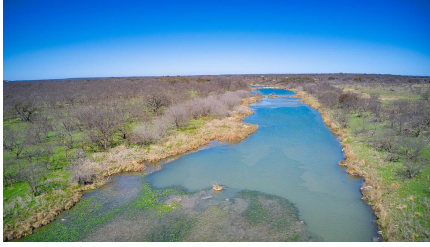


MLS #: A81798A (Active) List Price: \$9,074,835 (200 Hits)

340 -- Bois d Arc Menard, TX 76859



Type: Ranch Land, Mixture of Soils
Best Use: Recreational, Investment, Hunting
Topography: Gently Rolling, Wooded
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 3500
Lot/Tract #:

Original List Price: \$8,799,000
Area: County-West
Subdivision: N/A, Not in Sub
County: Menard
School District: Menard
Distance From City: 6-9 miles
Property Size Range: 1001 + Acres
Apx Tract Size: 2592
Apx Acreage: 2592.0000
Seller's Est Tax: 646.00
Showing Instructions: Call LO Appointment
Days on Market 258

Tax Exemptions: Ag **Appraisal District #:** 1299;898;902;3088 **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** No **Easements:** Public Roadway, Electric Service, Oil/Gas Distribution
HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:
Documents on File: Topographical Map, Legal Description, Aerial Photo

Land		
Leases	Grazing lease	Cropland
Rangeland/Pasture	All	Fenced

Water: Well **Improvements:** Cabin
Sewer: None **Misc Search:** None
Utilities: Other **Surface Water:** River
Access/Location: County Road **Fence:** Cross Fenced, Perimeter
Minerals: Negotiable

Sub Agent %: 0 **Buyer Agent %:** 2.5 **Sub Agency Non-MLS Fee:** **Buyer Agency Non-MLS Fee:**
TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Var Rate:** No **Excl Agy:** No
Escrow Agent: Clear Titles of Mason, LLC **Attorney:** **Refer to MLS#:**

Location/Directions: Approx. 8 miles W of Menard on Hwy. 190 to Bois d' Arc county road. Cross low water bridge on San Saba River (Beyer Crossing)
Owner: Charles Eugene Larrimore et al, Jennifer Willie

Legal Description: 2,592.81 acres (new survey Nov. 2021) J.W. Bradford-S, A-1860,Sec-166; J.B. Halfmann-S, A-357 & 358, Sec-233 & 234; Johann Kehler-S, A-486, Sec-231; Fred Metzger-S, A 549 & 550, Sec-230 & 242; Los Moras Ranch-S, A-1000, Sec-106
Instructions: Show anytime and contact listing office to schedule appointment.

Public Remarks: Big live water ranch with approx. 2,850 ft. of exceptional San Saba River frontage. Wide stretch of water backed up by a natural dam with several small flowing water falls. Banks are lined with lots of native pecan trees. Balance of ranch is primarily gently rolling live oak & mesquite country with very little cedar. Fences are good and cross-fenced into 3 pastures. Small older house near river used as a hunting cabin. One working well with electric submersible pump & generator feed into large concrete storage tank. Electric service is near river and to an oil well near center of property.

Agent Remarks: Electric service is near river at hunters cabin and to oil well near center of property. It is believed that Seller owns all of the mineral title and interests are negotiable. Abundant whitetail and Axis deer. Also turkey, feral hogs. Original deeded acreage was 2,514,80. Recent survey was 2,592.81. Resulted in increase of list price (\$ 3,500/acre).

Withdraw Comments:
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Office Broker's Lic #: 0233410

Listing Office: Lehmborg Realty (#:94) **Listing Agent:** Bruce Lehmborg (#:2)
Main: (325) 347-5360 **Agent Email:** bruce@lehmborgrealty.com
Mail Address 1: P.O. Box 417 **Contact #:** (325) 347-2412
Mail City: Mason **License Number:** 0233410
Mail Zip Code: 76856
Supervising Agent Name:
Supervising Agent License #: