



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

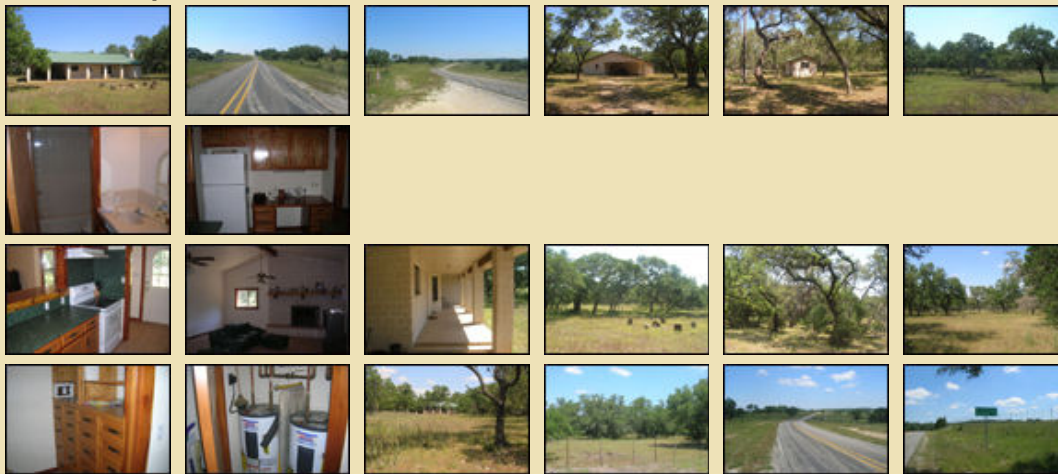
KENDALL COUNTY COUNTRY HOME

(Oaks, Wildlife, Private & Secure, Unique Custom Home, Excellent Location)

9.47 ACRES

KENDALL COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in central Kendall County approximately 13 miles northeast of Boerne, which is the county seat, or 40 miles north northwest of San Antonio, or 85 miles southwest of Austin, or 190 miles west of Houston, or 225 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This property was carved out of the beautiful family ranch and given to one of the present owners as a wedding gift in 1997. The young couple proceeded to build a unique custom rock home, improve the property and create the attractive hideaway retreat that it is today.

REASON FOR SALE: The Owners are in process of relocating to other property that they own.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales 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/recertified survey. The property is offered for sale for all cash.

DESCRIPTION: Custom home nestled in the Hill Country of Boerne, Texas on 9.47 acres surrounded by

larger ranches and covered in hundreds of oak trees. Located off FM 474, the property is accessed by a one mile 60' wide deeded easement with a good all weather road. Hunting is allowed with whitetail deer, axis deer, hogs and turkey being abundant. An excellent candidate for horses and livestock. The entire 9.47 acre estate is now fenced on two sides and the Owner will provide fencing for the other two sides. There is also a locked gate in place. A good water well equipped with an electric submersible pump supplies excellent potable drinking water. This 1,880 sq. ft. (as per the Kendall County Appraisal District) one story home has three bedrooms and two baths. There is a fireplace, two car carport, ceramic tile and carpeted flooring, two hot water heaters, large utility room, custom cabinets and woodwork throughout. All appliances convey. Excellent location, just 15 minutes to downtown Boerne or 20 minutes to downtown Comfort. The Property is located in the highly acclaimed Boerne Independent School District. This Property is an excellent candidate for full time residence or a great weekend retreat for a family or grandparents who want plenty of room for their children and grandchildren to visit. Located in the midst of all the Hill Country towns such as Bandera, Blanco, Fredericksburg, New Braunfels, Gruene, Kerrville, Comfort and Sisterdale.

MINERAL, WATER AND AIR RIGHTS: It is believed the Seller owns all the mineral, water and air rights. There are no leases on any of said rights. All rights owned will be conveyed to the buyer

POSSESSION: Possession of the Property subject to no leases of any kind will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: Custom 1,880 s.f. (as per CAD) home with huge porch and carport on slab. Water well, electricity, septic system, well house with storage addition, fenced with security gate.

TAXES: Based on Kendall CAD 2011 taxes were \$1,790.00 with Ag. Exemption.

PRICE: \$399,900.00*

* The price includes conveyance of the following appliances: Refrigerator, cook stove, microwave, dishwasher, clothes washer and dryer. The price does not include any other furnishings, personal property, rolling stock, equipment or livestock.

TERMS: (2 options as follows):

- (1) All cash at closing.
- (2) Any other terms acceptable to Owner.

LOCAL AREA INFORMATION:

Kendall County: <http://www.co.kendall.tx.us/ips/cms>

City of Boerne: <http://www.ci.boerne.tx.us/>

Kendall County Appraisal District: <http://www.kendallad.org/>

Boerne Chamber of Commerce: <http://boerne.org/>

Boerne I.S.D.: <http://www.boerne-isd.net/>

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

Webb County Appraisal District: <http://www.webbcad.org/>

AIRPORT INFORMATION: The San Antonio International Airport is located just 45 minutes southeast 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: 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, Disease and other acts of God, Nature or Man.

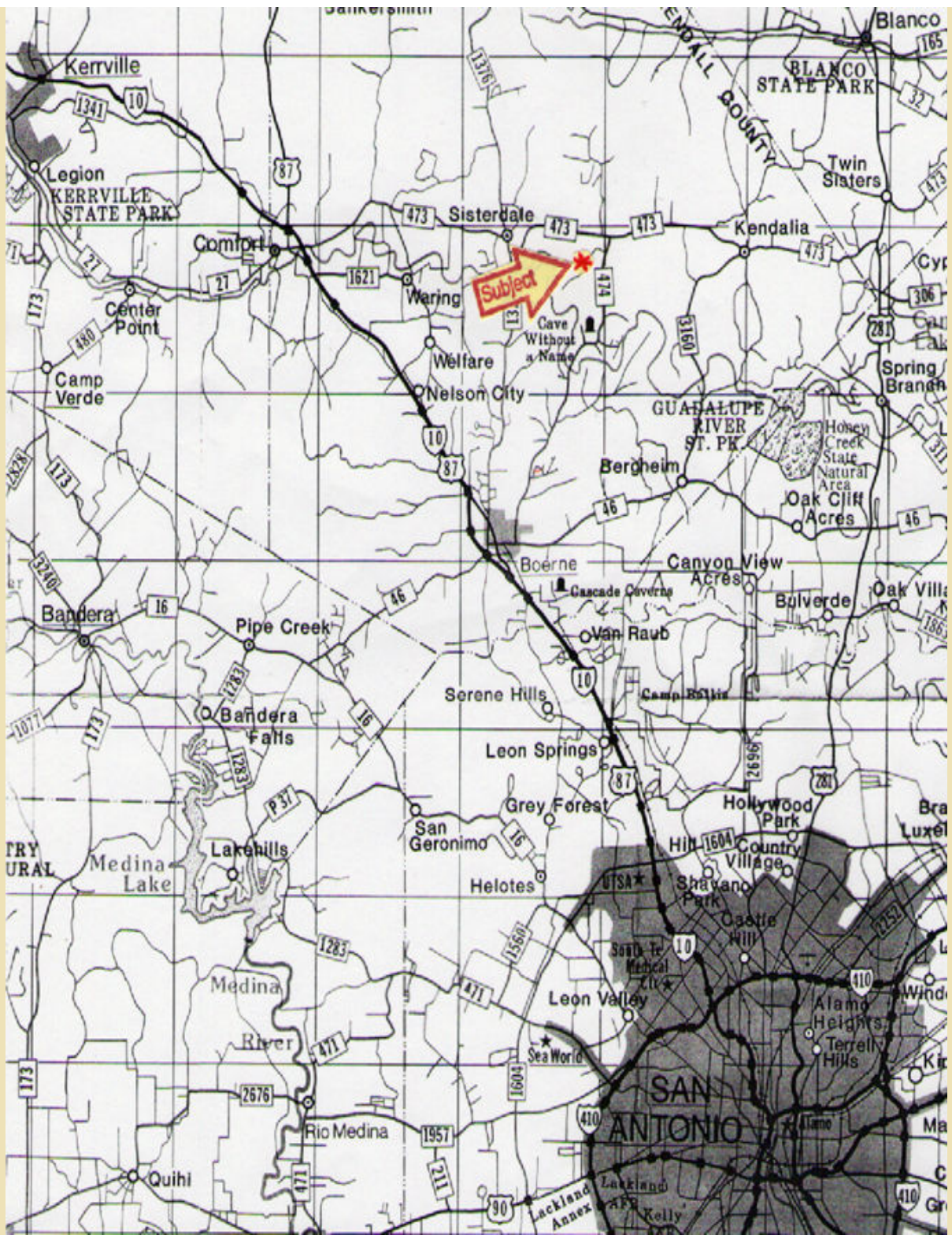
Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Frank J. Carter, broker.

MAPS:

TEXAS HIGHWAY MAP



HILL COUNTY ROAD MAP



KENDALL COUNTY ROAD MAP



