



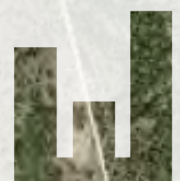
473

Little Blanco River

Blanco County  
Comal County

±1,045.40 Acres

32



±1,045 ACRES :: **FOR SALE**

FM 473 AND FM 32, BLANCO COUNTY/COMAL COUNTY, TX

# OVERVIEW / LOCATION MAP

Address:	FM 473 and FM 32 Blanco County/Comal County, Texas
Size:	±1,045 acres
Utilities:	Power - Pedernales Electric Co. Wells + Septic
Frontage:	1.3 miles on Little Blanco River 2.6 miles paved road frontage
Pricing:	\$12,000,000

- Located 9.5 miles SE of Blanco and 26.6 miles west of San Marcos
- 1.3 miles on the Little Blanco River (seasonal flow about half the year) beautiful pastures along the river rise up to several 1300' prominent hilltops with long views in all directions.
- Existing total wells: 6
- Topography: mostly gently sloped and flat along the river
- Improvements: four dwellings for conversion to visitor camps

## History:

The old route 32 (Old Blanco - San Marcos Rd) was used in the late 19th century and runs through the ranch parallel to the new FM 32. Deep wagon wheel cuts can be seen in the limestone outcropping. This ranch has not been on the market since 1952 when the current owners took possession of it.

\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.



3.5.20



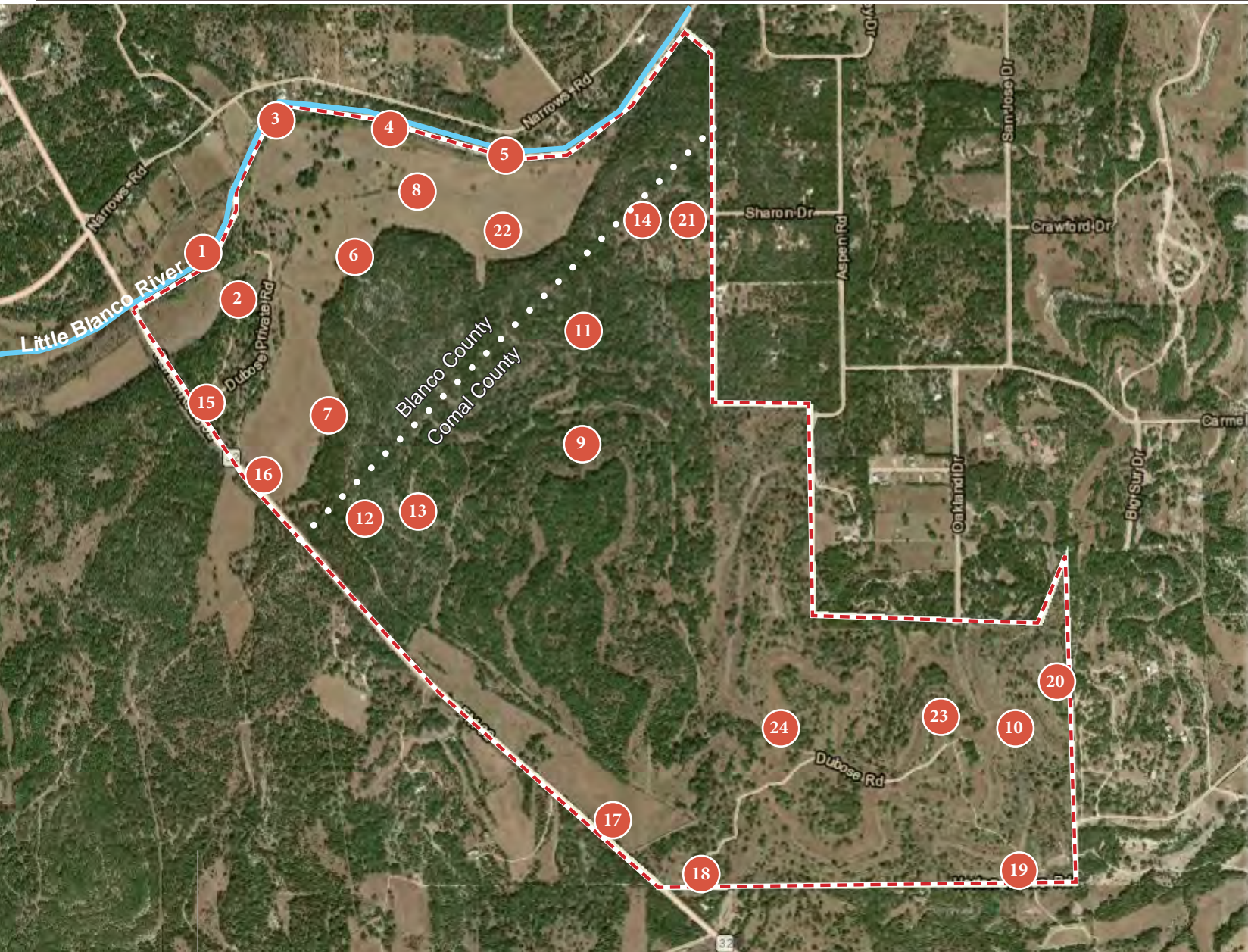
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# FOR SALE

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# ±1,045 ACRES - LITTLE BLANCO RIVER RANCH / AERIAL



## Legend

1. 1st Dam
2. Camp 1
3. 2nd Dam
4. 3rd Dam
5. 4th Dam
6. Spring
7. Pablo's Dam Well + Trough
8. River Pasture - 150 acres
9. Middle Pasture - 600 acres
10. East Pasture - 300 acres
11. "Two Women" Wind Mill/Well
12. 19th Century Wagon Wheel cuts in limestone
13. Pablo's Dam
14. Camp 3
15. Gate 1
16. Gate 2
17. Gate 3
18. Gate 4
19. Gate 5
20. Gate 6
21. Gate 7
22. Roaring Bore Well
23. Camp 2
24. Camp 4



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# ±1,045 ACRES - LITTLE BLANCO RIVER RANCH / PHOTOS



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date