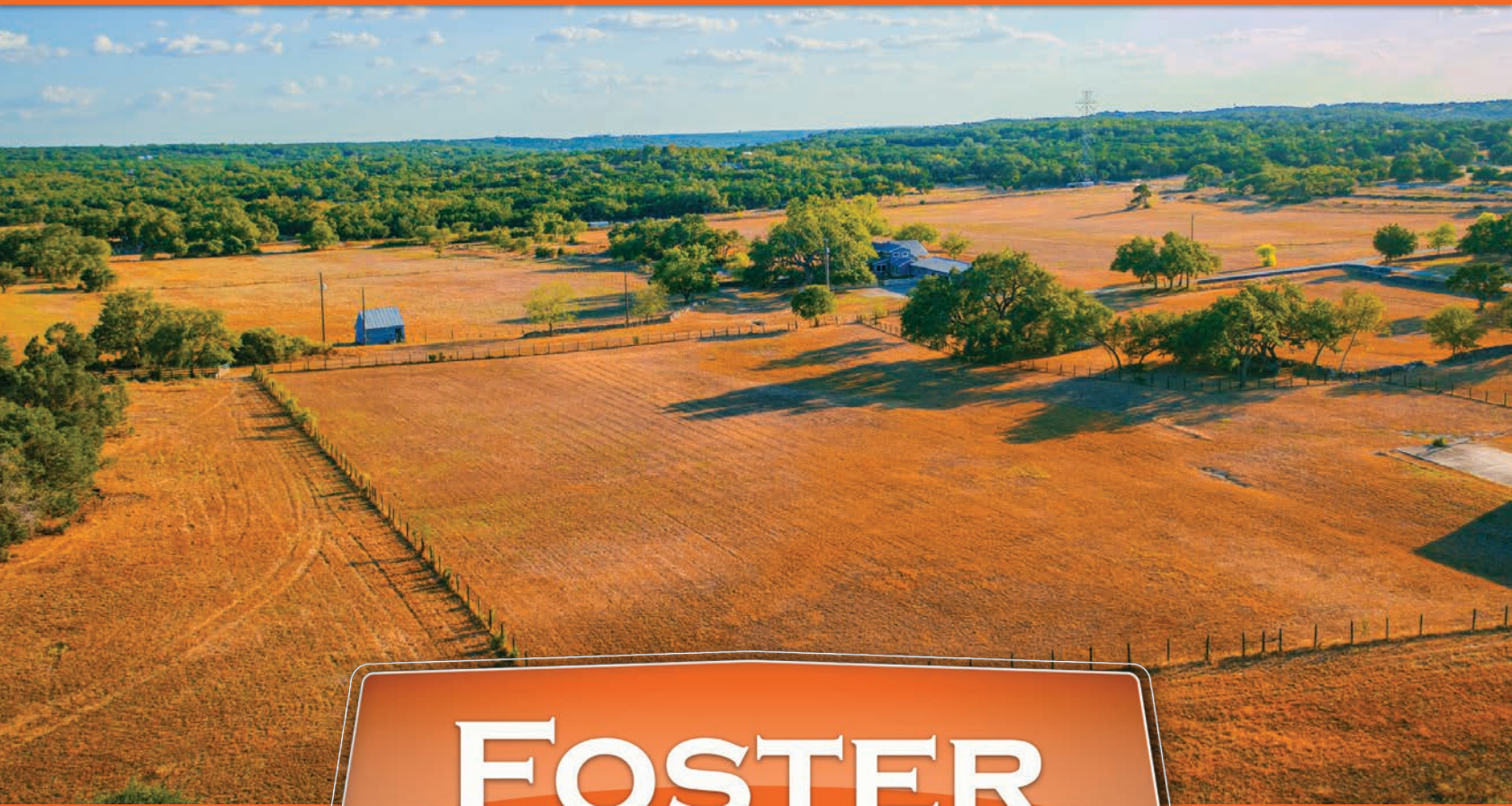


SAVING GRACE RANCH



FOSTER
Farm & Ranch
Real Estate

88.9± ACRES
COMAL COUNTY

PRESENTED BY BRIAN COOK | AGENT
(210) 860-9693 • BRIAN@FOSTERRANCHES.COM • 106 E MAIN ST. UVALDE, TX 78801

FOSTERFARMANDRANCH.COM



FOSTER

Farm  Ranch

R E A L E S T A T E

SAVING GRACE RANCH

88.9± ACRES - \$3,500,000±

DESCRIPTION

Own a piece of Texas history with this stunning 88.9 acre ranch, complete with the original rock and half-timbered house at the core of the residence. Set back from the road, it offers complete privacy and serenity. Perfect for a family, the 5011-square foot home features 4BR, 4.5 baths, and beautiful views from every room. The magnificent living room with small cozy dining area features original, pegged and numbered cedar beams, large original fireplace, and cozy loft area used as a library. The rock kitchen has its own smaller fireplace, KitchenAid appliances, 40" electric range with double ovens, a custom island and cabinetry. Invite friends and family for memorable meals in the expansive dining room or throw a party on the large front patio. The 5-year-old Morton Buildings metal barn offers three roomy 12x14' matted stalls with Dutch windows, hot-water washrack and feed room. The barn aisle is perfect for sitting with drinks during hot summer afternoons as it catches the SE prevailing breeze. Trail ride over the entire property or work horses in any of several smaller arena-sized areas. Fenced and cross-fenced, paddocks have running water and are fenced with v-mesh horse wire. Two large run-in sheds provide shelter or extra storage. The 30x35' steel hay barn easily stores up to 75 round bales with space left over.

IMPROVEMENTS

The ranch has had all systems replaced and significant renovations:

- American Standard heat pumps and Mitsubishi mini-split (office)
- All windows and doors (except front door) replaced with Simonton windows
- PEX water lines and plumbing in master bedroom rerouted
- Wiring redone in loft, kitchen
- 50-year welded standing seam metal roof
- All pipes in pump house replaced 2021, new pressure pump
- Upgraded insulation and radiant barrier
- House exterior repainted 2020—all paint Benjamin Moore
- Interior repainted 2023—all paint Benjamin Moore



COMAL COUNTY



LOCATION

Less than 10 minutes to Smithson Valley High School, Highway 46 and Highway 281. Just 15 minutes to downtown Bulverde or HEB and Spring Branch. Close to everything but feels far away from it all.



SAVING GRACE RANCH



COMAL COUNTY



SAVING GRACE RANCH



COMAL COUNTY





BRIAN COOK AGENT

From a very young age, Brian has had the opportunity to work on a number of ranches in the Hill Country and South Texas. Born and raised in Boerne, Texas, he split his time helping landowners around the Hill Country and working his family's ranch in Maverick County. He obtained his Bachelor's Degree from Texas A&M University, studying Wildlife & Fisheries Sciences. These opportunities have provided him with a strong platform of farming & ranching knowledge, the ability to create great relationships with many buyers & sellers, and develop a connection with multiple financial institutions. He along with the rest of the Foster Farm and Ranch Team will be happy to assist you with any buying or selling needs.

"We Build Relationships on Solid Ground"



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Chad Foster Jr.</u>	<u>524871</u>	<u>chadfosterjr@gmail.com</u>	<u>(830)776-3605</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Chad Foster Jr.</u>	<u>524871</u>	<u>chadfosterjr@gmail.com</u>	<u>(830)776-3605</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Chad Foster Jr.</u>	<u>524871</u>	<u>chadfosterjr@gmail.com</u>	<u>(830)776-3605</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Brian Cook</u>	<u>728399</u>	<u>briancook00@gmail.com</u>	<u>(210)860-9693</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

Foster Property Group, LLC, 106 N East, Uvalde TX 78801
Chad Foster

Phone: 8307763605

Fax:

Pradon Rentals,

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com

FOSTER FARM & RANCH
REAL ESTATE



This information has been obtained from sources Foster Farm and Ranch Real Estate deems reliable. Because this information has been provided by third parties, we cannot guarantee that it is accurate. All parties should undertake to verify the information and agree to rely on their own diligence as opposed to any representations contained herein. All listings are subject to changes, errors, omission, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by the owner. Buyer's agent must be identified on first contact and must be present at initial showing of the property listing in order to participate in real estate commission.

FOSTERFARMANDRANCH.COM

