

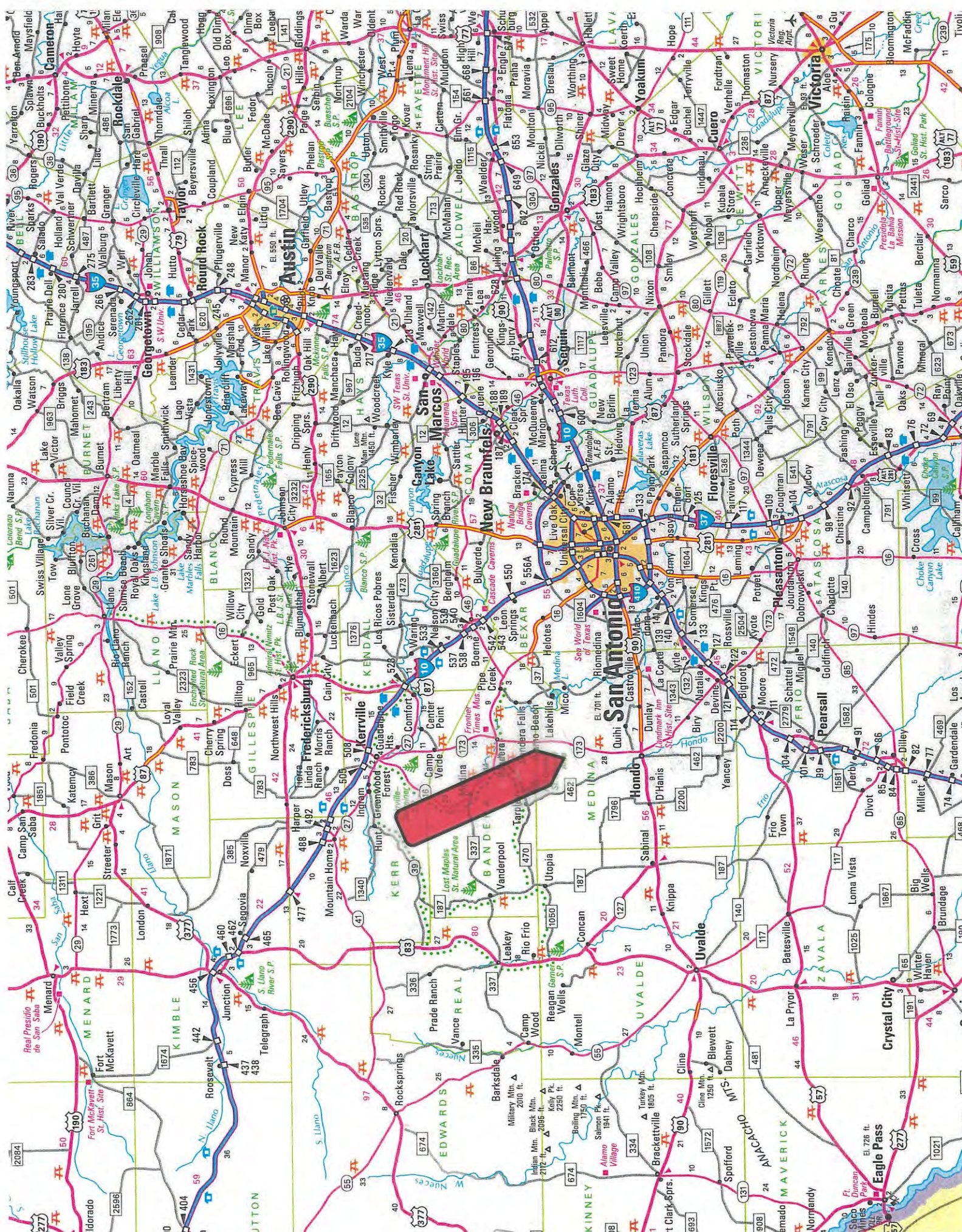
Bob Heyen Realty

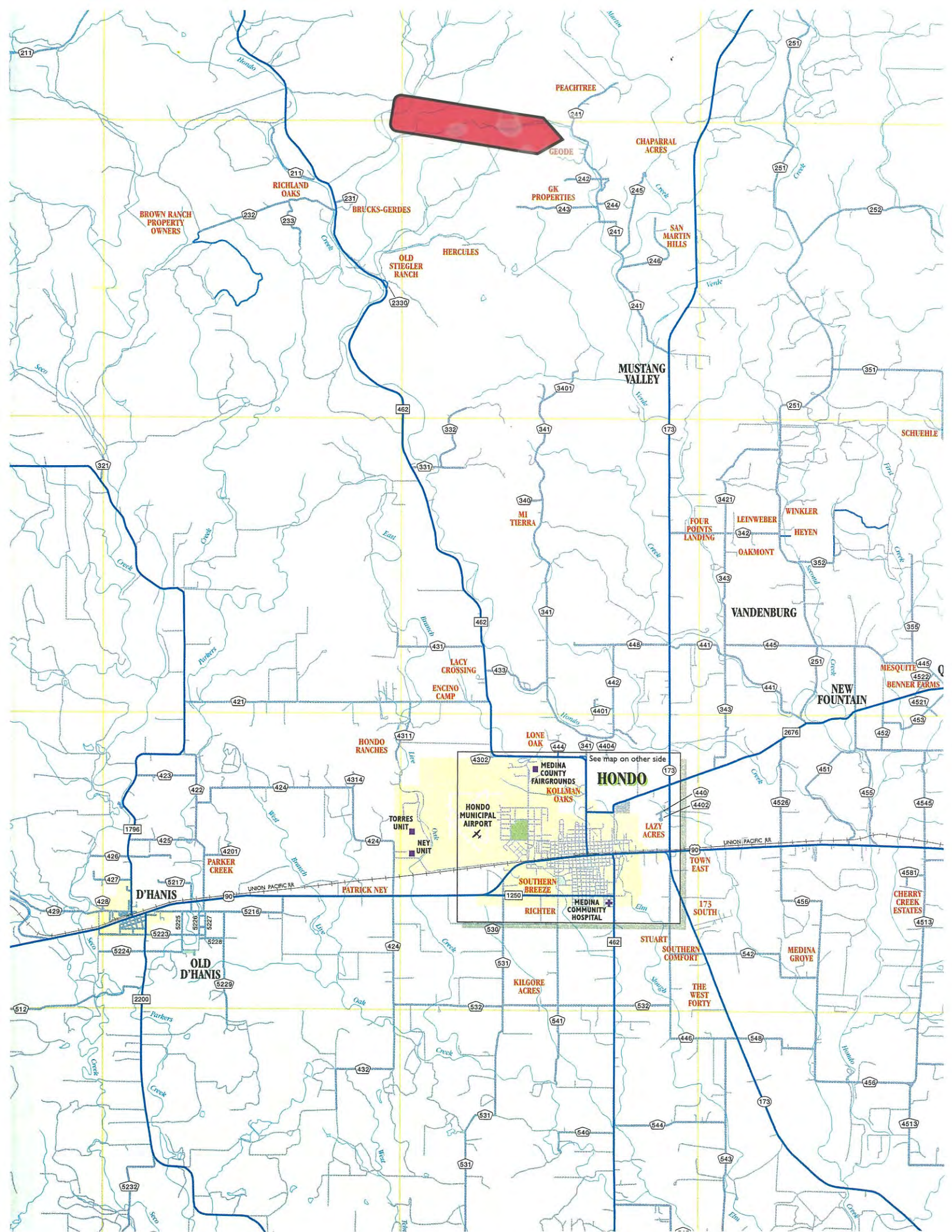
235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
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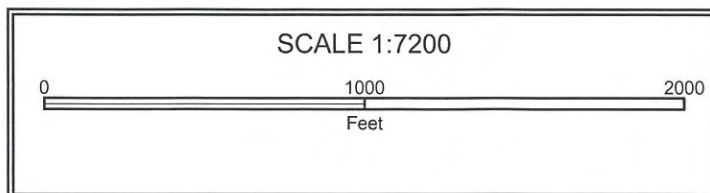
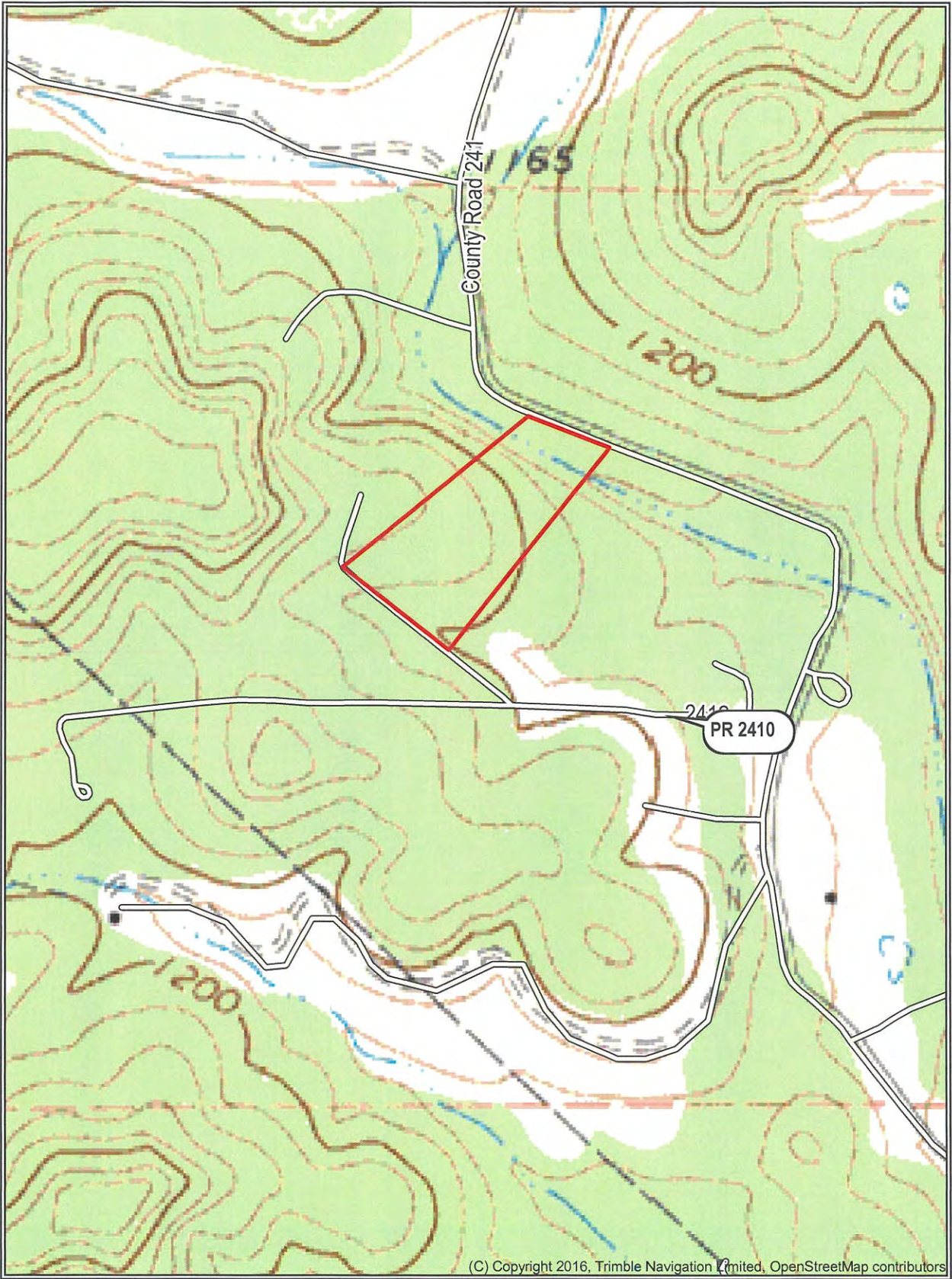
Internet Address
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- ACRES: 10.25 acres, more or less.
- LOCATION: Approximately 15 miles N of Hondo off of Hwy. 173 N and CR 241 and/or PR 2410 (easement) in Geode Acres (Tract 7), all in Medina County, Texas.
- PRICE: \$110,000.00.
- TERMS: Cash to seller or third party financing.
- SCHOOL: Hondo I.S.D.
- TAXES: Estimated taxes are approximately \$1,397.33 (2021), no Ag Use exemption.
- MINERALS: Any and all minerals owned to be conveyed. To be more fully determined at time of new title commitment.
- WATER: None on property. No community water, buyer will have to drill a well. The Glen Rose formation is approximately 200' in depth in this area.
- ELECTRICITY: There is no electricity on the property; however, there is one pole set and the new owner would have to bring electricity onto the property.
- TERRAIN/
VEGETATION: Timber consists of heavy Cedar with Mesquite, Elm, Persimmon, Live Oak and Mountain Laurel with grasses native to the area. Elevations ranging from 1180-1200' with the highest point being near the center of the property and sloping down towards the frontage on CR 241. There is a seasonal slough that traverses the lower section fronting CR 241.
- WILDLIFE: Whitetail deer, turkey and hogs.
- REMARKS: This is a very nice small acreage property offering seclusion yet good paved county road access in the front or private road access to the back. This property would make a great weekend get-a-way or country living located within close proximity to Hondo and Bandera and only 45 minutes to San Antonio! A small portion of the property appears to lie within the FEMA 100-year flood zone. Note: Buyer to pay for new survey.

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.

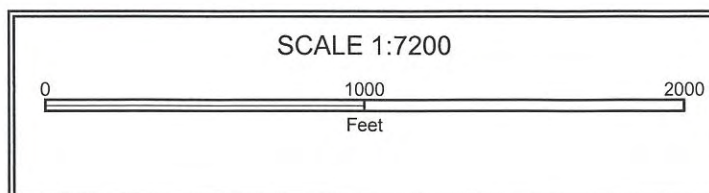








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Information About Brokerage Services

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@gmail.com	210-912-6007
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date