

Agent Report



Addr: 0 Flat Rock
Status: PCH
Area: 2509
Int.St./Dir: FM 474 or 1376 to FM 473 to Seven Sisters, lft on Flat Rock, property on rt
Subdivision: SHADOW VALLEY RANCH
City: Boerne
County: Kendall
Legal: SHADOW VALLEY RANCH UNIT 4, LOT N 1/2 54, ACRES 3.908
Lot Size: 14.536
Sch: Comfort
Elem: Call District
Middle: Call District
High: Call District
Class: LA
Grid: 999D9
Zip: 78006
CAN#: 1570500040630
Block: 0
Lot Dimensions:
Currently Leased:
Lease Expiration:
MLS #: 903258
List Price: \$99,900
Type: LTACR
AdSf:
Lot: N
Sale/Rent: For Sale
Mo Lease:

Lot Description	Utility Suppliers	Assessments
Front Feet: 826	Gas:	HOA Name:
Depth Feet: 1269	Electric:	HOA Fee: Frequency:
Total Acres: 14.536	Garbage:	HOA Name2: Assoc Trans Fee:
Price/Acre:	Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
Well Depth:	Sewer:	HOA Name3: Frequency3: Assoc Trans Fee3:
	Other:	HOA Fee3: Mand/Mult HOA: None/N

Base Taxes

County: \$584.08
City: \$0
School: \$1,910.10
Other: \$7.89
Total: \$2,502.07
Taxed by Mltpl Counties: No
Financials
PrTerms: Conventional, Texas Vet, Cash, Other
Zoning: RESIDENTIAL
Preferred Title Co.: Alamo Title

Owner: Fields
List Agent: Thomas Ortiz
List Office: Realty Executives Of S.A.
Ph to Show: CSS
Owner LREA/LREB: No
 (210) 416-2613
 (210) 493-0020
Showing Contact: CSS
SC/\$: 0
BC/\$: 3
Bonus:

AgentRmrks: E/M Alamo Title D. Jackson

Remarks: Incredible Panoramic Views of Hill Country! Gorgeous Oaks at top of gentle sloping hill with Great building site, 14 plus acres for hunting! convenient location to Boerne, or Sisterdale. Survey available.

Description: Wooded, Irregular, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone, None
Utility On Site: None
Site/Area Ft: Hunting
Improvements: Paved Roads
Miscellaneous: Not Applicable
Septic: Required
Location: Hill Country View, Country View
Frontage: County Road
Restrictions: Mobile Homes Allowed, Manufactured Hms Allowed, Horses Allowed, Farm Animals Allowed
Terrain: Gentle Slope, Rolling
Trees: Many, Mature, Hardwood, Evergreen
Docs Avail: Survey

Contingent Info:
Contract Date:
Closing Date:
Sell Ofc:
Sale Trms:
Sell Concess:
Selling Agent:
DOM/CDOM: 221 / 413
Sell Points:
Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 192 Seven Sisters Dr	Class: LA	MLS #: 931842
Status: NEW	Grid: 999A9	List Price: \$109,000
Area: 2509		
Int.St./Dir: Between Kendalia & Sisterdale		
Subdivision: SHADOW VALLEY RANCH		
City: Boerne	Zip: 78006-7312	Type: RURAL
County: Kendall	CAN#: 1570500030200	AdSf:
	Block: 00	Lot: 18
Legal: SHADOW VALLEY RANCH UNIT 3 LOT 18, 15. ACRES		Sale/Rent: For Sale
Lot Size: 15	Lot Dimensions:	Mo Lease:
Sch: Comfort		
Elem: Call District	Currently Leased:	
Middle: Call District	Lease Expiration:	
High: Call District		

Lot Description

Front Feet: 0
 Depth Feet: 0
 Total Acres: 15
 Price/Acre: \$7,266.67
 Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name:	Frequency:	Assoc Trans Fee:
HOA Fee:		
HOA Name2:	Frequency2:	Assoc Trans Fee2:
HOA Fee2:		
HOA Name3:	Frequency3:	Assoc Trans Fee3:
HOA Fee3:		
Mand/Mult HOA: None/N		

Base Taxes

County: \$581
City: \$0
School: \$1,900
Other: \$8
Total: \$2,489

Taxed by Mltpl Counties: No

Zoning: NONE

Financials

PrTerms: Conventional, Texas Vet, Cash

Preferred Title Co.: Alamo Title

Owner: OLARNIC JOHN JR ETAL**List Agent:** Eddie Callender, Jr.**List Office:** Southeast, REALTORS**Ph to Show:** 210.222.2227**AgentRmrks:** Please use Nancy Janysek, Alamo Title at 10999 I-10 West, Ste. 320, San Antonio. Email offers to serealtors@gmail.com or fax to 210.333.4878.**Remarks:** Nice 15 acres of beautiful Texas Hill Country. Very interesting tract has oaks and cedars, hills and a deep gully. Electricity is available at two locations on the property. Boundaries are well defined by barbed wire fences. There is an old cabin - not fit for much - but very interesting. There are several potential building sites. Beautiful land in a sparsely populated area. See it today!**Description:** Undeveloped, Wooded, Irregular**Utility Avail:** Well Allowed, Electric**Utility On Site:** Electric**Site/Area Ft:** Hunting, Seasonal Creek**Improvements:** Fencing**Miscellaneous:** No City Tax**Septic:** Allowed**Location:** In Subdivision, Hill Country View**Frontage:** County Road**Restrictions:** Other**Terrain:** Rolling, Rocky**Trees:** Many, Mature**Docs Avail:** None**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 6 / 6**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

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Agent Report



Addr: LOT 3 La Cancion Dr
Status: ACT
Area: 2506
Int.St./Dir: HWY 474, right on Kreuzberg Rd., La Cancion Ranch is on left.
Subdivision: LA CACION (*Common*) / LA CACION SUBDIVISION (*Legal*)
City: Boerne
County: Kendall
Legal: S15416-LA CACION SUBDIVISION, LOT 3, ACRES 13.07
Lot Size: 12.93
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne

Class: LA
Grid: 999
Zip: 78006
CAN#: 1541600000030
Block: 0

MLS #: 916928
List Price: \$174,500
Type: LTACR
AdSf:
Lot: 3

Sale/Rent: For Sale
Mo Lease:

Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 301
Depth Feet: 1313
Total Acres: 12.93
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: LA CACION HOA
HOA Fee: \$662
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$3
City: \$0
School: \$10.77
Other: \$0.04
Total: \$13.81

Taxed by Mltpl Counties: No**Zoning:** RESIDENTIAL**Financials****PrTerms:** Conventional, 1st Seller Carry, Cash, Other**Preferred Title Co.:** KendallCo**Owner:** GUADALUPE RIVER PARTNERS LP &**List Agent:** Dustin McLendon**List Office:** Hill Country Land Source**Ph to Show:** 210-222-2227

581485

HCLS00

Owner LREA/LREB: No

(210) 413-1116

(830) 331-9801

Showing Contact: CSS**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** Go and Show. Plat maps under additional info section. Please call Dustin @ 210-413-1116 with any questions.

Remarks: OWNER FINANCING AVAILABLE...E-MAIL OR CALL FOR TERMS The natural beauty of the Texas Hill Country will be respected with quality deed restrictions, underground utilities, and wildlife tax exemption. This 12.93 +/- acres is priced to sell. I challenge you to find a better priced property, with similar acreage, wildlife tax exemption, and private property owners Guadalupe River Park.

Description: Undeveloped, Wooded**Utility Avail:** Well Allowed, Electric, Telephone**Utility On Site:** Electric, Telephone**Site/Area Ft:** Playground/Park, Controlled Access**Improvements:** Paved Roads, Other**Miscellaneous:** No City Tax, Ag Exempt**Septic:** Required**Location:** In Subdivision, Other**Terrain:** Level**Trees:** Many, Mature, Hardwood, Evergreen**Frontage:** Private Street**Docs Avail:** Area Plat, Survey, Topographic Map, Restrictions, Corner Staked**Restrictions:** Building, No Mobile Homes, Cannot be Subdivided, Use Restrictions**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 130 / 614**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 106 Blaschke Rd
Status: ACT
Area: 2507
Int.St./Dir: IH10 W to Waring exit, take 289, go under IH10, take a right, stay on 289 to Blaschke Road
Subdivision: NOT IN DEFINED SUBDIVISION (Common) / A10543 - SURVEY 17 J A ZAMBRANO (Legal)
City: Comfort
County: Kendall
Class: LA
Grid: 1911
List Price: \$207,000
Zip: 78013-3014
Type: LTACR
CAN#: 1054357330230
AdSf:
Block: 0
Lot: 23
Legal: ABSTRACT 543 SURVEY 17 J A ZAMBRANO, (SIX OAKS LIMITED), LOT
Lot Size: 14.76
Lot Dimensions:
Sch: Comfort
Elem: Comfort
Middle: Comfort
High: Comfort
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

Lot Description
Front Feet: 0
Depth Feet: 0
Total Acres: 14.76
Price/Acre:
Well Depth:

Utility Suppliers
Gas:
Electric:
Garbage:
Water: Well
Sewer: Septic
Other:

Assessments
HOA Name:
HOA Fee: Frequency: Assoc Trans Fee:
HOA Name2: Frequency2: Assoc Trans Fee2:
HOA Name3: Frequency3: Assoc Trans Fee3:
HOA Fee3:
Mand/Mult HOA: None/N

Base Taxes
County: \$3.40
City: \$0
School: \$11.13
Other: \$0.05
Total: \$14.58

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash

Preferred Title Co.: KendallCo

Owner: VAN WAGNER GARY
List Agent: Cindy Roberts, ABR,GRI
List Office: Kuper Sotheby's Int'l Realty
Ph to Show: 210-222-2227
Owner LREA/LREB: No
 (210) 215-9097 **SC/\$:** 0
 (210) 698-3100 **BC/\$:** 3
Showing Contact: CSS **Bonus:**

AgentRmrks: Land is 1.2 miles to IH10 and 13.7 miles to Boerne.

Remarks: Looking for a great country place to call home. This land is a good horse property located between Boerne and Comfort just 1.2 miles off IH10. 14.76 acres with well and fully fenced. Small dry pond on property. AG EXEMPT. Good soil and views.

Description: Wooded, Partial Cleared
Utility Avail: Electric, Telephone
Utility On Site: Well
Site/Area Ft: Pond/Tank
Improvements: Paved Roads, Fencing
Miscellaneous: No City Tax, Ag Exempt
Septic: Required
Location: In Subdivision
Frontage: County Road
Restrictions: No Mobile Homes, Cannot be Subdivided
Terrain: Gentle Slope
Trees: Hardwood
Docs Avail: Survey

Contingent Info: **DOM/CDOM:** 132 / 132 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** **Price per SQFT:**
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

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Agent Report



Addr: 105B Jennifer Drive
Status: ACT
Area: 2501
Int.St./Dir: IH-10 W-Exit 538-lft on Ranger Creek- rght to get back on access rd- go 2 miles-lft on Jennifer- up hill 1 mile- lft @ directional onto dirt rd- stay to the right till rd ends.
Subdivision: EASLEY
City: Boerne
County: Kendall
Legal: Abstract 1166 Survey 112 W F Wright (Easley subdivision)
Lot Size: 19.915
Sch: Comfort
Elem: Comfort
Middle: Comfort
High: Comfort
Class: LA
Grid: 344A7
Zip: 78006-7909
CAN#: 39750,39760,45975,45956
Block: N/A
Currently Leased:
Lease Expiration:
MLS #: 876080
List Price: \$219,900
Type: LTACR
AdSf:
Lot: PT-Q
Sale/Rent: For Sale
Mo Lease:

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u>		
Front Feet: 0	Gas:	HOA Name:		
Depth Feet: 0	Electric:	HOA Fee:	Frequency:	Assoc Trans Fee:
Total Acres: 19.915	Garbage:	HOA Name2:		
Price/Acre: \$275,000	Water:	HOA Fee2:	Frequency2:	Assoc Trans Fee2:
Well Depth: 800	Sewer:	HOA Name3:		
	Other:	HOA Fee3:	Frequency3:	Assoc Trans Fee3:
		Mand/Mult HOA: None/N		

Base Taxes

County: \$824
City: \$0
School: \$2,519
Other: \$11
Total: \$3,354

Taxed by Mltpl Counties: No**Zoning:** NA**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** Independence Title**Owner:** grones**List Agent:** Liz Voss, ABR,GRI**List Office:** Voss Realty, LLC**Ph to Show:** 222-2227

503138

VOSS00

Owner LREA/LREB: No

(210) 823-9555

(210) 823-9555

Showing Contact: CSS**SC/\$:** 0**BC/\$:** 3**Bonus:**

AgentRmrks: Agents, home to be sold as is/where is- no repairs* When showing property you will go up about a mile on Jennifer and take a left on the dirt road (You will see directional), at the "Y" go to your far left until you reach dead end. * Please fax offers to 1-8656-549-8677* EMC Keri Yurelich Independence Title in Stone Oak* Thank you for showing! :)

Remarks: No restrictions on this beautiful, partially cleared land that offers privacy and amazing views within its 19.915 acres. Located just outside of Boerne, 15 minutes from Leon Springs, and off the access road of IH 10, this can become one's hill country getaway, or keep the peaceful feeling by building your custom home. There are fruit trees, live oaks, 800ft well, seasonal stock tank, 3 port shed, and 1300 sq ft ranch house that can be updated or torn down to make room for your dream home.

Description: Improved, Wooded, Irregular, Partial Cleared
Utility Avail: Well Allowed, Electric
Utility On Site: Well, Electric, Propane Tank(Owned)
Site/Area Ft: None
Improvements: Unpaved Roads, Paved Roads, Small Buildings/Dwellings
Miscellaneous: Not Applicable
Septic: In Place, Required
Terrain: Level, Gentle Slope, Rolling, Hilly, Rocky
Location: Bluff View, Hill Country View
Trees: Many, Mature, Fruit/Nut, Evergreen
Frontage: Private Street, City Street, U.S. Highway
Docs Avail: None
Restrictions: Easements

Contingent Info:**Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 378 / 378**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 18 Sattler Rd **MLS #:** 657700
Status: ACT **Class:** LA
Area: 2503 **Grid:** 148 **List Price:** \$235,000
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch **Zip:** 78070-6604 **Type:** LTACR
County: Kendall **CAN#:** 1044400258051 **AdSf:**
Block: 0 **Lot:** LOT18
Legal: Lot 18 Twin Peaks Ranches
Lot Size: 20.141 **Lot Dimensions:**
Sch: Blanco **Sale/Rent:** For Sale
Elem: Blanco **Mo Lease:**
Middle: Blanco **Currently Leased:**
High: Blanco **Lease Expiration:**

Lot Description

Front Feet: 515
Depth Feet: 1757
Total Acres: 20
Price/Acre:
Well Depth: 0

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200 **Frequency:** Annually **Assoc Trans Fee:** \$0
HOA Name2: **Frequency2:** **Assoc Trans Fee2:**
HOA Fee2: **Frequency3:** **Assoc Trans Fee3:**
HOA Name3: **Frequency3:** **Assoc Trans Fee3:**
HOA Fee3: **Frequency3:** **Assoc Trans Fee3:**
Mand/Mult HOA: Mandatory/No

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes**Zoning:** RESIDENTIAL**Financials****PrTerms:** Conventional**Preferred Title Co.:** Alamo Title**Owner:** Sattler Road Ranch**List Agent:** William Canavan**List Office:** William Canavan, REALTORS**Ph to Show:** 830-816-2600**Owner LREA/LREB:** Yes

(830) 816-2600

(830) 331-9369

Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:** 0**AgentRmrks:**

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions,
 Corner Staked

Restrictions: No Mobile Homes**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 1541 / 1541**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: LOT 6 Melodia Pl
Status: ACT
Area: 2506
Int.St./Dir: FM 474 TO KREUTZBERG RD., PROPERTY LOCATED APPROX. 6 MILES DOWN KREUTZBERG RD. ON THE LEFT INSIDE THE GATED SUBDIVISION OF LA CANCION RANCH.
Subdivision: LA CANCION (Common) / LA CANCION SUBDIVISION (Legal)
City: Boerne
County: Kendall
Legal: S15416-LA CANCION SUBDIVISION, LOT 6, ACRES 12.61
Lot Size: 12.61
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 999Z
MLS #: 880390
List Price: \$239,000
Type: LTACR
AdSf:
Lot: 6
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description	Utility Suppliers	Assessments
Front Feet: 1560 Depth Feet: 987 Total Acres: 12.61 Price/Acre: Well Depth:	Gas: Electric: Garbage: Water: Sewer: Other:	HOA Name: LA CANCION HOA Fee: \$662 HOA Name2: HOA Fee2: HOA Name3: HOA Fee3: Mand/Mult HOA: Mandatory/No
		Frequency: Annually Frequency2: Frequency3:
		Assoc Trans Fee: \$0 Assoc Trans Fee2: Assoc Trans Fee3:

Base Taxes

County: \$2.89	Taxed by Mltpl Counties: No	Zoning: RESIDENTIAL
City: \$0		Preferred Title Co.: KendallCo
School: \$10.37		
Other: \$0.04	Financials	
Total: \$13.30	PrTerms: Conventional, Cash	

Owner: SEE BROKER
List Agent: Dustin McLendon
List Office: Hill Country Land Source
Ph to Show: 210-222-2227
Owner LREA/LREB: No
 (210) 413-1116
 (830) 331-9801
Showing Contact: CSS
SC/\$: 0
BC/\$: 3
Bonus:

AgentRmrks: Call Dustin McLendon@ 210-413-1116 with any questions. Topo Plat and Restrictions are located in the additional info tab.

Remarks: LAST, BONA-FIDE HILL COUNTRY VIEW LOT in the environmentally planned, gated community of La Cancion Ranch. The habitat is a mosaic of Live Oak Savanna & dense Juniper-Oak woodland stretching across 12.61+/- Ag. Exempt acres...making this an OUTSTANDING HORSE PROPERTY. Level topography provides a plethora of building sites with MAJESTIC 180 degree views of the virgin Hill Country from your back porch. Private Guadalupe River Park for property owners, Exemplary Boerne Schools, & sensible restrictions.

Description: Other
Utility Avail: Well Allowed, Electric, Telephone, Cable TV, Other
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Playground/Park, Controlled Access, Stream/River, Other
Improvements: Not Applicable/None
Miscellaneous: No City Tax, Aq Exempt
Septic: Required
Location: Corner, In Subdivision, Hill Country View
Frontage: Private Street
Terrain: Level
Trees: Many, Mature, Hardwood, Evergreen
Docs Avail: Area Plat, Topographic Map, Restrictions, Corner Staked, Other

Restrictions: Building, No Mobile Homes, Cannot be Subdivided, Use Restrictions, Horses Allowed, Farm Animals Allowed, No Mnft Homes

Contingent Info:	Sale Trms:	DOM/CDOM: 356 / 356	Sold Price:
Contract Date:	Sell Concess:	Sell Points:	SQFT/Acre:
Closing Date:	Selling Agent:		Price per SQFT:
Sell Ofc:			Source SQFT Acre:

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Agent Report



Addr: LOT 24 La Cancion Dr
Status: ACT
Area: 2506
Int.St./Dir: FM 474 N, RT ON KREUTZBERG. LA CANCION RANCH IS 6 MILES DOWN KREUTZBERG ON THE LEFT.
Subdivision: LA CANCION (Common) / LA CANCION SUBDIVISION (Legal)
City: Boerne
County: Kendall
Legal: S15416-LA CANCION SUBDIVISION, LOT 24, ACRES 13.6
Lot Size: 13.6
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 999Z
List Price: \$239,000
Zip: 78006
CAN#: 1541600000240
Block: 0
Currently Leased:
Lease Expiration:
MLS #: 903086
Type: LTACR
AdSf:
Lot: 24
Sale/Rent: For Sale
Mo Lease:

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u>
Front Feet: 850	Gas:	HOA Name: LA CANCION HOA
Depth Feet: 1364	Electric:	HOA Fee: \$662 Frequency: Annually Assoc Trans Fee: \$0
Total Acres: 13.6	Garbage:	HOA Name2:
Price/Acre:	Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
Well Depth:	Sewer:	HOA Name3:
	Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
		Mand/Mult HOA: Mandatory/No

<u>Base Taxes</u>		<u>Financials</u>	<u>Zoning</u>
County: \$3.10		PrTerms: Conventional, Cash, Investors OK	Zoning: RESIDENTIAL
City: \$0	Taxed by Mltpl Counties: No		Preferred Title Co.: KendallCo
School: \$11.18			
Other: \$0.04			
Total: \$14.32			

Owner: GUADALUPE RIVER PARTNERS LP
List Agent: Dustin McLendon 581485
List Office: Hill Country Land Source HCLS00
Ph to Show: 210-222-2227
Owner LREA/LREB: No
 (210) 413-1116 **SC/\$:** 0
 (830) 331-9801 **BC/\$:** 3
Showing Contact: CSS **Bonus:**

AgentRmrks: Go and Show. Please call Dustin McLendon at 210-413-1116 with any questions.
Remarks: PERFECT HORSE PROPERTY on 13.60 Acres, under Wildlife Management Plan! Only 28 home-sites make up the private gated community of La Cancion Ranch. Many level building sites to build your dream home among the motts of mature Live Oaks and acres of fertile pasture land for your horses and/or livestock to graze. Quality yet sensible restrictions, no time frame to build, private community river park on the Guadalupe, underground utilities, paved roads, and EXEMPLARY BOERNE PUBLIC SCHOOLS.

Description: Partial Cleared		
Utility Avail: Electric, Telephone, Cable TV		
Utility On Site: Electric, Telephone, Cable TV		
Site/Area Ft: Playground/Park, Controlled Access, Stream/River		
Improvements: Not Applicable/None		
Miscellaneous: No City Tax, Aq Exempt		
Septic: Required	Terrain: Level, Other	
Location: In Subdivision, Hill Country View	Trees: Many, Mature, Hardwood	
Frontage: Private Street	Docs Avail: Area Plat, Topographic Map, Restrictions, Corner Staked	
Restrictions: Building, No Mobile Homes, Cannot be Subdivided, Of Record, Use Restrictions, No Mnftc Homes		
Contingent Info:	DOM/CDOM: 222 / 222	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess:	Price per SQFT:
Sell Ofc:	Selling Agent:	Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOT 22 La Cancion Dr
Status: ACT
Area: 2506
Int.St./Dir: Take FM 474 N past Boerne High School. Turn right on Kreuzberg Rd. La Cancion Ranch is approx. 6 miles down on your left.
Subdivision: LA CANCION (*Common*) / LA CANCION SUBDIVISION (*Legal*)
City: Boerne
County: Kendall
Legal: S15416-LA CANCION SUBDIVISION, LOT 22, ACRES 12.6
Lot Size: 12.6
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 999
MLS #: 905051
List Price: \$239,000
Type: LTACR
AdSf:
Block: 1
Lot: 22
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 960
Depth Feet: 866
Total Acres: 12.6
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: LA CANCION HOA
HOA Fee: \$662
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.89
City: \$0
School: \$10.37
Other: \$0.04
Total: \$13.30

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash, Investors OK

Preferred Title Co.: KendallCo

Owner: GUADALUPE RIVER PARTNERS LP**List Agent:** Dustin McLendon**List Office:** Hill Country Land Source**Ph to Show:** 210-222-2227**Owner LREA/LREB:** No

(210) 413-1116

(830) 331-9801

Showing Contact: CSS**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** Plat and Restrictions under additional info tab. Please feel free to call Dustin McLendon @ 210-413-1116 with any questions.**Remarks:** 12.6 ACRES UNDER WILDLIFE MANAGEMENT PLAN. Property features gorgeous trees and long range views to the NW. Only 28 home-sites make up La Cancion Ranch, 6 remain. Private property owners Guadalupe River Park, gated entrance, paved roads, underground utilities, under wildlife management plan to maintain favorable property taxes and EXEMPLARY BOERNE PUBLIC SCHOOLS.**Description:** Other**Utility Avail:** Well Allowed, Electric, Telephone, Cable TV**Utility On Site:** Electric, Telephone, Cable TV**Site/Area Ft:** Playground/Park, Controlled Access, Stream/River**Improvements:** Not Applicable/None**Miscellaneous:** No City Tax, Aq Exempt**Septic:** Required**Location:** In Subdivision, Hill Country View**Frontage:** Private Street**Terrain:** Gentle Slope, Rocky**Trees:** Many, Mature, Hardwood**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Building, No Mobile Homes, Cannot be Subdivided, Of Record, Use Restrictions, No Mnftc Homes**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 210 / 210**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 15 Harris Rd
Status: ACT
Area: 2507
Int.St./Dir: Sisterdale Rd/FM 1376 to Walnut Grove Rd., turn left on Harris Rd., end of Rd.
Subdivision: NOT IN DEFINED SUBDIVISION (Common) / NONE (Legal)
City: Boerne
County: Kendall
Legal: A10433 SURVEY 6 JOHN SWEENEY, ACRES 13.604 SERIAL # 60531599
Lot Size: 13.6
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne

Class: LA
Grid: 345C3
Block: 0
Currently Leased:
Lease Expiration:

MLS #: 854037
List Price: \$239,000
Type: LTACR
AdSf: 2076
Lot: 13.6
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 0
Depth Feet: 0
Total Acres: 13.604
Price/Acre: \$17,574
Well Depth: 420

Utility Suppliers

Gas:
Electric: Bandera Elec
Garbage:
Water: Well
Sewer: Septic
Other:

Assessments

HOA Name:
HOA Fee: Frequency: Assoc Trans Fee:
HOA Name2: Frequency2: Assoc Trans Fee2:
HOA Fee2: Frequency3: Assoc Trans Fee3:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: None/N

Base Taxes

County: \$820
City: \$0
School: \$2,911
Other: \$11
Total: \$3,742

Taxed by Mltpl Counties: No**Zoning:** UNRESTRICTED**Financials****PrTerms:** Conventional, 1st Seller Carry, Texas Vet, Cash, Investors OK**Preferred Title Co.:** AMERIPOINT TITLE**Owner:** TAMIR ENTERPRISES LTD**List Agent:** Jeanine Schuchardt**List Office:** Key Relo Real Estate**Ph to Show:** 210 222-2227**Owner LREA/LREB:** No

(210) 601-3678

(210) 601-3678

Showing Contact: CSS**SC/\$:** 0**BC/\$:** 3.0%**Bonus:**

AgentRmrks: Seller will make no repairs. Listing agent noticed that a beam in barn is damaged and also noticed dead trees on property. No seller's discl.- foreclosure sale. Also drive on Lost Valley, prop. marked with yellow ribbons. Call listing agent about SBA 504 Loans for small businesses.

Remarks: Bring your horses! Foreclosed Property with Seller Financing available on this true "diamond in the rough". 13.604 acres, accord. to KCAD. Electric, water well, storage tank and 2 septic tanks already on property. This would be a great property for a couple of homes. Horse facilities including stable and large, open barn. Many possibilities on this unrestricted property. Nice views in back of property. Boerne Schools, no city tax. Minutes from Boerne. and short commute to San Antonio.

Description: Wooded, Irregular**Utility Avail:** Electric**Utility On Site:** Well, Electric**Site/Area Ft:** None**Improvements:** Gravel Roads, Small Buildings/Dwellings, Fencing**Miscellaneous:** Latent Defect, No City Tax**Septic:** In Place**Location:** Cul-de-Sac/Dead End**Frontage:** Private Street**Restrictions:** Not Applicable/None**Terrain:** Level, Gentle Slope**Trees:** Many, Mature**Docs Avail:** Area Plat**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 550 / 792**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:** \$115.12**Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: LOT 45 Concho St
Status: ACT
Area: 2503
Int.St./Dir: FROM HWY 46 AT BERGHEIM: NORTH ON FM 3351, RIGHT ON WATERSTONE PARKWAY (GATED ENTRANCE), LEFT ON CONCHO. PROPERTY LOCATED AT END OF CUL-DE-SAC AND EXTENDS TO GUADALUPE RIVER
Subdivision: WATERSTONE
City: Boerne
County: Kendall
Legal: WATERSTONE, LOT 45, ACRES 13.13
Lot Size: 13.13
Sch: Boerne
Elem: Call District
Middle: Call District
High: Call District

Class: LA
Grid: 349C1
Zip: 78006
CAN#: 1581300000450
Block: 0
Lot Dimensions:

MLS #: 920172
List Price: \$239,950
Type: LTACR
AdSf:
Lot: 45
Sale/Rent: For Sale
Mo Lease:

Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 149
Depth Feet: 1454
Total Acres: 13.13
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: PEDERNALES
Garbage:
Water: WELL
Sewer:
Other:

Assessments

HOA Name: Waterstone on the Guadalupe, Inc
HOA Fee: \$480
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$100
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$1,069
City: \$0
School: \$3,796
Other: \$14
Total: \$4,879

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash

Preferred Title Co.: Alamo Title

Owner: WIRTH MADELEINE

List Agent: Karen Wirth, ABR, CRS, GRI

List Office: Bradfield Properties, REALTORS

Ph to Show: 210-885-4711

470877

BRAD0008

Owner LREA/LREB: No

(210) 885-4711

(210) 496-4949

Showing Contact: Agent

SC/\$: 0

BC/\$: 3

Bonus:

AgentRmrks: QUALITY RESTRICTIONS* THIS PROPERTY COULD BE COMBINED WITH THE ADJOINING AVAILABLE PARCEL OF 11.9 ACRES FOR A TOTAL OF 25 ACRES WITH 426 FT OF GUADALUPE RIVER FRONTAGE! SEE MLS #920173*AGENT RELATED TO OWNER*

Remarks: **UNIQUE & SPECTACULAR 13 ACRE GUADALUPE RIVERFRONT PROPERTY**BLUFF VIEWS, SPRING, WOODS, MEADOW & 251' OF RIVER FRONT*BUILD YOUR DREAM HOME ON ONE OF THE MANY FINE & VARIED BUILDING SITES ON THIS XL ACREAGE IN THE GATED COMMUNITY OF WATERSTONE* UNDERGROUND UTILITIES*BOERNE SCHOOLS*HORSES WELCOME*2 GUADALUPE RIVER PARKS PROVIDE YOUR FAMILY W/ ROOM FOR HIKING, VOLLEYBALL, PICNICS, SWIMMING & 3+ MILES OF RIVER FOR CANOEING/TUBING/KAYAKING*GREAT OPPORTUNITY FOR AFFORDABLE RIVER PROPERTY!****PRICED TO SELL!****

Description: Undeveloped, Wooded, Irregular

Utility Avail: Well Allowed, Electric, Telephone, Cable TV

Utility On Site: None

Site/Area Ft: Fishing, Playground/Park, Controlled Access, Stream/River, Other

Improvements: Paved Roads

Miscellaneous: Partial Flood Plain

Septic: Required

Terrain: Level, Hilly

Location: Cul-de-Sac/Dead End, In Subdivision, Waterfront, Bluff View, Hill Country View, Water View

Trees: Many, Mature, Hardwood, Evergreen

Frontage: Private Street

Docs Avail: Area Plat, Restrictions

Restrictions: Building, No Mobile Homes, No Farm Animals, Cannot be Subdivided, Of Record, Use Restrictions, Horses Allowed, No Mnft Homes

Contingent Info:

Contract Date:

Sale Trms:

DOM/CDOM: 105 / 105

Sold Price:

Closing Date:

Sell Concess:

Sell Points:

SQFT/Acre:

Sell Ofc:

Selling Agent:

Price per SQFT:

Source SQFT Acre:

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 8 Sattler Rd
Status: ACT
Area: 2503
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 8 Twin Peaks Ranch
Lot Size: 20.062
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco
Class: LA
Grid: 148
MLS #: 657676
List Price: \$245,000
Zip: 78070-6604
CAN#: 1044400258051
Block: 0
Type: LTACR
AdSf:
Lot: LOT 8
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 2160
Depth Feet: 1228
Total Acres: 20.1
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes**Zoning:** RESIDENTIAL**Financials****PrTerms:** Conventional**Preferred Title Co.:** Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
SC/\$: 0
BC/\$: 3
Bonus: 0
Showing Contact: Office

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions, Corner Staked

Restrictions: No Mobile Homes**Contingent Info:**

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1541 / 1541
Sold Price:
Sell Points:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

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Agent Report



Addr: 15.12AC Lost Valley
Status: ACT
Area: 2507
Int.St./Dir: FM 1376 to Walnut Grove to Lost Valley- end of the road
Subdivision: BOERNE
City: Boerne
County: Kendall
Legal: 15.12 ac out of 21.12
Lot Size: 15.12
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 345B3
Zip: 78006
CAN#: 0006
Block: 0
Lot Dimensions:
Currently Leased:
Lease Expiration:
MLS #: 877239
List Price: \$249,950
Type: LTACR
AdSf:
Lot: 15.12
Sale/Rent: For Sale
Mo Lease:

Lot Description
Front Feet: 1042
Depth Feet: 736
Total Acres: 15.12
Price/Acre:
Well Depth:

Utility Suppliers
Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments
HOA Name:
HOA Fee: Frequency: Assoc Trans Fee:
HOA Name2: Frequency2: Assoc Trans Fee2:
HOA Fee2: Frequency3: Assoc Trans Fee3:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: None/N

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: No

Zoning: RES

Financials

PrTerms: Conventional, Cash, Investors OK

Preferred Title Co.: KendallCo

Owner: RGB Development
List Agent: Denise Graves, ABR, CRS, GRI
List Office: Phyllis Browning Company
Ph to Show: (210)222-2227

416634
 BROW0005

Owner LREA/LREB: No
 (210) 260-2176
 (830) 331-9876
Showing Contact: CSS
SC/\$: 0
BC/\$: 3%
Bonus:

AgentRmrks:

Remarks: FABULOUS ACREAGE WITH LONG RANGE VIEWS-GATED AND PARTIALLY FENCED WITH ROAD ACCESS AND A TANK! CALL FOR MORE INFO- ONE OF THE MOST BEAUTIFUL PIECES OF LAND ON LOST VALLEY! 15.12 ACRES, BASICALLY UNRESTRICTED- CURRENTLY AG EXEMPT WITH HIGH-END HOMES IN THE AREA- NO BUILDING RESTRICTIONS EXCEPT NO MANUFACTURED HOMES!!!

Description: Wooded, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Controlled Access, Pond/Tank
Improvements: Paved Roads, Other
Miscellaneous: No City Tax, Ag Exempt
Septic: Required
Location: Cul-de-Sac/Dead End
Frontage: County Road
Restrictions: No Mobile Homes
Terrain: Level, Gentle Slope
Trees: Many, Hardwood, Evergreen
Docs Avail: Survey

Contingent Info: DOM/CDOM: 378 / 378
Contract Date: Sell Trms:
Closing Date: Sell Concess:
Sell Ofc: Selling Agent:
Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

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Agent Report



Addr: 1 Sattler Rd
Status: ACT
Area: 2503
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 1 Twin Peaks Ranches
Lot Size: 22.396
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco
Class: LA
Grid: 148
MLS #: 651514
List Price: \$255,000
Zip: 78070-6604
CAN#: 1044400258051
Block: 0
Type: LTACR
AdSf:
Lot: LOT 1
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u>
Front Feet: 452	Gas:	HOA Name: Twin Peaks Ranches Property Owne
Depth Feet: 2223	Electric:	HOA Fee: \$200 Frequency: Annually Assoc Trans Fee: \$0
Total Acres: 22.4	Garbage:	HOA Name2:
Price/Acre:	Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
Well Depth: 0	Sewer:	HOA Name3: Frequency3: Assoc Trans Fee3:
	Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
		Mand/Mult HOA: Mandatory/No

<u>Base Taxes</u>		<u>Financials</u>	<u>Zoning</u>
County: \$0	Taxed by Mltpl Counties: Yes	PrTerms: Conventional, Cash	Zoning: RESIDENTIAL
City: \$0			Preferred Title Co.: Alamo Title
School: \$0			
Other: \$0			
Total: \$0			

Owner: Sattler road ranch
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600
Owner LREA/LREB: Yes
 (830) 816-2600 **SC/\$:** 0
 (830) 331-9369 **BC/\$:** 3
Showing Contact: Office **Bonus:**

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the pefect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has it own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: Seasonal Creek, Other
Improvements: Not Applicable/None
Miscellaneous: No City Tax, Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road
Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Corner Staked

Restrictions: No Mobile Homes

<u>Contingent Info:</u>	<u>Sale Trms:</u>	<u>DOM/CDOM:</u>	<u>Sold Price:</u>
Contract Date:	Sale Trms:	1541 / 1541	SQFT/Acre:
Closing Date:	Sell Concess:	Sell Points:	Price per SQFT:
Sell Ofc:	Selling Agent:		Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 2 Sattler Rd
Status: ACT
Area: 2503
Int.St./Dir: Take 281 N go north of Hwy 46 take a left on Spring Branch Rd, go about 2 mi. take a right on Rittiman Rd. go north approx. 4 mi. Rittiman road becomes Sattler Rd at the county line. Twin Peaks Ranches begin 1 Mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 2 Twin Peaks Ranches
Lot Size: 21.879
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco
Class: LA
Grid: 148
MLS #: 657621
List Price: \$255,000
Zip: 78070-6604
CAN#: 1044400258051
Block: 0
Type: LTACR
AdSf:
Lot: LOT 2
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

Lot Description
Front Feet: 396
Depth Feet: 2222
Total Acres: 21.9
Price/Acre:
Well Depth:

Utility Suppliers
Gas:
Electric:

Assessments
HOA Name: Twin Creek Association, Inc
HOA Fee: \$200
Frequency: Semi-Annually
Assoc Trans Fee: \$0
HOA Name2:
HOA Fee2:
Frequency2:
Assoc Trans Fee2:
HOA Name3:
HOA Fee3:
Frequency3:
Assoc Trans Fee3:
Mand/Mult HOA: Mandatory/No

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0
Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials
PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600
AgentRmrks:
Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office
SC/\$: 0
BC/\$: 3
Bonus:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20-30 acre ranches have great views of the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each Ranch has its own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Aq Exempt
Septic: Allowed
Location: Other
Frontage: County Road
Terrain: Level
Trees: Few, Many
Docs Avail: Area Plat, Survey, Topographic Map, Restrictions, Corner Staked

Restrictions: No Mobile Homes

Contingent Info:
Contract Date:
Closing Date:
Sell Ofc:
Sale Trms:
Sell Concess:
Selling Agent:
DOM/CDOM: 1541 / 1541
Sold Price:
Sell Points:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOTS 41,42,43 Marquise
Status: ACT
Area: 2501
Int.St./Dir: I-10 to 46W. Five miles to Diamond Ridge. Turn left into neighborhood and follow main rd to stop sign. Turn right onto Marquise.
Subdivision: Diamond Ridge
City: Boerne
County: Kendall
Legal: DIAMOND RIDGE, LOT 41,42,43 ACRES 17.69
Lot Size: 17.69
Sch: Boerne
Elem: Fabra
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 410B8
Zip: 78006
CAN#: 1517400000410
Block: 0
Currently Leased:
Lease Expiration:
MLS #: 929058
List Price: \$275,000
Type: LTACR
AdSf:
Lot: 41
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 0
Depth Feet: 0
Total Acres: 17.69
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Diamond Ridge Property Owners Association
HOA Fee: \$880
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2,363
City: \$0
School: \$711
Other: \$9
Total: \$3,083

Taxed by Mltpl Counties: No

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional, Cash

Preferred Title Co.: AMERIPOINT TITLE

Owner: BARONS CREEKSIDE LTD

List Agent: Terri Margozewitz

List Office: KW Luxury/Farm & Ranch

Ph to Show: 2102222227

AgentRmrks: Gate code #0650

Owner LREA/LREB: No

(830) 285-6653

(830) 816-6161

Showing Contact: CSS

SC/\$: 0

BC/\$: 3

Bonus:

Remarks: Over 17 acres in prestigious gated community in Boerne. Build a hill country estate on this fantastic acreage that has breathtaking bluff views and views of the hill country. Convenient to San Antonio, minutes from I-10, Boerne ISD. \$15,545/acre is an amazing value in Kendall county!

Description: Undeveloped

Utility Avail: Electric, Telephone, Cable TV

Utility On Site: Electric, Telephone, Cable TV

Site/Area Ft: Fishing, Tennis Courts, Playground/Park, Controlled Access, Pond/Tank

Improvements: Paved Roads

Miscellaneous: No City Tax

Septic: Required

Location: In Subdivision, Greenbelt, Bluff View, Hill Country View

Terrain: Level, Gentle Slope, Hilly

Trees: Mature, Evergreen

Frontage: Private Street

Docs Avail: Area Plat

Restrictions: No Mobile Homes, No Horses, No Farm Animals, Cannot be Subdivided, No Mnft Homes

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 26 / 26

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT:

Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 140 Sattler Road
Status: ACT
Area: 2503
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 16 Twin Peaks Ranches
Lot Size: 20.416
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco

Class: LA
Grid: 148
Zip: 78070
CAN#: 1044400259051
Block: 0

MLS #: 915450
List Price: \$275,000
Type: LTACR
AdSf:
Lot: LOT16

Lot Dimensions:
Sale/Rent: For Sale
Mo Lease:

Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 506
Depth Feet: 1808
Total Acres: 20.4
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: Perdenales E
Garbage:
Water:
Sewer:
Other: GVTC

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office

SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Wooded, Partial Cleared
Utility Avail: None
Utility On Site: Electric, Telephone, None
Site/Area Ft: Hunting
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Hill Country View
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Many, Mature
Docs Avail: Area Plat, Survey, Restrictions, Corner Staked

Restrictions: No Mobile Homes

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 139 / 139
Sell Points:

Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 148 Sattler Road **MLS #:** 915454
Status: ACT **Class:** LA
Area: 2503 **Grid:** 148
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line. **List Price:** \$275,000
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch **Zip:** 78070
County: Kendall **CAN#:** 1044400258051
Type: LTACR
AdSf:
Lot: LOT15
Legal: Lot 15 Twin Peaks Ranches
Lot Size: 20.61 **Lot Dimensions:**
Sch: Blanco **Sale/Rent:** For Sale
Elem: Blanco **Mo Lease:**
Middle: Blanco **Currently Leased:**
High: Blanco **Lease Expiration:**

Lot Description

Front Feet: 501
Depth Feet: 1808
Total Acres: 20.6
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200 **Frequency:** Annually **Assoc Trans Fee:** \$0
HOA Name2: **Frequency2:** **Assoc Trans Fee2:**
HOA Fee2: **Frequency3:** **Assoc Trans Fee3:**
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
 (830) 816-2600 **SC/\$:** 0
 (830) 331-9369 **BC/\$:** 3
Showing Contact: Office **Bonus:** 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions,
 Corner Staked

Restrictions: No Mobile Homes

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 139 / 139
Sell Points:

Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOT 19 Sattler Road
Status: ACT
Area: 2500
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 19 Twin Peaks Ranch
Lot Size: 20.141
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco

Class: LA
Grid: 148
Zip: 78070
CAN#: 0
Block: 0

MLS #: 657706
List Price: \$279,000
Type: LTACR
AdSf:
Lot: LOT19

Lot Dimensions:
Currently Leased:
Lease Expiration:

Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 536
Depth Feet: 1854
Total Acres: 20.1
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office

SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact William Canavan Companies to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: Other
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions, Corner Staked

Restrictions: No Mobile Homes

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1541 / 1541
Sold Price:
Sell Points:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: LOT 21 Sattler Road
Status: ACT
Area: 2500
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north apox. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 21 Twin Peaks Ranches
Lot Size: 22.71
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco
Class: LA
Grid: 148
Zip: 78070
CAN#: 0
Block: 0
MLS #: 657712
List Price: \$279,000
Type: LTACR
AdSf:
Lot: LOT21
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 501
Depth Feet: 1984
Total Acres: 22.7
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owne
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-819-2600

Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office
SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the pefect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has it own unique flavor. Contact William Canavan Companies to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Many, Mature
Docs Avail: Area Plat, Survey, Restrictions,
 Corner Staked

Restrictions: No Mobile Homes

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1541 / 1541
Sell Points:
Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOT 3 Sattler Road
Status: ACT
Area: 2500
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 3 Twin Peaks Ranches
Lot Size: 20.104
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco
Class: LA
Grid: 148
MLS #: 657632
List Price: \$290,000
Zip: 78070
CAN#: 00
Block: 0
Type: LTACR
AdSf:
Lot: LOT 3
Currently Leased:
Lease Expiration:
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 640
Depth Feet: 1685
Total Acres: 20.1
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes**Zoning:** RESIDENTIAL**Financials****PrTerms:** Conventional**Preferred Title Co.:** Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

296649
 CANA00

Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office
SC/\$: 0
BC/\$: 3
Bonus:

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact William Canavan Companies to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road
Restrictions: No Mobile Homes

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions,
 Corner Staked

Contingent Info:
Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1541 / 1541
Sold Price:
Sell Points:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOT 4 Sattler Road
Status: ACT
Area: 2500
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 4 Twin Peaks Ranches
Lot Size: 20.496
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco

Class: LA
Grid: 148
Zip: 78070
CAN#: 00
Block: 0

MLS #: 657636
List Price: \$295,000
Type: LTACR
AdSf:
Lot: LOT 4

Lot Dimensions:
Sale/Rent: For Sale
Mo Lease:

Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 793
Depth Feet: 1199
Total Acres: 20.4
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes

Zoning: RESIDENTIAL

Financials

PrTerms: Conventional

Preferred Title Co.: Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
 (830) 816-2600
 (830) 331-9369
Showing Contact: Office

SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact William Canavan Companies to schedule a private showing.

Description: Partial Cleared
Utility Avail: None
Utility On Site: None
Site/Area Ft: None
Improvements: Not Applicable/None
Miscellaneous: Ag Exempt
Septic: Allowed
Location: Other
Frontage: County Road

Terrain: Level, Gentle Slope
Trees: Few, Many, Mature
Docs Avail: Area Plat, Survey, Restrictions, Corner Staked

Restrictions: No Mobile Homes

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1541 / 1541
Sold Price:
Sell Points:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 115 Tower
Status: ACT
Area: 2507
Int.St./Dir: I-10 West past Johns Road. Stay on feeder off I-10. Turn right at Spanish Pass. About 4-5 miles to Tower.
Subdivision: ROLLING ACRES (Common) / A10349 - SURVEY 865 J V MASSEY (Legal)
City: Boerne
County: Kendall
Legal: Abstract 349 Survey 865
Lot Size: 15.85
Sch: Comfort
Elem: Comfort
Middle: Comfort
High: Comfort
Class: LA
Grid: 344D6
Zip: 78006
CAN#: 1034908650030
Block: 0
Lot Dimensions:
Currently Leased:
Lease Expiration:
MLS #: 756732
List Price: \$395,000
Type: LTACR
AdSf: 718304
Lot: 0
Sale/Rent: For Sale
Mo Lease:

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u>
Front Feet: 1880	Gas:	HOA Name:
Depth Feet: 538	Electric:	HOA Fee: Frequency: Assoc Trans Fee:
Total Acres: 15.85	Garbage:	HOA Name2: Frequency2: Assoc Trans Fee2:
Price/Acre: \$25,773	Water:	HOA Fee2: Frequency3: Assoc Trans Fee3:
Well Depth:	Sewer:	HOA Name3:
	Other:	HOA Fee3: Mand/Mult HOA: None/N

<u>Base Taxes</u>		<u>Financials</u>	<u>Assessments</u>
County: \$0	Taxed by Mltpl Counties: No	PrTerms: Conventional, Texas Vet, Cash, Investors OK	HOA Name:
City: \$0			HOA Fee: Frequency: Assoc Trans Fee:
School: \$0			HOA Name2: Frequency2: Assoc Trans Fee2:
Other: \$1,580			HOA Fee2: Frequency3: Assoc Trans Fee3:
Total: \$1,580			HOA Name3:
			HOA Fee3: Mand/Mult HOA: None/N

Owner: Meade
List Agent: Joe Krupa
List Office: ERA Troy, REALTORS
Ph to Show: 210-415-0023
Owner LREA/LREB: No
Preferred Title Co.: Land America Lawyers Title
Showing Contact: Agent
SC/\$: 0
BC/\$: 3
Bonus:

AgentRmrks:
Remarks: ERA Sign at Corner of Spanish Pass and Tower. New Survey in Associated Docs. Irregular size and all measurements are approximate at this time. 200'x1900'x500'x1800. Roughly 1800' frontage on Spanish Pass.

Description: Undeveloped, Wooded, Irregular
Utility Avail: Water System
Utility On Site: Other, None
Site/Area Ft: Seasonal Creek
Improvements: Paved Roads
Miscellaneous: Not Applicable
Septic: Other
Location: Corner, In Subdivision
Frontage: City Street
Restrictions: Call Broker, Not Applicable/None
Terrain: Other
Trees: Many
Docs Avail: Area Plat

<u>Contingent Info:</u>	<u>Sale Trms:</u>	<u>DOM/CDOM:</u> 1172 / 1172	<u>Sold Price:</u>
Contract Date:	Sell Points:		SQFT/Acre:
Closing Date:	Sell Concess:		Price per SQFT: \$0.54
Sell Ofc:	Selling Agent:		Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: LOT 19A La Cancion Dr
Status: NEW
Area: 2506
Int.St./Dir: FM 474 N, Right on Kreuzberg Rd, approx. 6 miles down on the left is La Cancion Ranch. Gated entrance, please call listing agent to arrange a showing.
Subdivision: LA CANCION (Common) / LA CANCION SUBDIVISION (Legal)
City: Boerne
County: Kendall
Legal: LA CANCION SUBDIVISION LOT 19A, 14.135 ACRES
Lot Size: 14.14
Sch: Boerne
Elem: Curington
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
Zip: 78006
CAN#: 1541600000190
Block: 0
Lot Dimensions:
MLS #: 932107
List Price: \$399,000
Type: LTACR
AdSf:
Lot: 19A
Sale/Rent: For Sale
Mo Lease:

Lot Description	Utility Suppliers	Assessments
Front Feet: 98	Gas:	HOA Name: LA CANCION PROPERTY OWNERS
Depth Feet: 1575	Electric:	HOA Fee: \$662 Frequency: Annually Assoc Trans Fee: \$0
Total Acres: 14.14	Garbage:	HOA Name2:
Price/Acre:	Water:	HOA Fee2: Frequency2: Assoc Trans Fee2:
Well Depth:	Sewer:	HOA Name3:
	Other:	HOA Fee3: Frequency3: Assoc Trans Fee3:
		Mand/Mult HOA: Mandatory/No

Base Taxes	Financials	Zoning
County: \$3.25	Taxed by Mltpl Counties: No	Zoning: RESIDENTIAL
City: \$0		
School: \$11.56		
Other: \$0.04		Preferred Title Co.: KendallCo
Total: \$14.85	PrTerms: Conventional, Cash, Investors OK	

Owner: CEJKA LARRY D
List Agent: Dustin McLendon 581485
List Office: Hill Country Land Source HCLS00
Ph to Show: 210-413-1116
Owner LREA/LREB: No
 (210) 413-1116 **SC/\$:** 3
 (830) 331-9801 **BC/\$:** 3
Showing Contact: Agent **Bonus:**

AgentRmrks: Please call Dustin @210-413-1116 for gate code and showing instructions.

Remarks: 14.14 acres, with approx. 300 linear feet of Guadalupe River Frontage, in the environmentally planned and gated community of La Cancion Ranch. Property is under a Wildlife Management Program to maintain low property taxes, which are under \$15 per year. Level building sites out of 100 yr flood plain. Natural spring is located at the head of a ravine on the property, creating a natural grotto feature during wet weather periods. An approx. 7 acre native pasture exist for your horses to graze. BOERNE ISD

Description: Irregular, Partial Cleared	
Utility Avail: Well Allowed, Electric, Telephone	
Utility On Site: Electric, Telephone	
Site/Area Ft: Fishing, Hunting, Playground/Park, Stream/River	
Improvements: Not Applicable/None	
Miscellaneous: Partial Flood Plain, No City Tax, Aq Exempt	
Septic: Required	Terrain: Level, Gentle Slope
Location: Cul-de-Sac/Dead End, In Subdivision, Waterfront, Hill Country View	Trees: Many, Mature, Hardwood
Frontage: Private Street	Docs Avail: Area Plat, Topographic Map, Restrictions, Corner Staked
Restrictions: Building, No Mobile Homes, Cannot be Subdivided, Of Record, Use Restrictions, Horses Allowed, Farm Animals Allowed, No Mnftc Homes	
Contingent Info:	DOM/CDOM: 4 / 4 Sold Price:
Contract Date:	Sale Trms: Sell Points: SQFT/Acre:
Closing Date:	Sell Concess: Price per SQFT:
Sell Ofc:	Selling Agent: Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 9 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 9, ACRES 13.
Lot Size: 13.52
Sch: Boerne
Elem: Cibolo Green
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
MLS #: 783932
List Price: \$419,900
Type: RELOT
AdSf:
Lot: 9
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 223
Depth Feet: 1000
Total Acres: 13.52
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.73
City: \$0
School: \$9.84
Other: \$0
Total: \$12.57

Taxed by Mltpl Counties: No**Zoning:** 0000**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** KendallCo**Owner:** JENSEN PROPERTIES LLC**List Agent:** Tracy Harris**List Office:** Cordillera Ranch Development**Ph to Show:** 8303363570**Owner LREA/LREB:** No

(210) 240-5840

(830) 336-3570

Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** FYI, This property is going to be part of a separate property owner's association in the future.

Remarks: New Listing!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$13.00 per year. Sendero Ridge, at Cordillera Ranch, consists of 13 private estates with 8 remaining to be sold. This 13.52 acre tract is perfect for that person who "wants to disappear" inside a gated community. Call today for your private showing.

Description: Undeveloped, Partial Cleared**Utility Avail:** Well Allowed, Electric, Telephone**Utility On Site:** Electric, Telephone**Site/Area Ft:** Fishing, Clubhouse, Tennis Courts, Golf Course, Controlled Access, Pond/Tank, Stream/River**Improvements:** Other**Miscellaneous:** No City Tax, Signs Prohibited**Septic:** Required**Location:** Cul-de-Sac/Dead End, In Subdivision**Frontage:** Private Street**Terrain:** Gentle Slope**Trees:** Many, Mature, Hardwood, Evergreen**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Call Broker, Cannot be Subdivided**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 967 / 967**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 10 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 10, ACRES 13
Lot Size: 13.58
Sch: Boerne
Elem: CIBOLO CREEK
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
MLS #: 783935
List Price: \$419,900
Type: LTACR
AdSf:
Lot: 10
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 538
Depth Feet: 1054
Total Acres: 13.58
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.77
City: \$0
School: \$9.97
Other: \$0
Total: \$12.74

Taxed by Mltpl Counties: No**Zoning:** 0000**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** KendallCo**Owner:** JENSEN PROPERTIES LLC**List Agent:** Tracy Harris**List Office:** Cordillera Ranch Development**Ph to Show:** 8303363570

462463

CRDI00

Owner LREA/LREB: No

(210) 240-5840

(830) 336-3570

Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** TBD... These estates will eventually be a part of a separate home owner's association.

Remarks: New Listing!!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$13.00 per year. Sendero Ridge, at Cordillera Ranch, consists of 13 private estates with 8 remaining to be sold. This 13.58 acre tract is perfect for that family who "wants to disappear" inside a gated community. Call today for your private showing.

Description: Undeveloped, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River

Improvements: Other**Miscellaneous:** No City Tax, Signs Prohibited**Septic:** Required**Location:** Cul-de-Sac/Dead End, In Subdivision**Frontage:** Private Street**Terrain:** Gentle Slope**Trees:** Many, Mature, Hardwood, Evergreen**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Call Broker, Cannot be Subdivided**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 967 / 967**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 11 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 11, ACRES 13
Lot Size: 13.38
Sch: Boerne
Elem: CIBOLO CREEK
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
MLS #: 783937
List Price: \$419,900
Type: LTACR
AdSf:
Lot: 11
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 585
Depth Feet: 1139
Total Acres: 13.38
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.73
City: \$0
School: \$9.84
Other: \$0
Total: \$12.57

Taxed by Mltpl Counties: No**Zoning:** 0000**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** KendallCo**Owner:** JENSEN PROPERTIES LLC**List Agent:** Tracy Harris**List Office:** Cordillera Ranch Development**Ph to Show:** 8303363570

462463

CRDI00

Owner LREA/LREB: No

(210) 240-5840

(830) 336-3570

Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** TBD... These estates will be a part of a separate home owner's association.

Remarks: New Listing!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$13.00 per year. Sendero Ridge, at Cordillera Ranch consists of 13 private estates with 8 remaining to be sold. This 13.38 acre tract is perfect for that person who "wants to disappear" inside a gated community. Call today for your private showing.

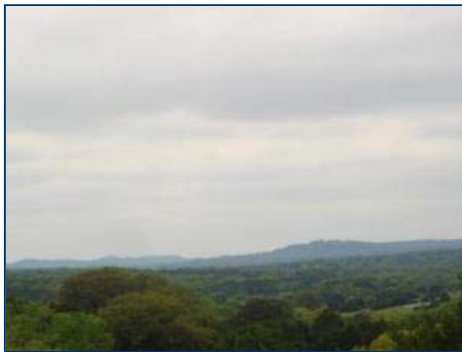
Description: Undeveloped, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River

Improvements: Other**Miscellaneous:** No City Tax, Signs Prohibited**Septic:** Required**Location:** Cul-de-Sac/Dead End**Terrain:** Gentle Slope**Trees:** Many, Mature, Hardwood, Evergreen**Frontage:** Private Street**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Call Broker, Cannot be Subdivided**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 967 / 967**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 33 & 34 Greystone Circle
Status: ACT
Area: 2506
Int.St./Dir: Cordillera Trace
Subdivision: CORDILLERA RANCH
City: Boerne
County: Kendall
Legal: Cordillera Ranch 7-C
Lot Size: 13.8
Sch: Boerne
Elem: Boerne
Middle: Boerne Middle N
High: Boerne

Class: LA
Grid: 999A9
Zip: 78006
CAN#: 1514873010340
Block: A
Lot Dimensions:
Currently Leased:
Lease Expiration:

MLS #: 647236
List Price: \$420,000
Type: LTACR
AdSf: 13
Lot: 33&34
Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 0
Depth Feet: 0
Total Acres: 13.8
Price/Acre:
Well Depth:

Utility Suppliers

Gas: Propane
Electric: Pedernales
Garbage: Waste Mgmt
Water: Well
Sewer: Septic
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,140
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$1,065.86
City: \$0
School: \$5,124.41
Other: \$0
Total: \$6,190.27

Taxed by Mltpl Counties: No**Zoning:** 1**Financials****PrTerms:** Conventional, Texas Vet, Cash**Preferred Title Co.:** LandAmerica

Owner: NA
List Agent: Shaunda Campos
List Office: Home Team of America
Ph to Show: 210-264-8085

Owner LREA/LREB: No
 (210) 865-2233
 (210) 490-8000
Showing Contact: Office

SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Top of the World!!! Incredible unlimited views stretch for miles!!! Mature oaks, several great building site's for your estate home. Enjoy the lifestyle that this most exclusive gated Hill Country community has to offer. MOTIVATED SELLER MAKE AN OFFER!!!

Description: Undeveloped
Utility Avail: Water System, Electric, Telephone, Sewer System
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River, Seasonal Creek, Lake
Improvements: Paved Roads
Miscellaneous: No City Tax, Signs Prohibited
Septic: Not Applicable
Location: In Subdivision, Golf Course, Bluff View
Frontage: Private Street
Restrictions: Call Broker

Terrain: Level, Gentle Slope
Trees: Many, Mature
Docs Avail: Restrictions, Other

Contingent Info:

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1735 / 1735
Sell Points:
Sold Price:
SQFT/Acre:
Price per SQFT: \$32,307.69
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: LOT 20 Sattler Road
Status: ACT
Area: 2500
Int.St./Dir: Take 281N, go north of HWY46, take a left on Spring Branch Road, go about 2 miles, take a right on Rittiman Road, go north approx. 4 miles. Rittiman Road becomes Sattler Road at the county line. Twin Peaks Ranches begin 1 mile north of the county line.
Subdivision: TWIN PEAKS RANCHES
City: Spring Branch
County: Kendall
Legal: Lot 20 Twin Peaks Ranches
Lot Size: 21.843
Sch: Blanco
Elem: Blanco
Middle: Blanco
High: Blanco

Class: LA
Grid: 148
Zip: 78070
CAN#: 0
Block: 0

MLS #: 657710
List Price: \$425,000
Type: LTACR
AdSf:
Lot: LOT20

Currently Leased:
Lease Expiration:

Sale/Rent: For Sale
Mo Lease:

Lot Description

Front Feet: 508
Depth Feet: 1953
Total Acres: 21.8
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name: Twin Peaks Ranches Property Owners
HOA Fee: \$200
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$0
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$0
City: \$0
School: \$0
Other: \$0
Total: \$0

Taxed by Mltpl Counties: Yes**Zoning:** RESIDENTIAL**Financials****PrTerms:** Conventional**Preferred Title Co.:** Alamo Title

Owner: William Canavan
List Agent: William Canavan
List Office: William Canavan, REALTORS
Ph to Show: 830-816-2600

Owner LREA/LREB: Yes
(830) 816-2600
(830) 331-9369
Showing Contact: Office

SC/\$: 0
BC/\$: 3
Bonus: 0

AgentRmrks:

Remarks: Less than 25 minutes from San Antonio, Twin Peaks Ranches are the perfect mix of country and convenience. These 20 -30 acre ranches have great views the Twin Sisters, agriculture exemption, Kendall County taxes and outstanding building sites. Each ranch has its own unique flavor. Contact William Canavan Companies to schedule a private showing. Tours are available 7 days a week.

Description: Partial Cleared
Utility Avail: None
Utility On Site: Well, Electric, Telephone, Sewer, 2019
Site/Area Ft: None
Improvements: Small Buildings/Dwellings
Miscellaneous: Ag Exempt
Septic: In Place
Location: Other
Frontage: County Road

Terrain: Gentle Slope, Rolling
Trees: Many, Mature
Docs Avail: Area Plat, Survey, Restrictions, Corner Staked

Restrictions: No Mobile Homes**Contingent Info:**

Contract Date:
Closing Date:
Sell Ofc:

Sale Trms:
Sell Concess:
Selling Agent:

DOM/CDOM: 1369 / 1369
Sell Points:
Sold Price:
SQFT/Acre:
Price per SQFT:
Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 8 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 8, ACRES 13.
Lot Size: 13.66
Sch: Boerne
Elem: CIBOLO CREEK
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
MLS #: 783931
List Price: \$429,900
Type: LTACR
AdSf:
Lot: 8
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 99
Depth Feet: 1077
Total Acres: 13.66
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.77
City: \$0
School: \$9.97
Other: \$0
Total: \$12.74

Taxed by Mltpl Counties: No**Zoning:** 0000**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** KendallCo**Owner:** JENSEN PROPERTIES LLC**List Agent:** Tracy Harris**List Office:** Cordillera Ranch Development**Ph to Show:** 8303363570

462463

CRDI00

Owner LREA/LREB: No

(210) 240-5840

(830) 336-3570

Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** TBD. These estates will have a separate home owner's association.

Remarks: New Listing!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$13.00 per year. Sendero Ridge, at Cordillera Ranch, consists of 13 private estates with 8 remaining to be sold. This 13.66 acre tract is perfect for that person who "wants to disappear" inside a gated community. Call today for your private showing.

Description: Undeveloped, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River

Improvements: Other**Miscellaneous:** No City Tax, Signs Prohibited**Septic:** Required**Location:** Cul-de-Sac/Dead End, In Subdivision**Frontage:** Private Street**Terrain:** Gentle Slope**Trees:** Many, Mature, Hardwood, Evergreen**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Call Broker, Cannot be Subdivided**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 967 / 967**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 49 Pfeiffer Rd
Status: ACT
Area: 2507
Int.St./Dir: Hwy 87 Frontage Road just North of Boerne. Rt on Pfeiffer Road. Go about 1.1 miles. Property is on right.
Subdivision: NOT IN DEFINED SUBDIVISION (*Common*) / A10253 - SURVEY 202 P HERRERA (*Legal*)
City: Boerne
County: Kendall
Legal: A10253 - SURVEY 202 P HERRERA TRACT 1, 16.48 ACRES
Lot Size: 16.48
Sch: Boerne
Elem: Fabra
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 377B1
MLS #: 902137
List Price: \$460,000
Type: RURAL
AdSf:
Block: 0
Lot: 1
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 667
Depth Feet: 862
Total Acres: 16.48
Price/Acre: \$27,913
Well Depth: 0

Utility Suppliers

Gas:
Electric:
Garbage:
Water:
Sewer:
Other:

Assessments

HOA Name:	Frequency:	Assoc Trans Fee:
HOA Fee:	Frequency2:	Assoc Trans Fee2:
HOA Name2:	Frequency3:	Assoc Trans Fee3:
HOA Fee2:		
HOA Name3:		
HOA Fee3:		
Mand/Mult HOA: None/N		

Base Taxes

County: \$4.77
City: \$0
School: \$16.95
Other: \$0.06
Total: \$21.78

Taxed by Mltpl Counties: No

Zoning: R1

Financials

PrTerms: Conventional, Texas Vet, Cash, Seller Req Qualification

Preferred Title Co.: Ameripoint Title San Antonio

Owner: REINARZ FAMILY TRUST

List Agent: Jack Jones, E-PRO, GRI

List Office: Bradfield Properties, REALTORS

Ph to Show: 210-414-3813

499762

BRAD0005

Owner LREA/LREB: No

(210) 414-3813

(210) 698-0070

Showing Contact: Agent

SC/\$: 0

BC/\$: 3

Bonus: 0

AgentRmrks: See Associated Docs for restrictions, plat and disclosure. Call agent for directions.

Remarks: Likely the prettiest piece of property this size in Kendall County with a real country feel-- and only a couple of miles from Boerne! Many huge oak trees. Views. Cleared of brush and cedar! Hoses and farm animals OK. Sound restrictions include No Re-division, No Mobile Homes, 2750 sq ft minimum home, 80% masonry. Currently Wildlife Exempt. A country estate waiting for your dream home!

Description: Wooded

Utility Avail: Electric, Telephone

Utility On Site: None

Site/Area Ft: None

Improvements: Not Applicable/None

Miscellaneous: No City Tax

Septic: Required

Location: Hill Country View

Frontage: County Road

Terrain: Level, Gentle Slope, Rolling

Trees: Many, Mature, Hardwood

Docs Avail: Area Plat, Topographic Map, Restrictions

Restrictions: Call Broker, Building, No Mobile Homes, Cannot be Subdivided, Of Record, Use Restrictions, Horses Allowed, Farm Animals Allowed, No Mnfct Homes

Contingent Info:

Contract Date:

Closing Date:

Sell Ofc:

Sale Trms:

Sell Concess:

Selling Agent:

DOM/CDOM: 230 / 230

Sell Points:

Sold Price:

SQFT/Acre:

Price per SQFT:

Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM

Agent Report



Addr: 7 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 7, ACRES 12.
Lot Size: 12.54
Sch: Boerne
Elem: CIBOLO CREEK
Middle: Boerne Middle N
High: Boerne
Class: LA
Grid: 0000
MLS #: 783930
List Price: \$479,900
Type: LTACR
AdSf:
Lot: 7
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description
Front Feet: 79
Depth Feet: 1355
Total Acres: 12.54
Price/Acre:
Well Depth:

Utility Suppliers
Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments
HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No
Frequency: Annually
Frequency2:
Frequency3:
Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes
County: \$2.55
City: \$0
School: \$9.17
Other: \$0
Total: \$11.72

Taxed by Mltpl Counties: No

Zoning: 0000

Financials

PrTerms: Conventional, Cash

Preferred Title Co.: KendallCo

Owner: JENSEN PROPERTIES LLC

Owner LREA/LREB: No

List Agent: Tracy Harris
List Office: Cordillera Ranch Development

462463
 CRDI00

(210) 240-5840
 (830) 336-3570

SC/\$: 0
BC/\$: 3

Ph to Show: 8303363570

Showing Contact: Office

Bonus:

AgentRmks: TBD... These home sites will be part of a separate home owner's association .

Remarks: New Listing!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$12.25 per year. Sendero Ridge, at Cordillera Ranch, consists of 13 private estates with 8 remaining to be sold. This 12.54 acre tract is perfect for that person who " wants to disappear" inside a gated community. Call today for your private showing.

Description: Undeveloped, Wooded, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River

Improvements: Other
Miscellaneous: No City Tax, Signs Prohibited

Septic: Required
Location: Cul-de-Sac/Dead End, In Subdivision
Terrain: Gentle Slope
Trees: Many, Mature, Evergreen

Frontage: Private Street
Docs Avail: Area Plat, Topographic Map, Restrictions, Corner Staked, Other

Restrictions: Call Broker, Cannot be Subdivided

Contingent Info:

DOM/CDOM: 967 / 967

Sold Price:

Contract Date:

Sale Trms:

Sell Points:

SQFT/Acre:

Closing Date:

Sell Concess:

Price per SQFT:

Sell Ofc:

Selling Agent:

Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2012 by SAN ANTONIO BOARD OF REALTORS***

Agent Report



Addr: 12 Sendero Ridge
Status: ACT
Area: 2506
Int.St./Dir: Rio Cordillera to Sendero Ridge
Subdivision: Cordillera Ranch (Common) / SENDERO RIDGE AT CORDILLERA RANCH (Legal)
City: Boerne
County: Kendall
Legal: SENDERO RIDGE AT CORDILLERA RANCH, BLOCK A, LOT 12, ACRES 14
Lot Size: 14.4
Sch: Boerne
Elem: CIBOLO CREEK
Middle: Boerne Middle N
High: Boerne

Class: LA
Grid: 0000
MLS #: 783939
List Price: \$519,900
Type: LTACR
AdSf:
Lot: 12
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

Lot Description

Front Feet: 795
Depth Feet: 746
Total Acres: 14.4
Price/Acre:
Well Depth:

Utility Suppliers

Gas:
Electric: pedernales
Garbage: allied
Water:
Sewer:
Other:

Assessments

HOA Name: Cordillera Ranch Property Owners Association, Inc.
HOA Fee: \$1,440
HOA Name2:
HOA Fee2:
HOA Name3:
HOA Fee3:
Mand/Mult HOA: Mandatory/No

Frequency: Annually
Frequency2:
Frequency3:

Assoc Trans Fee: \$150
Assoc Trans Fee2:
Assoc Trans Fee3:

Base Taxes

County: \$2.92
City: \$10.50
School: \$0
Other: \$0
Total: \$13.42

Taxed by Mltpl Counties: No**Zoning:** 0000**Financials****PrTerms:** Conventional, Cash**Preferred Title Co.:** KendallCo**Owner:** JENSEN PROPERTIES LLC**List Agent:** Tracy Harris**List Office:** Cordillera Ranch Development**Ph to Show:** 8303363570

462463

CRDI00

Owner LREA/LREB: No

(210) 240-5840

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Showing Contact: Office**SC/\$:** 0**BC/\$:** 3**Bonus:****AgentRmrks:** TBD... These estates will eventually be a part of a separate home owner's association.

Remarks: New Listing!!! Large acreage home sites, inside Cordillera Ranch, that have Agricultural Use Wild Life Management tax breaks. Your average tax for the undeveloped land is less than \$13.50 per year. Sendero Ridge, at Cordillera Ranch, consists of 13 private estates with 8 remaining to be sold. This 14.4 acre tract is perfect for that person who "wants to disappear" inside a gated community. Call today for your private showing.

Description: Undeveloped, Partial Cleared
Utility Avail: Well Allowed, Electric, Telephone
Utility On Site: Electric, Telephone
Site/Area Ft: Fishing, Clubhouse, Tennis Courts, Playground/Park, Golf Course, Controlled Access, Pond/Tank, Stream/River

Improvements: Other**Miscellaneous:** No City Tax, Signs Prohibited**Septic:** Required**Location:** Cul-de-Sac/Dead End, In Subdivision**Frontage:** Private Street**Terrain:** Gentle Slope**Trees:** Many, Mature, Hardwood, Evergreen**Docs Avail:** Area Plat, Topographic Map, Restrictions, Corner Staked**Restrictions:** Call Broker, Cannot be Subdivided**Contingent Info:****Contract Date:****Closing Date:****Sell Ofc:****Sale Trms:****Sell Concess:****Selling Agent:****DOM/CDOM:** 967 / 967**Sell Points:****Sold Price:****SQFT/Acre:****Price per SQFT:****Source SQFT Acre:**

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Prepared By: Steven Bennett | Texas Ranches For Sale | 02/20/2012 09:48 PM