

# COMAL 234

## *Ranch*

234.53± Acres | Comal County

Fischer, Texas



*Anders Realty*

PURVEYORS OF FINE TEXAS RANCHES

# COMAL 234 RANCH

234.53± AC · FISCHER, TEXAS

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*A RARE GEM / BLANK CANVAS  
CEDAR CLEARED / EXTENSIVE VIEWS  
ONLY 10 MINUTES FROM CANYON LAKE MARINA*

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## OVERVIEW & LOCATION



234.53 acres raw land with direct access off FM 32 in Comal County, TX. Driving Directions: From San Marcos FM 32 West past Canyon Lake High School to subject property on left. **Property Address: 0 Farm to Market 32, Fischer, TX 78623 (not yet assigned).**

- ❖ 6.7± miles to Canyon Lake
- ❖ 12± miles to Wimberley
- ❖ 17± miles to Blanco
- ❖ 55± miles to San Antonio





#### **WATER / UTILITIES**

There is a water line running along the South border of the property. Buyer to verify the possible availability & use of this water line. Average annual rainfall is 33.2" for the local area. Groundwater in the surrounding area is good.





## LAND & WILDLIFE

This ranch offers an excellent location in Comal County between Fischer and San Marcos just a few minutes from Canyon Lake High School. Large bulk parcels in Comal County are becoming a rare gem. The property offers excellent long range views and valley views with multiple 1,200+ hilltop

elevations. Extensive cedar clearing has been done to open up the views and showcase the excellent oak varieties of tree cover. An interior artery road was also cleared to access this ranch. Exterior fencing (North line) is currently being completed. Whitetail deer, wild

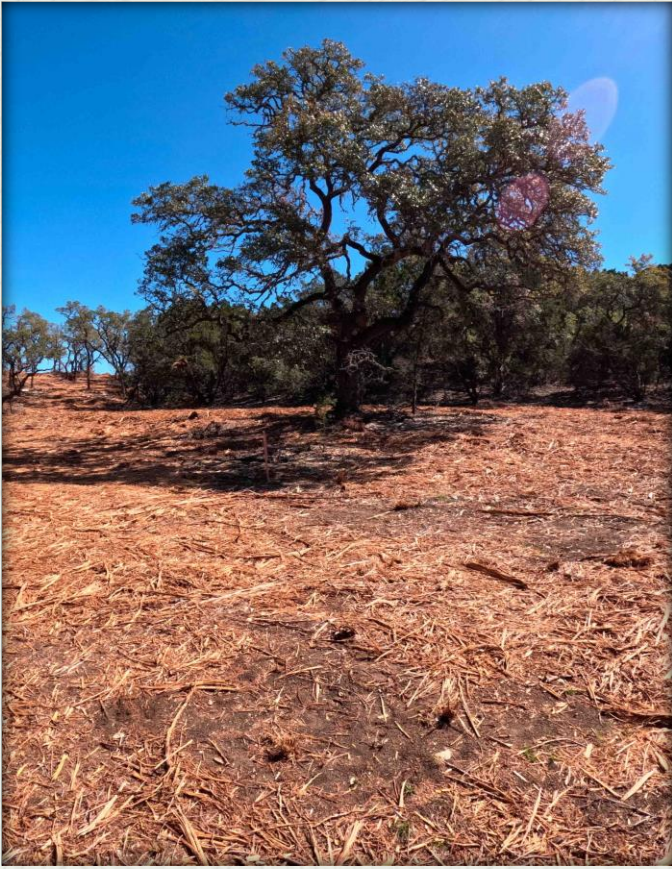


turkey, feral hogs & other native Texas wildlife can be observed on the property.



## SUMMARY

Comal 234 Ranch is an excellent investment opportunity in the high demand growth corridor of Comal County. With low carrying cost this would make a great mid term hold investment, legacy ranch or potential ranchette development.





## **RESTRICTIONS**

THE FOLLOWING IS A PROPOSED LIST OF DEED RESTRICTIONS RELATIVE TO THE SALE OF THE EDMOND RANCH PROPERTY, FM 32, FISCHER, TX.

RESIDENTIAL SINGLE-FAMILY USE ONLY, NO COMMERCIAL ACTIVITIES WILL BE ALLOWED. THIS INCLUDES HOUSES OF WORSHIP.

NO MOBILE HOMES, RECREATIONAL VEHICLES OR MOBILE HOMES ALLOWED NOR, HABITABLE AT ANY TIME EVEN DURING CONSTRUCTION.

NO ANIMAL DOG KENNELS OR BREEDING OF DOMESTIC ANIMALS. GOATS ARE PROHIBITED.

ALL OUTDOOR LIGHTING IS REQUIRED TO BE SHIELDED EXCEPT FOR INCANDESCENT LIGHTING OF 150W OR LESS. NO METAL HALIDE, MERCURY OR SODIUM VAPOR OR QUARTZ LIGHTING IS ALLOWED. FREE STANDING LIGHTS ARE NOT TO EXCEED 15' IN HEIGHT.

A 5 STRAND BARBED WIRE OR GAME FENCE WILL BE REQUIRED THE ENTIRE LENGTH OF THE PROPERTY (SOUTH SIDE) AS IT ABUTS THE ADJACENT EDMOND RANCH PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

THE 234.53 ACRE SUBJECT PROPERTY SHALL NOT BE SUBDIVIDED AND DEED RESTRICTED TO NOT MORE THAN 12 PROPERTIES OF EQUAL ACREAGE (NOT MORE THAN 5 ALONG NORTHERN BOUNDARY OF THE SUBJECT PROPERTY).

THE SUBJECT PROPERTY IS BEING SOLD ON AN AS-IS WHERE-IS BASIS.

DEED RESTRICTIONS SHALL BE RECORDED AT THE CLOSING OF A SALE IN COMAL COUNTY, TX.



## FINANCIAL / TITLE

COMAL 234 RANCH, as described herein (234.53± ac), is offered at \$4,995,000 (\$21,298/ac) in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account TBD.
2. All Prospective Buyers must demonstrate to the satisfaction of the Seller, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
3. Current owner will offer basic title insurance and existing survey (December 2022).
4. Light owner restrictions will be placed on the property to protect adjoining family land. The property will be restricted to subdividing into not more than 12 parcels with not more than 5 parcels running along the northern boundary of the subject property.
5. There is a TXDOT permitted entrance document off FM 32.
6. The property carries a current Ag exemption with Comal County via cattle grazing.
7. The estimated 2022 ag-exempt property taxes are \$119.93 (per Comal CAD).



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This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

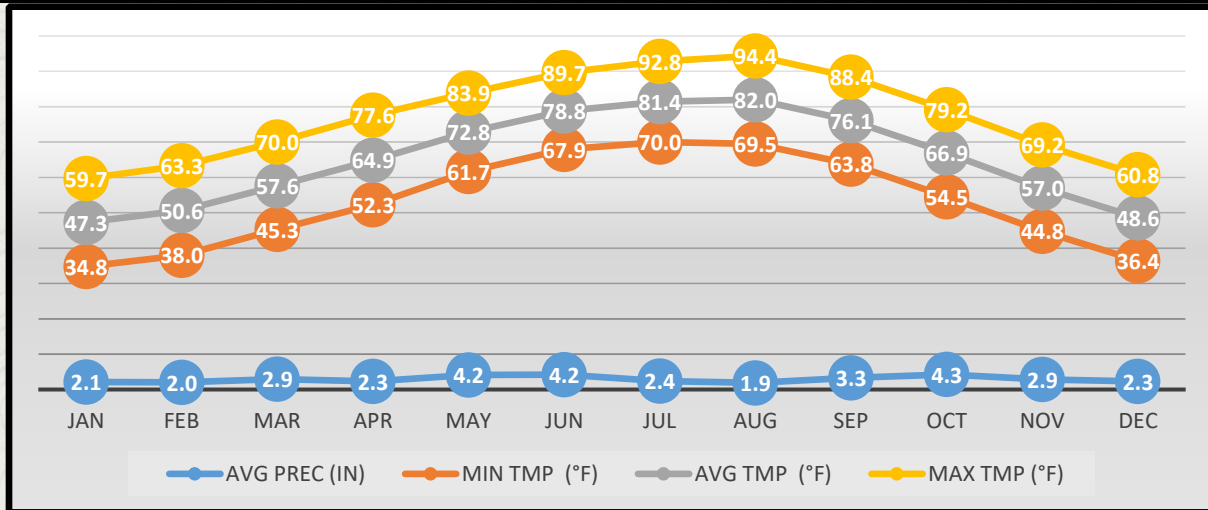
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## CLIMATE DATA

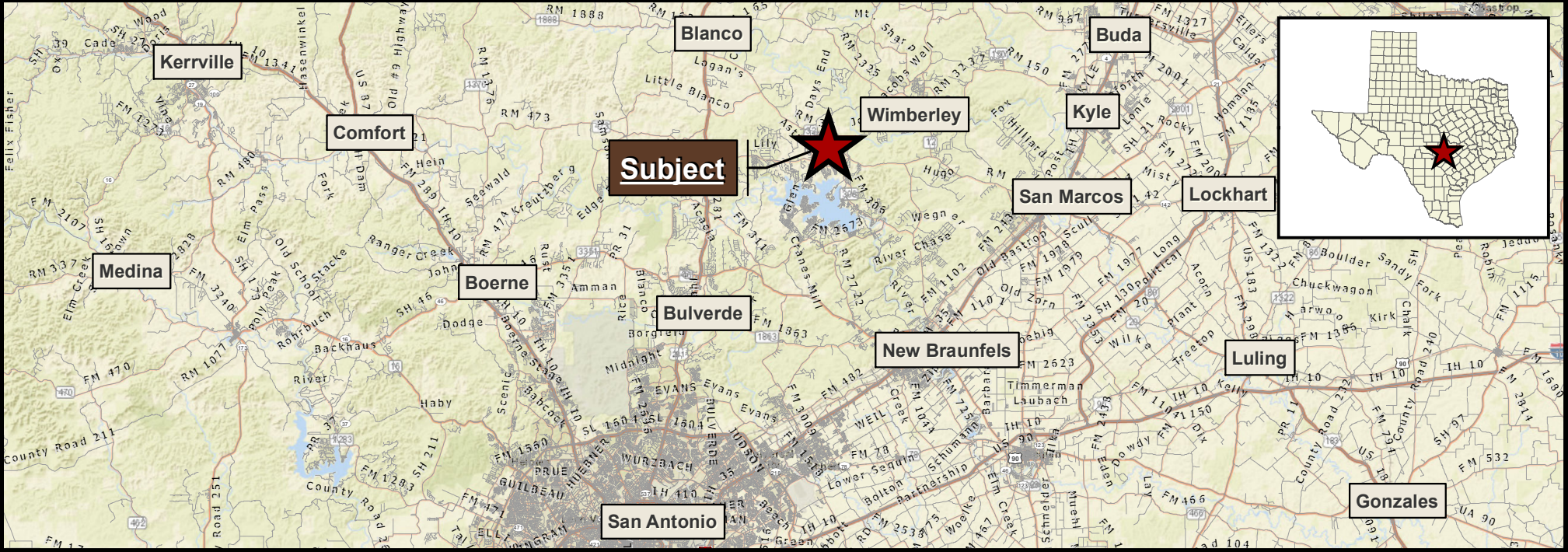
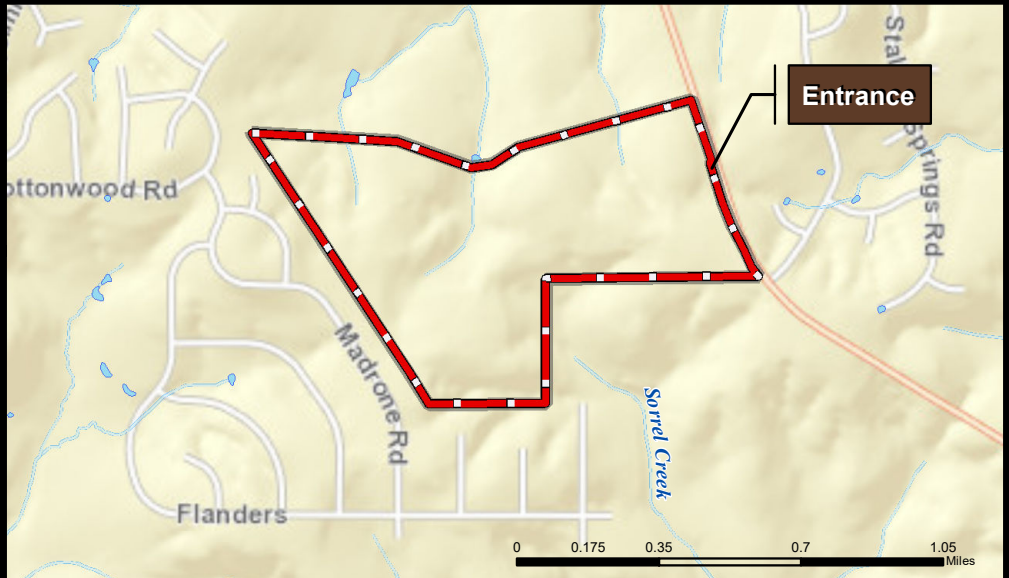
Three-decade averages of climatological variables (1991-2010)  
Climate Normals for **Comal, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.1	34.8	47.3	59.7
Feb	2.0	38.0	50.6	63.3
Mar	2.9	45.3	57.6	70.0
Apr	2.3	52.3	64.9	77.6
May	4.2	61.7	72.8	83.9
Jun	4.2	67.9	78.8	89.7
Jul	2.4	70.0	81.4	92.8
Aug	1.9	69.5	82.0	94.4
Sep	3.3	63.8	76.1	88.4
Oct	4.3	54.5	66.9	79.2
Nov	2.9	44.8	57.0	69.2
Dec	2.3	36.4	48.6	60.8
<b>Ann</b>	<b>33.2</b>	<b>54.3</b>	<b>66.1</b>	<b>78.0</b>



<b>Zip: 78623</b>	<b>Days Where Temp Exceeds 86°F:</b>	<b>121 - 150 Days</b>
	<b>Freeze Date (Avg First Frost):</b>	<b>Nov 11th – 20th</b>
	<b>Freeze Date (Avg Last Frost):</b>	<b>Mar 21st – 31st</b>
	<b>USDA Hardiness Zone:</b>	<b>Zone 8a: 10F to 15F</b>
	<b>Koppen-Geiger Climate Zone:</b>	<b>Cfa – Humid Subtropical Climate</b>
	<b>Ecogregion:</b>	<b>30c – Balcones Canyonlands</b>
	<b>Palmer Drought Index:</b>	<b>Moderately Moist</b>

# COMAL 234 RANCH | 234.53 ± AC | COMAL



1 inch = 2,500 feet



302 E. Main St, Johnson City, Texas 78636

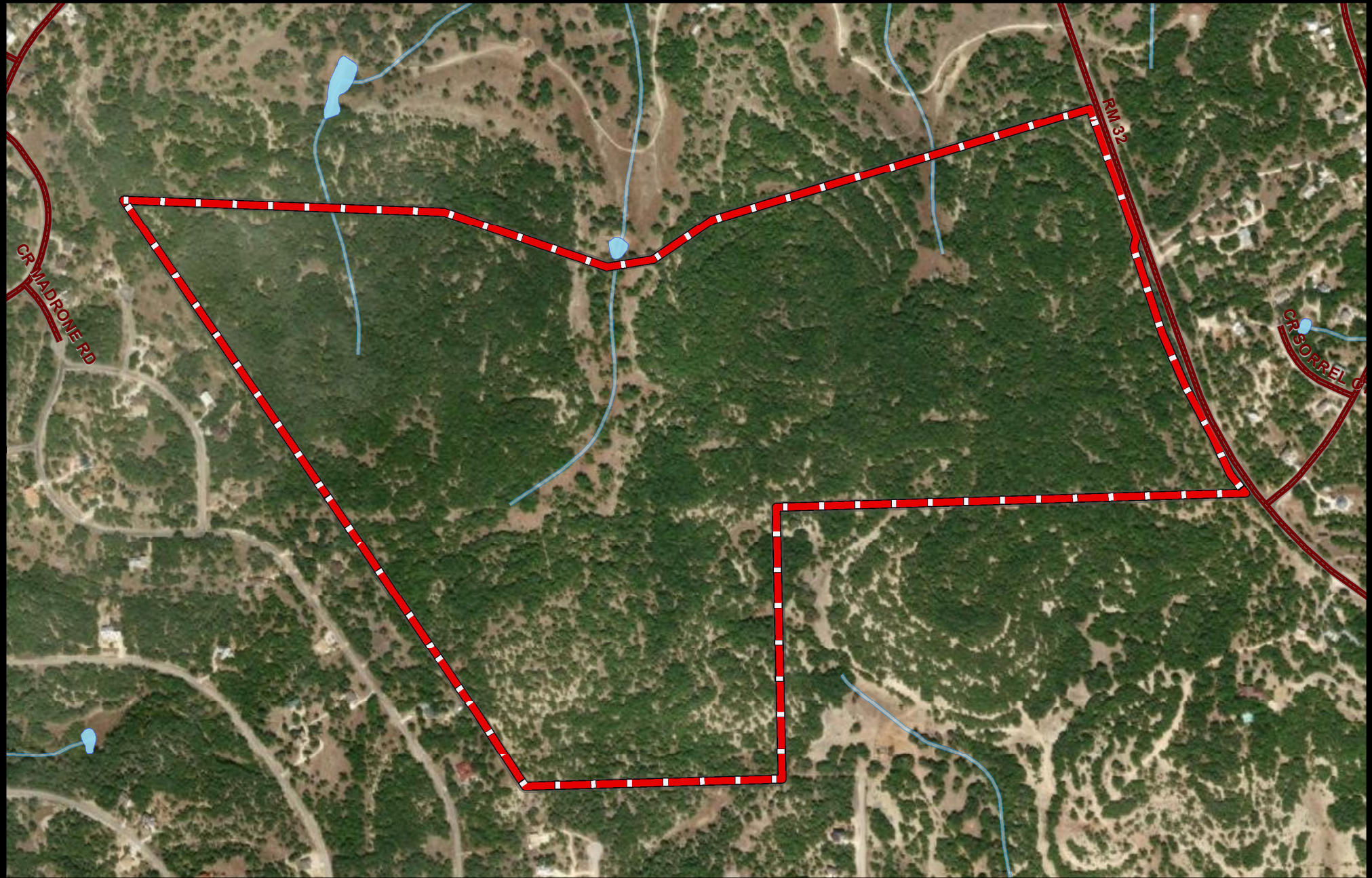
Office (830) 481-4444

[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)



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# COMAL 234 RANCH | 234.53 ± AC | COMAL



1 inch = 666.67 feet



302 E. Main Street, Johnson City, Texas 78636

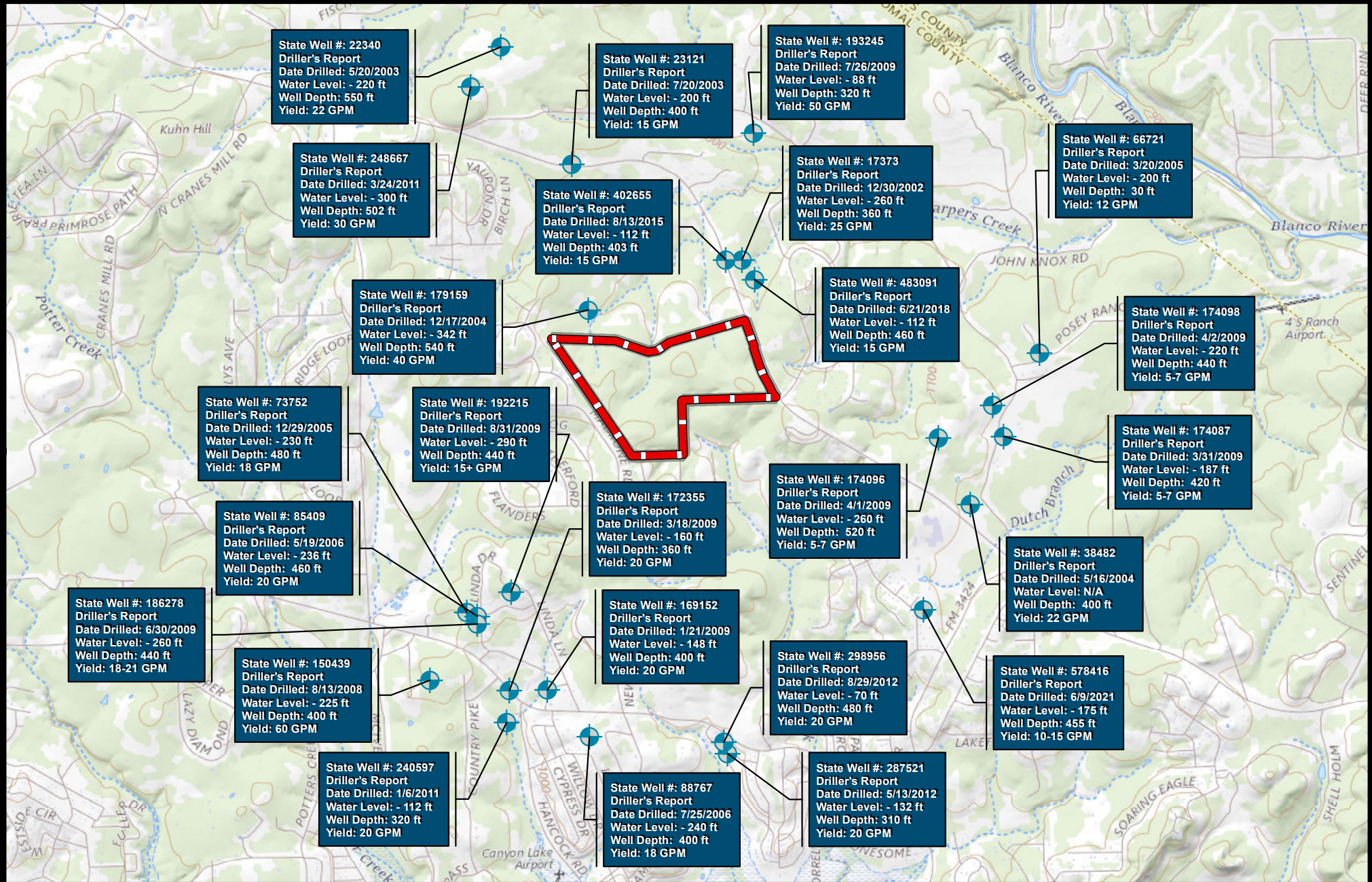
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# COMAL 234 RANCH | 234.53 ± AC | COMAL



1 inch = 3,333.33 feet

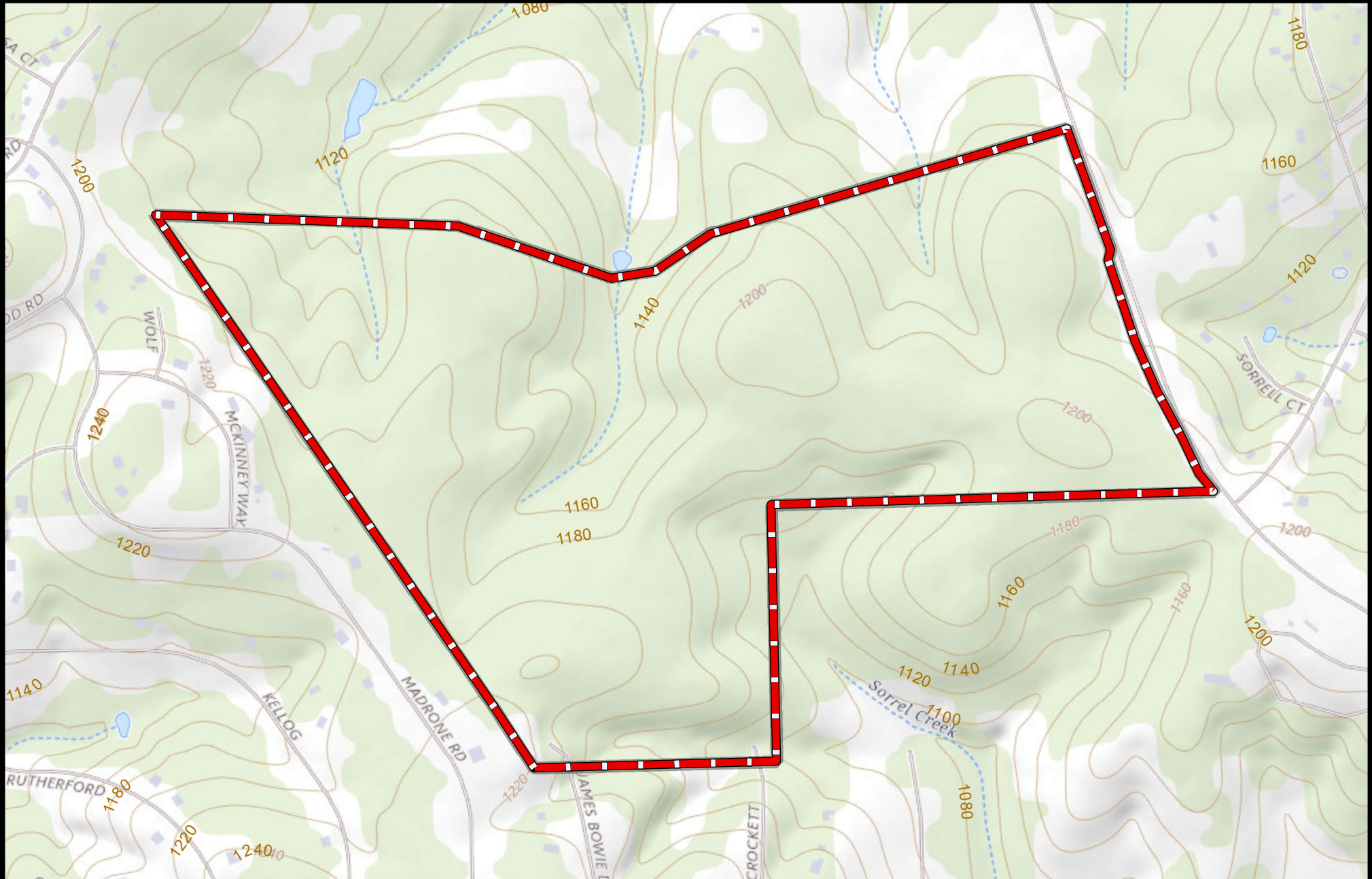


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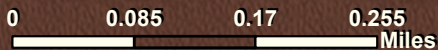


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# COMAL 234 RANCH | 234.53 ± AC | COMAL



1 inch = 708.33 feet



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# COMAL 234 RANCH | 234.53 ± AC | COMAL



1 inch = 605.56 feet



302 E. Main St, Johnson City, Texas 78636

Office (830) 481-4444

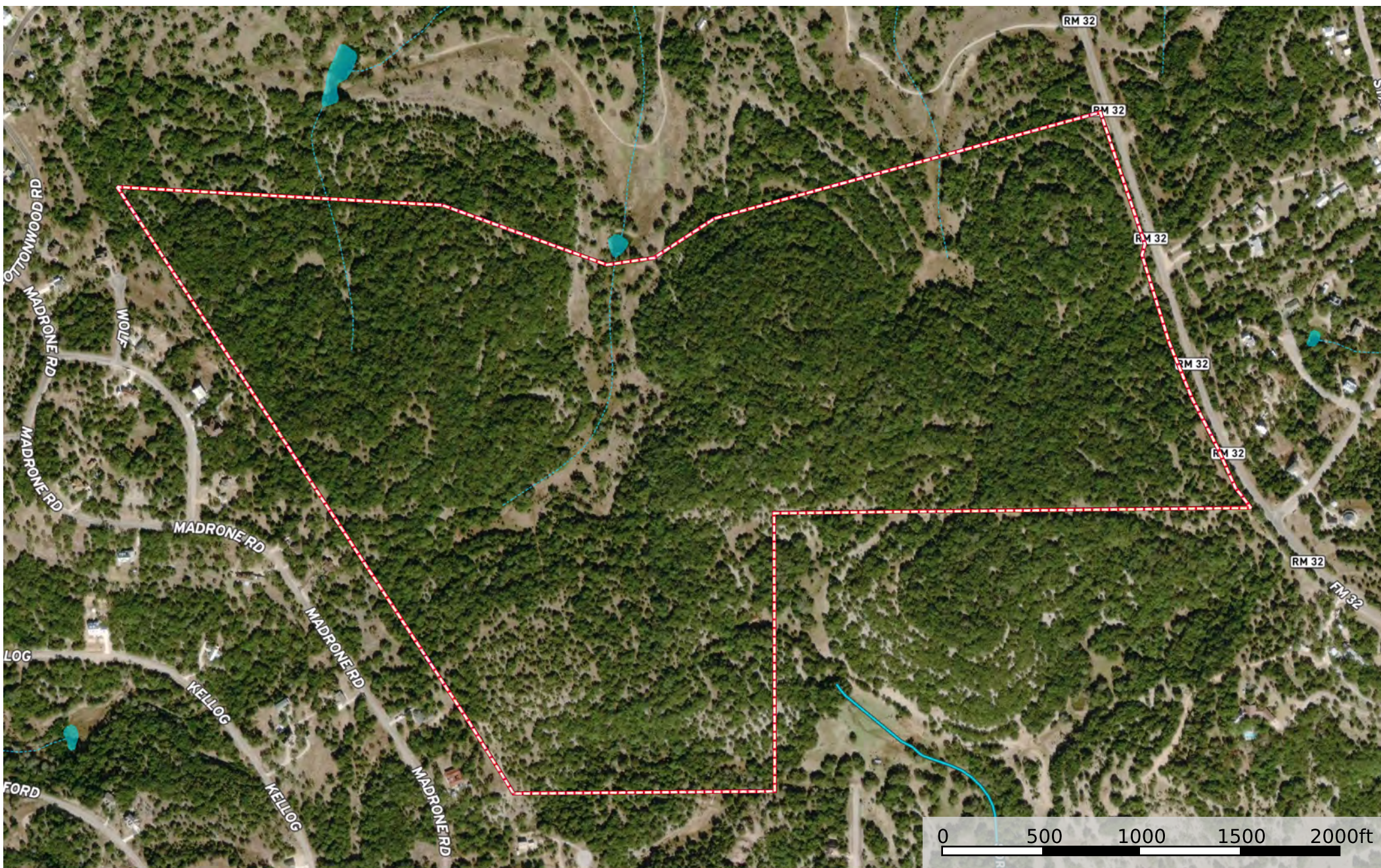
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PURVEYORS OF FINE TEXAS RANCHES

# Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



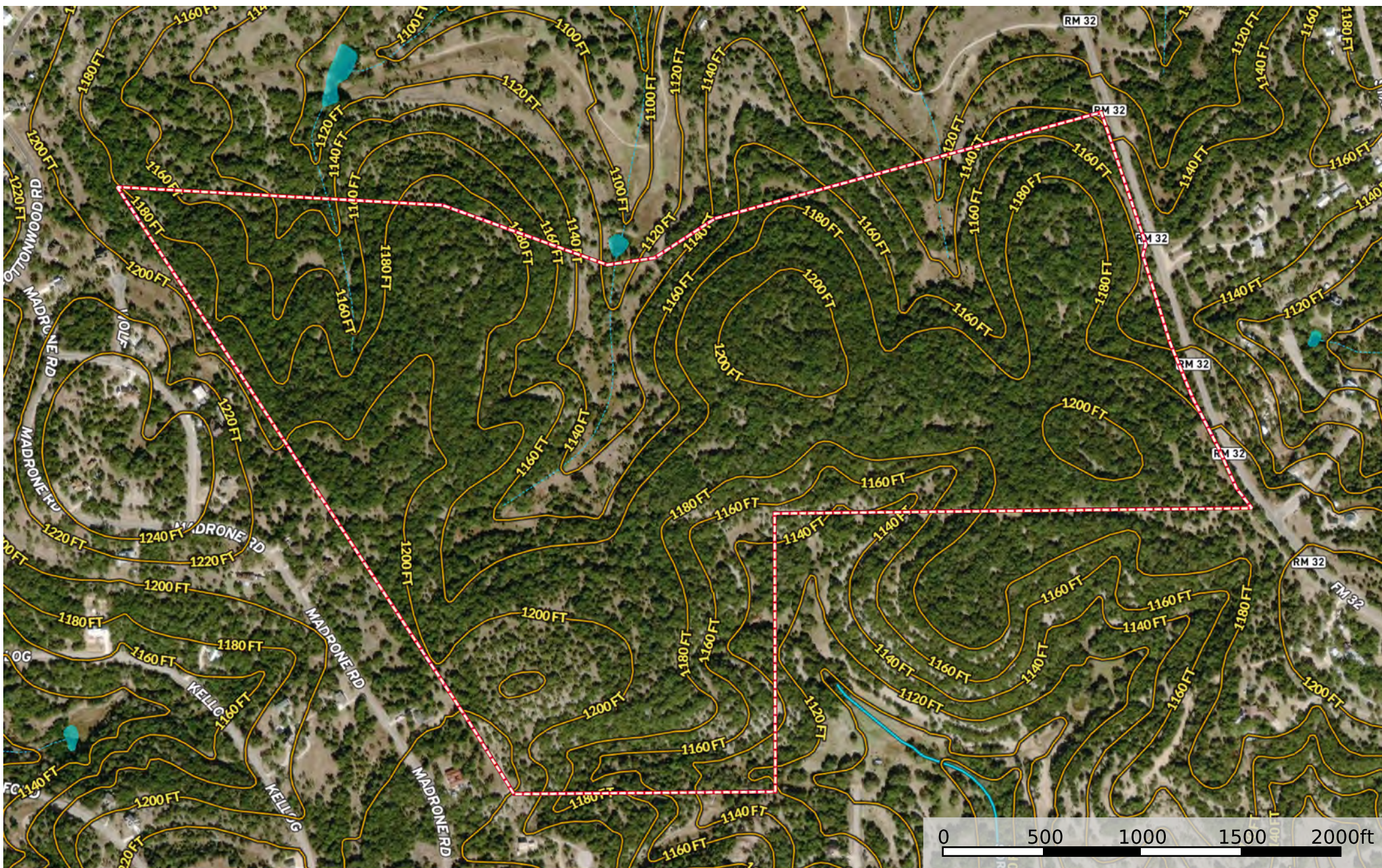
-  Comal Ranch- 234.53
-  Stream, Intermittent
-  River/Creek
-  Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

# Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



Comal Ranch- 234.53  
Stream, Intermittent  
River/Creek  
Water Body

Brady P. Anders  
P: 512-791-9961

AndersRanchRealty.com/brady-anders

302 E. Main Street, Johnson City, Texas, 78606

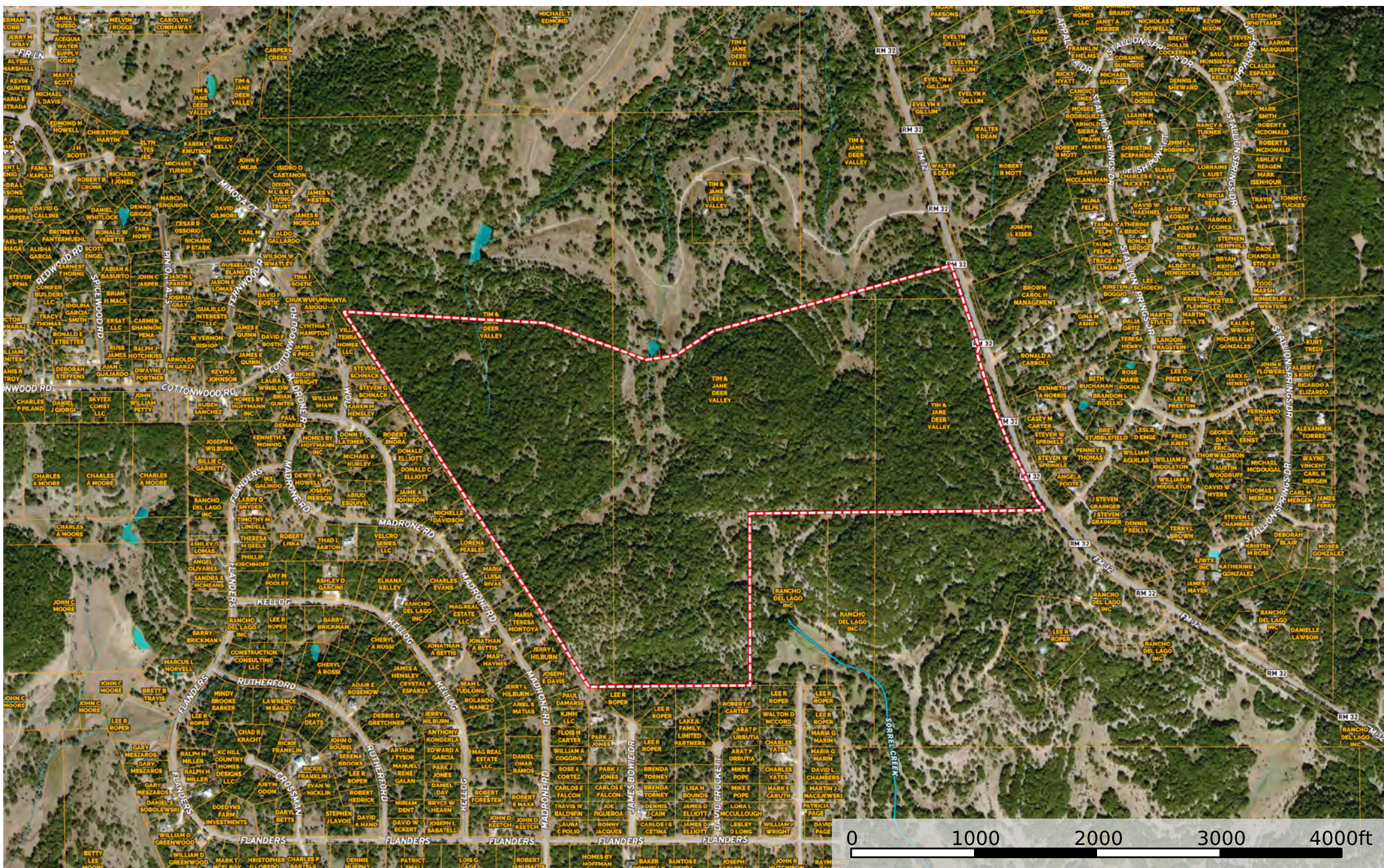


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# Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



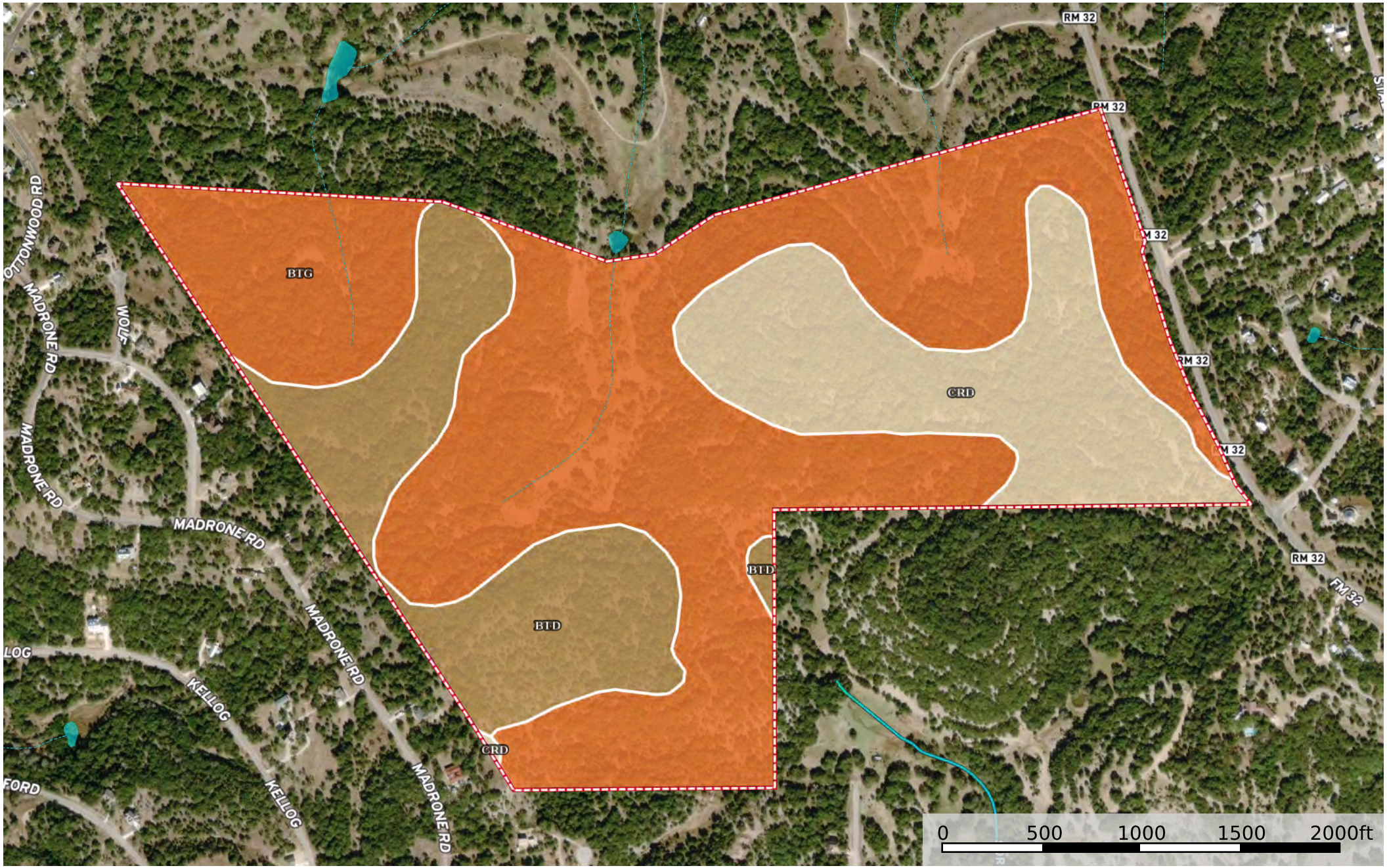
▭ Comal Ranch-234.53  
— Stream, Intermittent  
— River/Creek  
■ Water Body



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# Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



- Comal Ranch- 234.53
- Stream, Intermittent
- River/Creek
- Water Body

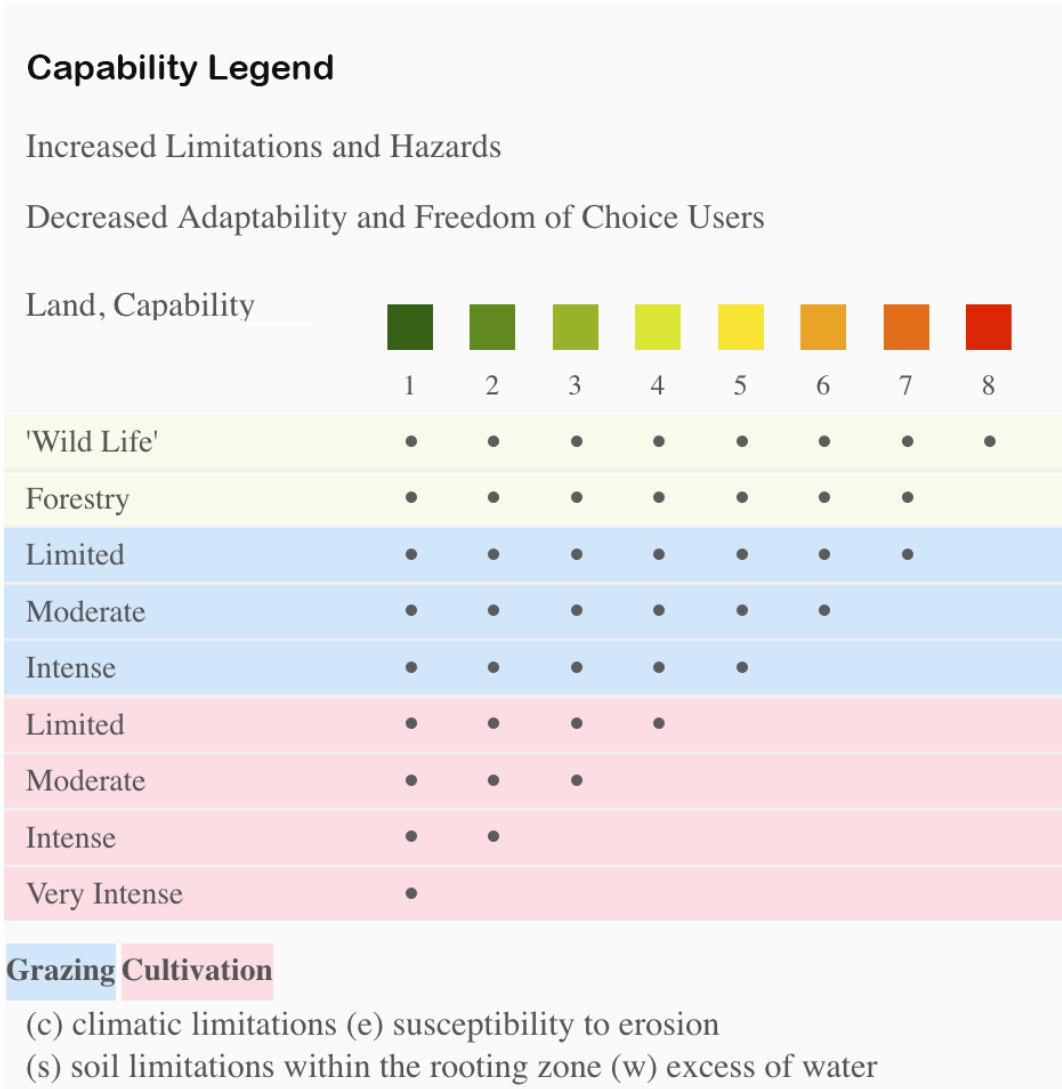


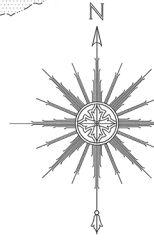
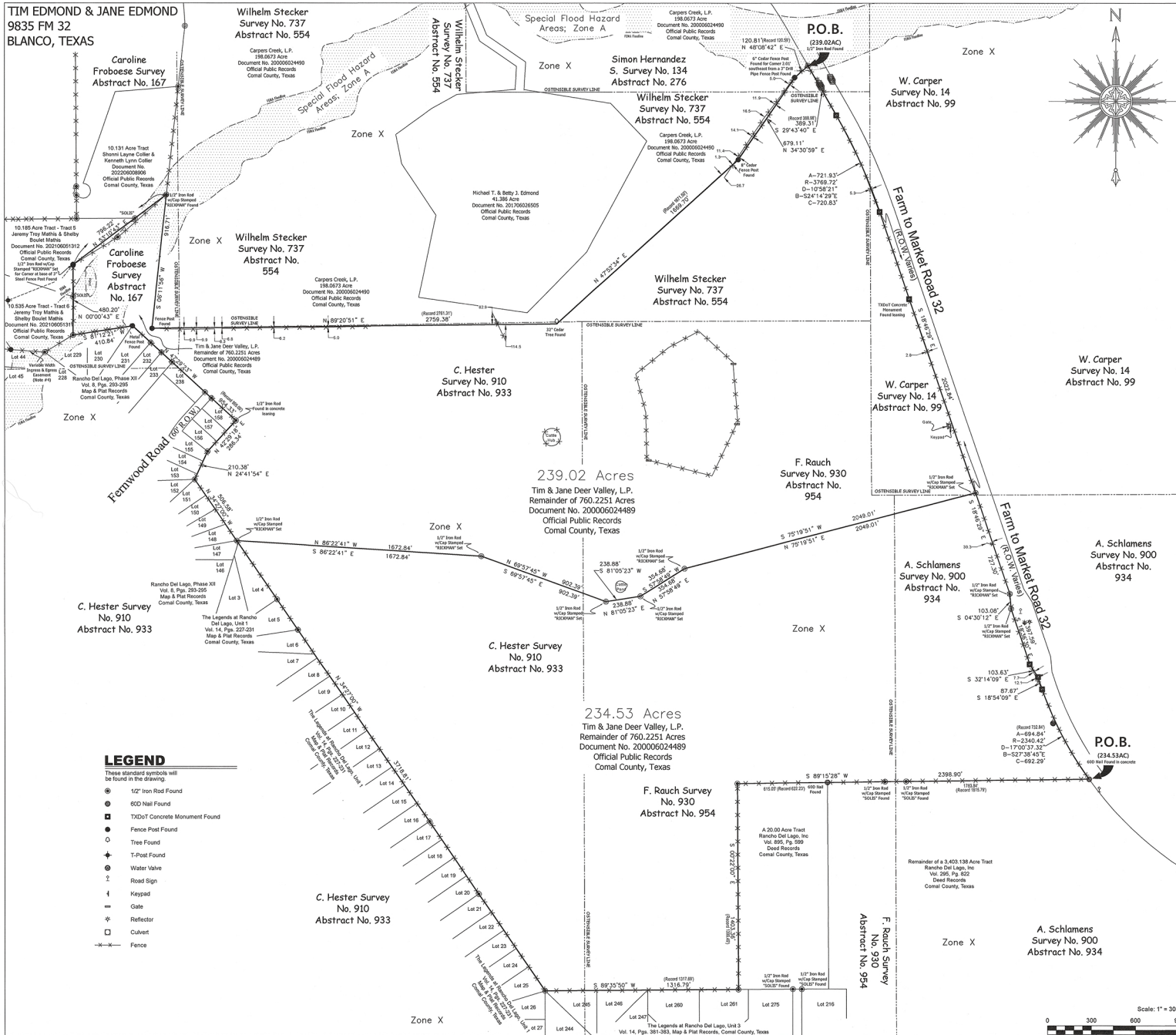
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Comal 234 Ranch-234.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BtG	Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes	142.95	61.56	0	9	7e
CrD	Comfort-Rock outcrop complex, 1 to 8 percent slopes	46.13	19.86	0	10	6s
BtD	Brackett-Rock outcrop-Comfort complex, 1 to 8 percent slopes	43.14	18.58	0	12	6e
TOTALS		232.23(*)	100%	-	9.76	6.62

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





SURVEY OF A 239.02 ACRE TRACT OF LAND OUT OF THE CAROLINE FROBOESE SURVEY, ABSTRACT NO. 167, THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE WILHELM STECKER SURVEY NO. 737, ABSTRACT NO. 554, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760.2251 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, L.P. RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

AND

SURVEY OF A 234.53 ACRE TRACT OF LAND OUT OF THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760.2251 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, L.P. RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

- Survey Notes:**
1. Bearings Based on NAD83 Texas South Central Zone 4204.
  2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
  3. According to the Flood Insurance Rate Map (FIRM) No. 48091C0085F, dated September 02, 2009 AND FIRM No. 48091C0105F, dated September 02, 2009, this property is located in Special Flood Hazard Areas, Zone A: Areas Without Base Flood Elevation, AND Others Areas, Zone X: Area of minimal Flood Hazard.
  4. Subject to Variable Width Ingress&Egress Easement, per Document No. 202006040808, Official Public Records, Comal County, Texas.
  5. Subject to a 20' Telephone Facilities Easement, centered on communications cables, to Guadalupe Valley Telephone Cooperative, Inc., per Document No. 200106033762, Official Public Records, Comal County, Texas.
  6. Subject to Blanket Type Electric Easement to Pedernales Electric Cooperative, Inc., per Vol. 302, Pg. 770, Deed Records, Comal County, Texas.

**CERTIFICATION:**  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON DECEMBER 13, 2022, OF THE PROPERTY SHOWN HEREON:

*Marion Ruth Bolton*  
12-29-2022

**Marion Ruth Bolton**  
Registered Professional Land Surveyor No. 4727  
Job Number: 22-165

**RICKMAN**  
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM  
cheryl@rickmanlandsurveying.com



## 234.53 ACRE TRACT

FIELD NOTES OF A 234.53 ACRE TRACT OF LAND OUT OF THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760.2251 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, L.P. RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

**BEGINNING:** At to a 60D nail found in concrete in the west right of way line of Farm to Market Road 32 (Right of Way Varies), for a northeast corner of the Remainder of a 3403.138 Acre Tract described in deed to Rancho Del Lago, Inc., of record in Volume 295, Page 822, Deed Records, Comal County, Texas, and the east corner of the Remainder of the 760.2251 Acre Tract and This Tract and the POINT OF BEGINNING;

**THENCE:** S 89°15'28" W, with the north line of the Remainder of the 3403.138 Acre Tract and a south line of the Remainder of the 760.2251 Acre Tract and This Tract at a distance of 1783.84 feet passing a 60D nail found for a northwest corner of the Remainder of the 3403.138 Acre Tract and the northeast corner of a 20.00 Acre Tract described in deed to Rancho Del Lago, Inc., of record in Volume 895, Page 599, Deed Records, Comal County, Texas, continuing for a total distance of 2398.90 feet to a ½" iron rod found for the northwest corner of the 20.00 Acre Tract and a reentrant corner of the Remainder of the 760.2251 Acre Tract and This Tract;

**THENCE:** S 00°22'00" E, 1403.36 feet with the west line of the 20.00 Acre Tract and an east line of the Remainder of the 760.2251 Acre Tract and This Tract to a ½" iron rod found in the north line of Lot 261, The Legends at Rancho Del Lago, Unit 3, of record in Volume 14, Pages 381-383, Map and Plat Records, Comal County, Texas, for the southwest corner of the 20.00 Acre Tract and the southeast corner of the Remainder of the 760.2251 Acre Tract and This Tract;

**THENCE"** S 89°35'50" W, 1316.79 feet with the north line of the Legends at Rancho Del Lago Unit 3 and the south line of the Remainder of the 760.2251 Acre Tract and This Tract to a ½" iron rod found for the west corner of Lot 245, The Legends at Ranch Del Lago Unit 3, the north corner of Lot 244, The Legends at Rancho Del Lago Unit 3, the northeast corner of Lot 26, The Legends at Rancho Del Lago Unit 1 according to plat recorded in Volume 14, Pages 227-231, Map and Plat Records, Comal County, Texas, the east corner of Lot 25, The Legends at Ranch Del Lago Unit 1, and the southwest corner of the Remainder of the 760.2251 Acre Tract and This Tract;

**THENCE:** N 34°27'00" W, with the east line of The Legends at Rancho Del Lago Unit 1 and the southwest line of the Remainder of the 760.2251 Acre Tract, at a distance of 3700.22 feet passing the record north corner of Lot 4, The Legends at Ranch Del Lago Unit 1 and the east corner of Lot 145, Ranch Del Lago Phase XII, according to plat recorded in Volume 8, Pages 293-295, Map and Plat Records, Comal County, Texas, continuing for a total distance of 3718.81 to a ½" iron rod with cap stamped "RICKMAN" set for the north corner of Lot 147, Ranch Del Lago Phase XII, according to plat recorded in Volume 8, Pages 293-295, Map and Plat Records, Comal County, Texas and the southeast corner of Lot 148, Rancho Del Lago Phase XII for the

southwest corner of a 239.02 Acre Tract, This Day Surveyed and the northwest corner of This Tract;

THENCE: Departing the east line of Rancho Del Lago Phase XII, across the Remainder of the 760.2251 Acre Tract, with the south line of the 239.02 Acre Tract and the north line of This Tract, the following calls and distance:

S 86°22'41" E, 1672.84 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 69°57'45" E, 902.39 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 81°05'23" E, 238.88 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 57°58'49" E, 354.68 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 75°19'51" E, 2049.01 feet to a 1/2" iron rod with cap stamped "RICKMAN" set in the west right of way line of Farm to Market Road 32 and the northeast line of the Remainder of the 760.2251 Acre Tract, for the southeast corner of the 239.02 Acre Tract and the northeast corner of This Tract;

THENCE: With the west right of way line of Farm to Market Road 32, the east line of the Remainder of the 760.2251 Acre Tract, and This Tract, the following calls and distances:

S 18°46'29" E, 727.30 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 04°30'12" E, 103.08 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 18°36'30" E, 397.59 feet to a Texas Department of Transportation concrete monument found for an angle point;

S 32°14'09" E, 103.63 feet to a Texas Department of Transportation concrete monument found for an angle point;

S 18°54'09" E, 87.67 feet to a Texas Department of Transportation concrete monument found for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left having a radius of 2340.42 feet, a delta angle of 17°00'37", an arc length of 694.84 feet, and a chord that bears S 27°38'45" E, 692.29 feet to the POINT OF BEGINNING and containing 234.53 acres of land in Comal County, Texas, according to a survey on the ground on December 13, 2022, by Rickman Land Surveying, LLC.

*Marion Ruth Bolton*

Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727

12-29-2022



# BROKERAGE IN



11-2-2015



## 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.

<b>Anders Ranch Realty</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brady P. Anders</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# Anders Realty

302 E. Main Street | Johnson City, TX 78636

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Brady P. Anders, *Broker/Owner*

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