



HILL COUNTRY

SOUTH TEXAS

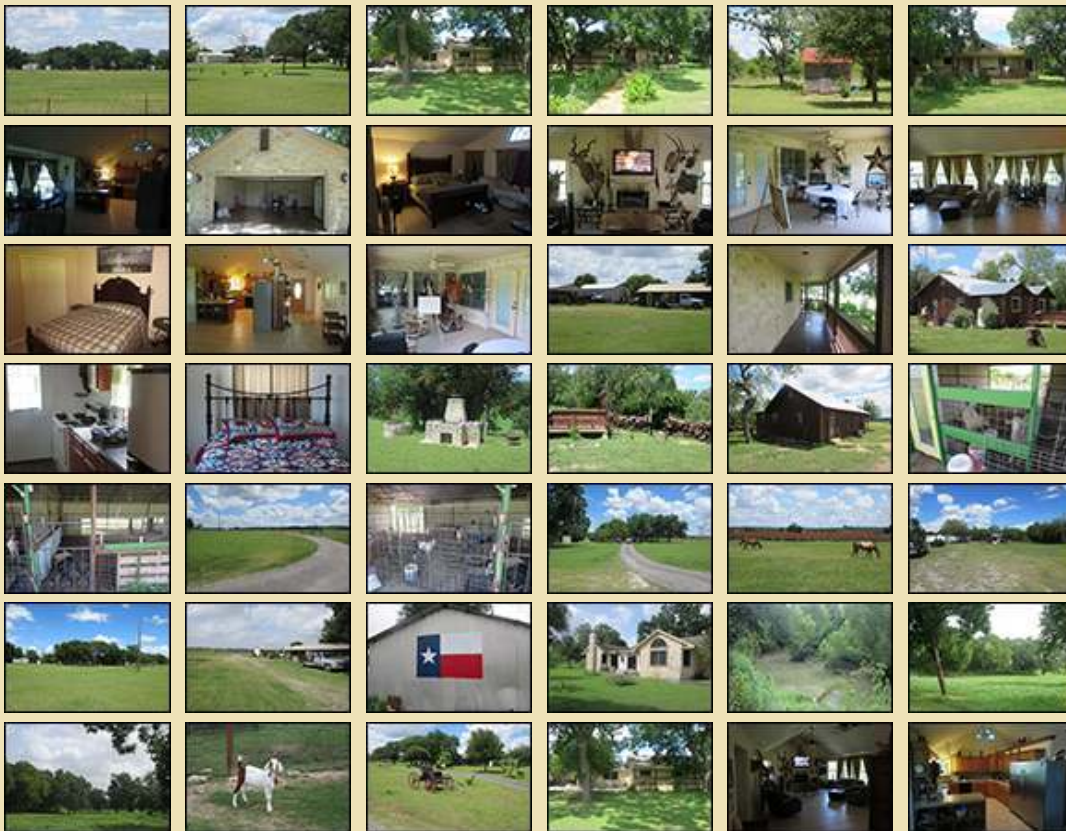
WEST TEXAS

## SAN ANTONIO RIVER RANCH

(Two Houses, Electricity, Water Well, Barns)

**55.45 ACRES**

BEXAR COUNTY, TEXAS



**LOCATION:** Located in Bexar County approximately 20 miles south of San Antonio which is the county seat, or 10 miles northeast of Floresville, or 105 miles southeast of Austin, or 205 miles southwest of Houston, or 285 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION:** This 55.45 acre ranch has been a productive agricultural operation and

residence for many years.

**REASON FOR SALE:** The owner has made the decision to sell this property for estate planning purposes.

**METHOD OF SALE:** The Owner (Seller) has given Frank J. Carter, Broker, exclusive written authorization to sell this fine property. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/re-certified survey. The property is offered for sale for all cash.

**DESCRIPTION:** Situated near Elmendorf this beautiful and peaceful "Live Water" ranch is located on FM 1303 in Bexar county near the Wilson county line. The ranch has frontage on the San Antonio River with about 10 acres in river bottom with pecan, cottonwood and other native trees. Deer, hogs, turkey, dove and all the usual predators and critters inhabit the property. The entry is paved with an electric gate off FM 1303. There are two houses: the main house is a 3/2/2 rock home and the other house is a guest/bunk house. There are several barns and out buildings on the property. The Pasture of 45 +/- acres is presently used for livestock. There are no known restrictions and other uses could be church related, RV Park, commercial, rodeo arena or sub divided to name a few. There is great fishing at Braunig Lake, minutes from the property and just two hours to the coast.

**MINERALS:** To include all air, water and timber rights. There is a very small portion of Seller owned minerals that are negotiable.

**POSSESSION:** Possession of the Property will be delivered to the buyer on the date of closing and funding.

**IMPROVEMENTS:** The property is fenced, has electricity, water well, a main house, a guest/bunk house, several barns and out buildings and paved entrance with electric gate.

**TAXES:** Based on current agricultural use and improvements the total ad valorem taxes for calendar year 2016 were approximately \$7,800.00. The property will be conveyed to the buyer with said agricultural use designation in place.

**LOCAL AREA INFORMATION:**

**Bexar County:** <https://www.bexar.org/>

**Braunig Lake** <https://tpwd.texas.gov/fishboat/fish/recreational/lakes/braunig/>

**San Antonio:** <http://www.sanantonio.gov/>

**Floresville:** <https://www.floresvilletx.gov/>

**San Antonio Airport:** <http://www.sanantonio.gov/aviation/>

**PRICE: \$995,000.00 \*(\$17,944.09 per acre)**

\* Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a General Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by OWNER and Buyer.

**TERMS:** (2 Options):

- All cash at closing.
- Any other terms acceptable to OWNER.

**AIRPORT INFORMATION:** The San Antonio International Airport is located just 45 minutes north of this property.

**SHOWING COORDINATION:** This ranch is available for inspection seven days a week by prior appointment only. CALL: **Frank J. Carter (956) 740-4849** at any time for showing coordination, service

and support. Or you may contact him via E-Mail at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com).

**NOTE:** This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

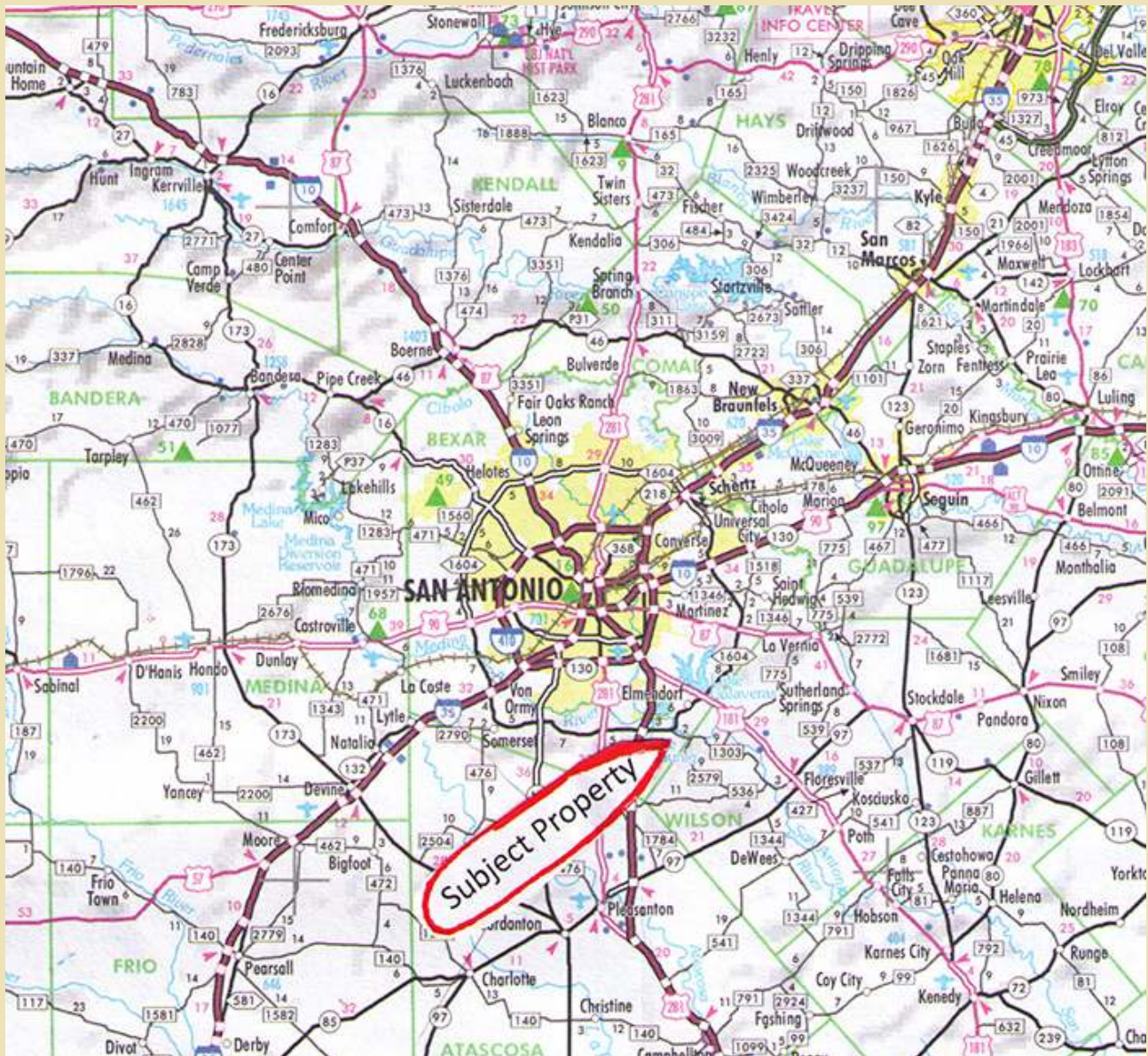
Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic Influences, Diseases and other acts of God, Nature or Man.

Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Frank J. Carter, Broker.

[For more information on this property see our Invitation to Buyers.](#)

**MAPS:**

[TEXAS STATE MAP](#)



GOOGLE SAT MAP

