

Public Report

000 Toudouze

LP:\$3,400,000



MLS #: 1547911
 Address: 000 Toudouze
 Status: **Active**
 Class: FR
 LP: \$3,400,000

Area: 3100 Inst/Dir: South on 281; exit 1604 West; then 1/2 mile to a left on Rockport Rd.; then 1/4 mile to right on Toudouze Rd. Toudouze will dead end into this ranch. Sign on gate. Sch Dist: CALL DISTRICT
 Grid: Subdivision (Legal Name): Elem: Call District
 City: Thelma County: Bexar Constr: Middle: Call District
 Description: High: Call District
 Currently Leased: Lease Expiration:

Living Room ---	Level	Master Bedroom ---	Level	BR: 0	FBaths: 0	HBaths: 0
Dining Room ---		Master Bath ---		Year Built: UNK	Recent Rehab:	AdSf:
Family Room ---		Bedroom 2 ---		<u>Property Description</u>	<u>If Leased</u>	<u>Acres</u>
Kitchen ---		Bedroom 3 ---		Total Acres: 271.41	Grazing \$/Acre:	# Cultivated:
Breakfast ---		Bedroom 4 ---		Price/Acre: \$12,527	Hunting \$/Acre:	# Irrigated:
Utility ---		Bedroom 5 ---		Value/Impr: 0	Mineral \$/Acre:	# Pasture:
Entry Room ---				MinrIs Owned by Seller: 0		# Level:
Study/Office ---				<u>Minerals to Convey:</u>		# Rolling:
						# Hilly:

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Shallow Water: 1 Well Mineral Rts: Negotiable, Unknown
 Irrig Wells: No Wells Curr Status:
 Amenities:
 Util Available: Electricity, Water
 Util On Site: Electricity, Water
 Proposed Terms: Cash, Conventional
 Green: Features - none / Certification - none / Energy Efficiency - none

This ranch is absolutely gorgeous!! The tree cover is simply superb, with huge live oak, post oak, hickory, and other species. A very clean, private, unspoiled ranch with 2 ponds and completely out of the 100-yr. floodplain. Paved Toudouze Rd. dead-ends into this ranch. Electricity is on the property and a SAWS water line runs through also. Unrestricted and what a location!--15.5 miles from downtown S.A. via US 281 which is less that a mile away. The ranch has no major improvements and is a true j... (text truncated for print)

List Office: Galm Real Estate, LLC Total Tax: \$400
 Contingent Info: Owner LREA/LREB: No Sold Price:
 Contract Date: Closing Date: Price per SQFT:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2021 by SAN ANTONIO BOARD OF REALTORS***

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Prepared By: Harold Galm | Galm Real Estate, LLC | 08/27/2021 10:58 AM



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Prepared By: Harold Galm | Galm Real Estate, LLC | 08/27/2021 10:58 AM