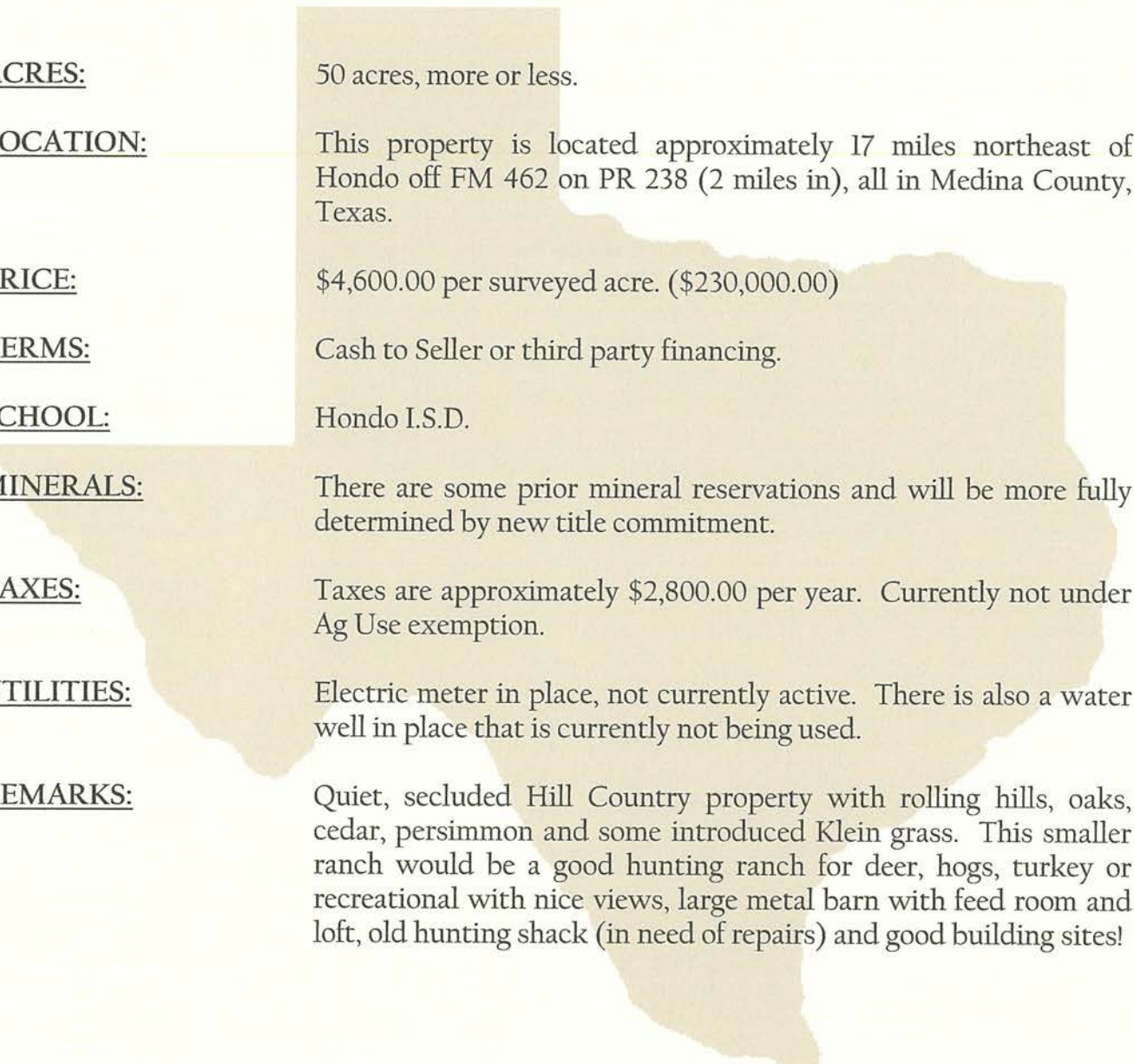


Bob Heyen Realty

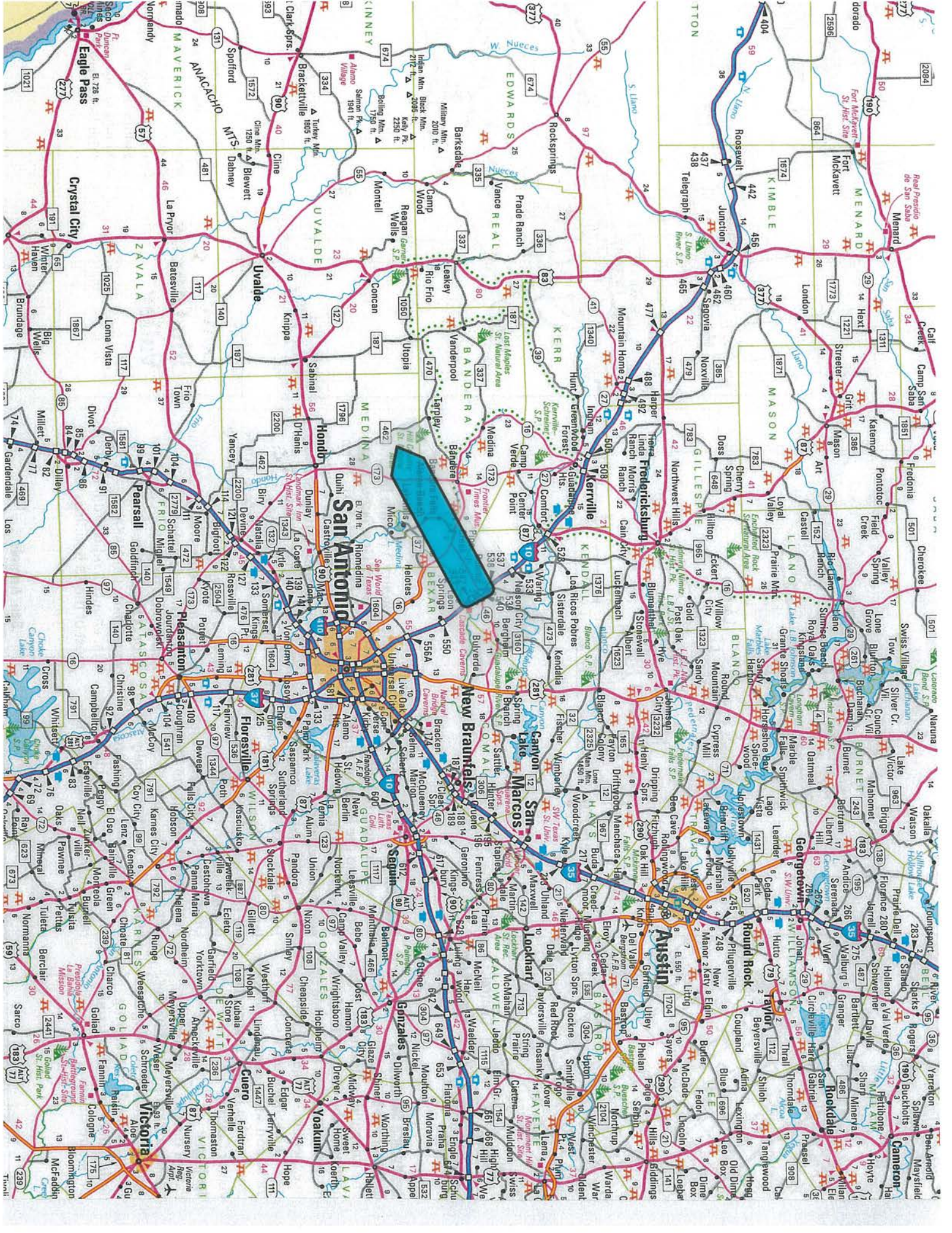
235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

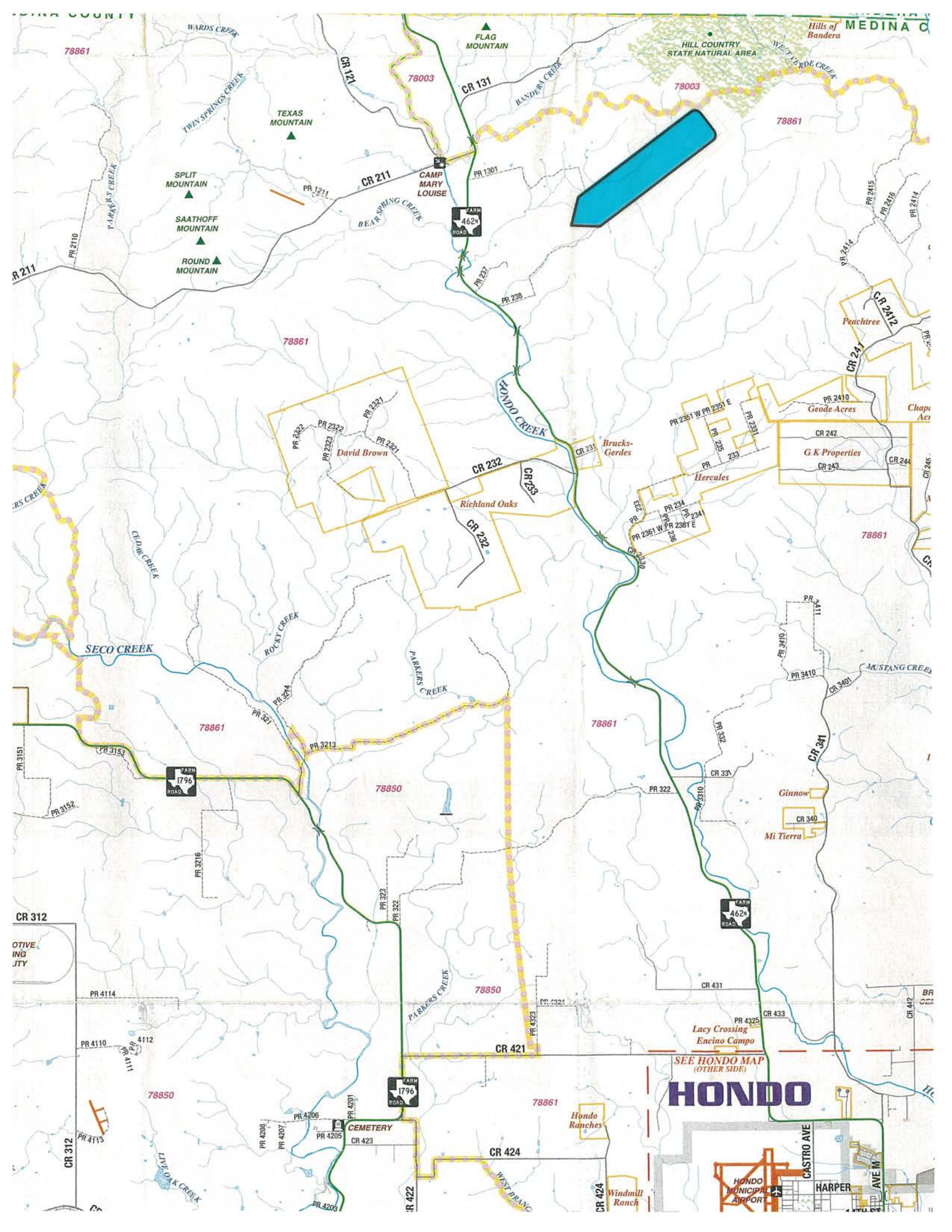
Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

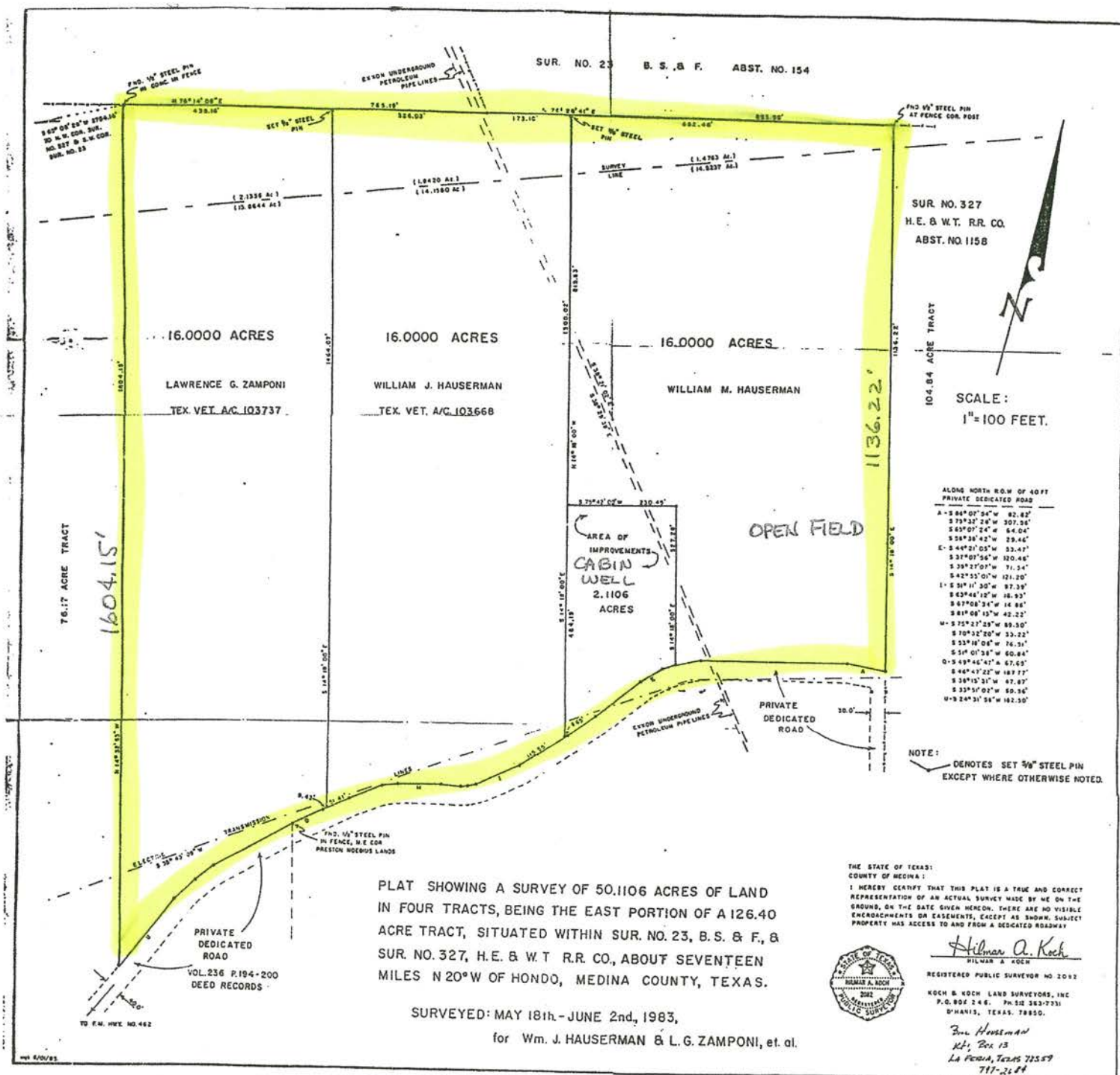


<u>ACRES:</u>	50 acres, more or less.
<u>LOCATION:</u>	This property is located approximately 17 miles northeast of Hondo off FM 462 on PR 238 (2 miles in), all in Medina County, Texas.
<u>PRICE:</u>	\$4,600.00 per surveyed acre. (\$230,000.00)
<u>TERMS:</u>	Cash to Seller or third party financing.
<u>SCHOOL:</u>	Hondo I.S.D.
<u>MINERALS:</u>	There are some prior mineral reservations and will be more fully determined by new title commitment.
<u>TAXES:</u>	Taxes are approximately \$2,800.00 per year. Currently not under Ag Use exemption.
<u>UTILITIES:</u>	Electric meter in place, not currently active. There is also a water well in place that is currently not being used.
<u>REMARKS:</u>	Quiet, secluded Hill Country property with rolling hills, oaks, cedar, persimmon and some introduced Klein grass. This smaller ranch would be a good hunting ranch for deer, hogs, turkey or recreational with nice views, large metal barn with feed room and loft, old hunting shack (in need of repairs) and good building sites!

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.







154
11958

