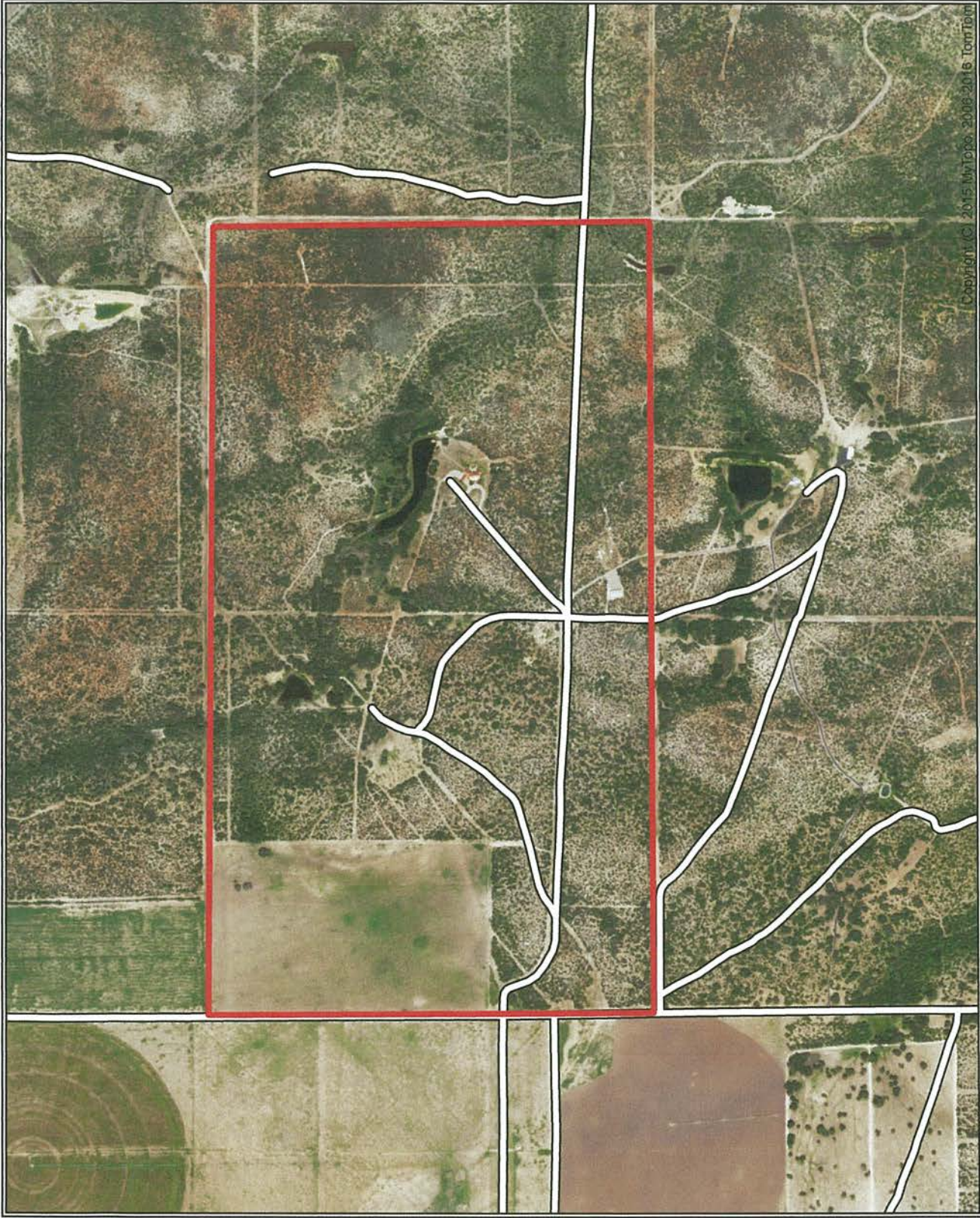




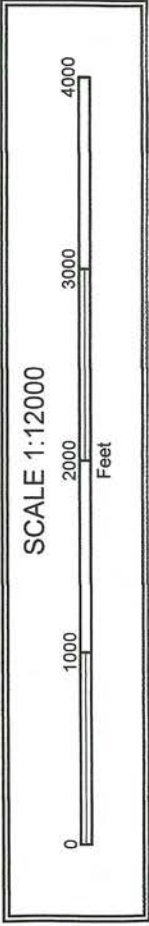
Ranch Pictures (Main House Floor Plan)



Scan0001.jpg (Command Line)



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APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

 CONCERNING THE PROPERTY AT 220 CR 520, D'Hanis, Texas 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>Y</u> Security System	<u>Y</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>Y</u> Smoke Detector	
	<u>Y N</u> Smoke Detector-Hearing Impaired	
	<u>Y</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>Y</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>Y</u> Pool	<u>N</u> Sauna	<u>N</u> Spa _____ Hot Tub
<u>Y</u> Pool Equipment	<u>Y</u> Pool Heater	<u>Y</u> Automatic Lawn Sprinkler System
(2) <u>Y</u> Fireplace(s) & Chimney (Wood burning)		_____ 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>N</u> Attached	<u>N</u> Not Attached	<u>Y</u> Carport
Garage Door Opener(s):	<u>Y</u> Electronic	<u>N</u> Control(s)
Water Heater: <u>Y(2)</u>	<u>N Y</u> Gas	<u>Y</u> Electric
Water Supply: <u>Y</u> City	<u>Y N</u> Well _____ MUD	_____ Co-op
Roof Type: <u>Metal roof</u>		Age: <u>12 years</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): _____

* 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.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>—</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures

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.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>—</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Subsurface Structure or Pits
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> 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 section 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): _____

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 located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☒ Any portion of the property that is located in a groundwater conservation district or a subsidence district.

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

7. If the property is located in a costal 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

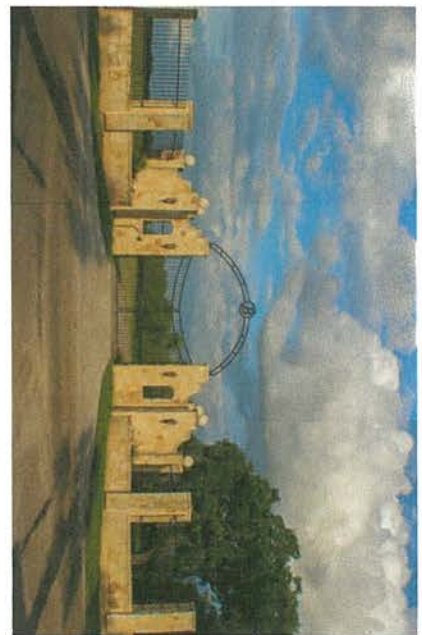
Aide Bedinghouse 4-13-2017
Signature of Seller Aide Bedinghouse Date

Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date

Signature of Purchaser Date

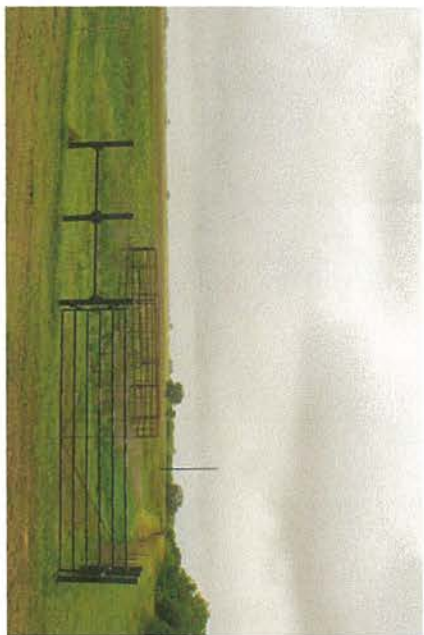




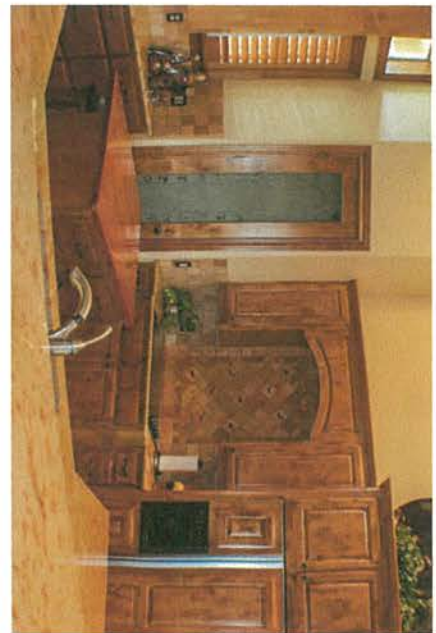
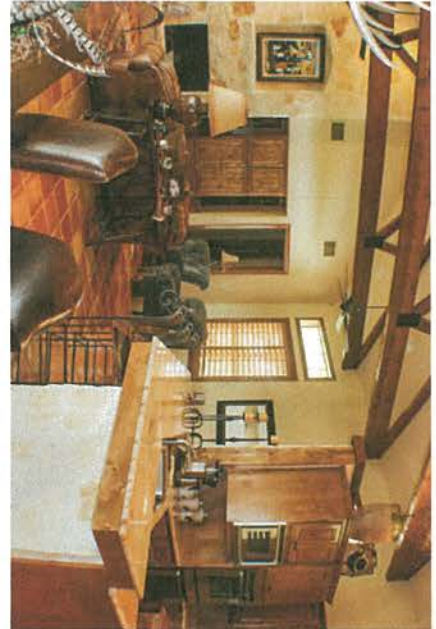
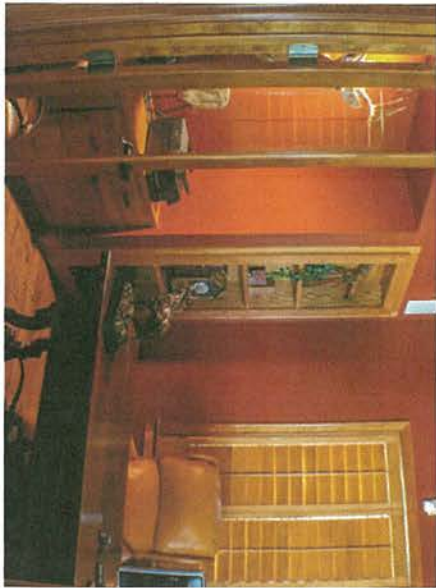


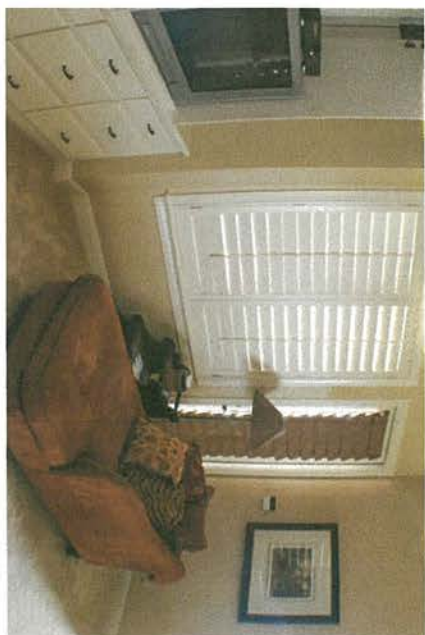


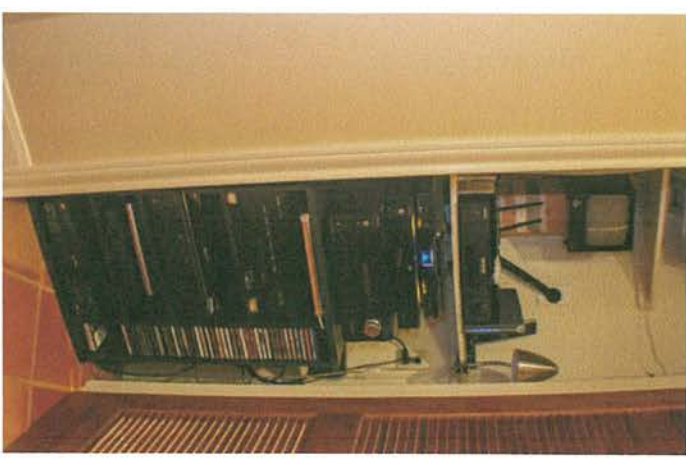
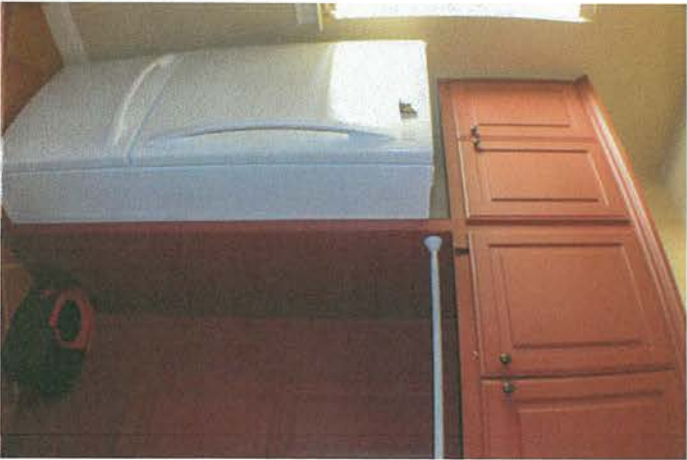














Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Bob Heyen Realty	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert J. (Bob) Heyen	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Designated Broker of Firm	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@sbcglobal.net	210-912-6007
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Bob Heyen
Buyer/Tenant/Seller/Landlord Initials

13-April 2017
Date