

CLAY CLIFFS RANCH

GONZALES COUNTY, TEXAS



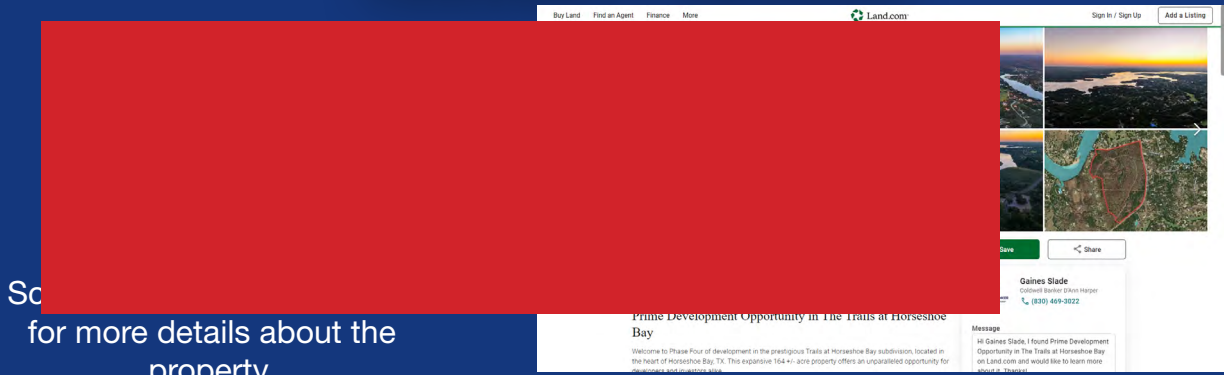
 **COLDWELL BANKER** | D'ANN HARPER, REALTORS®
LAND & RANCH

Finding You THE PERFECT PLACE TO HANG YOUR HAT

830.469.3022 ★ WeSellTexasRanches.com



PROPERTY DETAILS

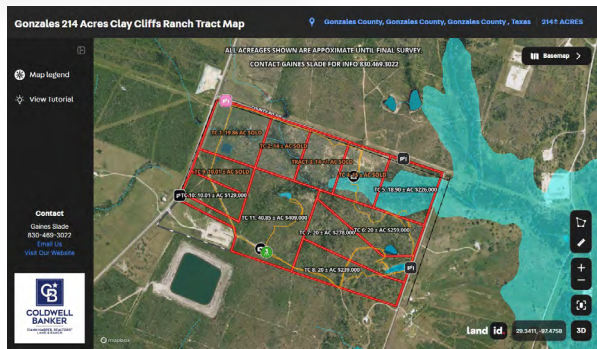


Sc for more details about the property.

INTERACTIVE MAP



Scan QR Code or [Click Here](#) for an interactive map.



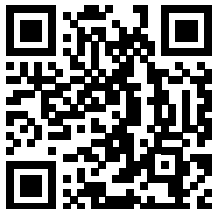
PROPERTY VIDEO



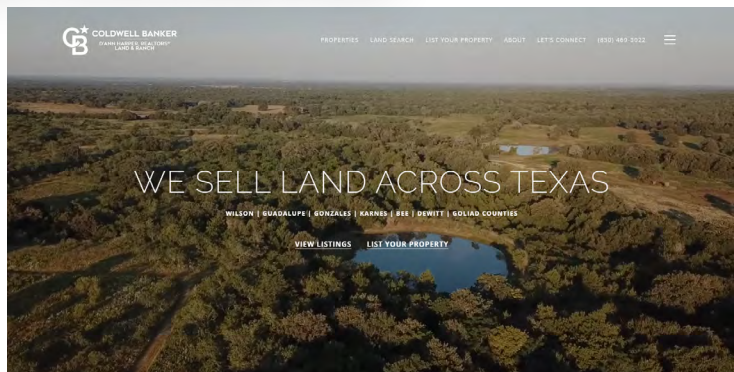
Scan QR Code or [Click Here](#) to view property video.

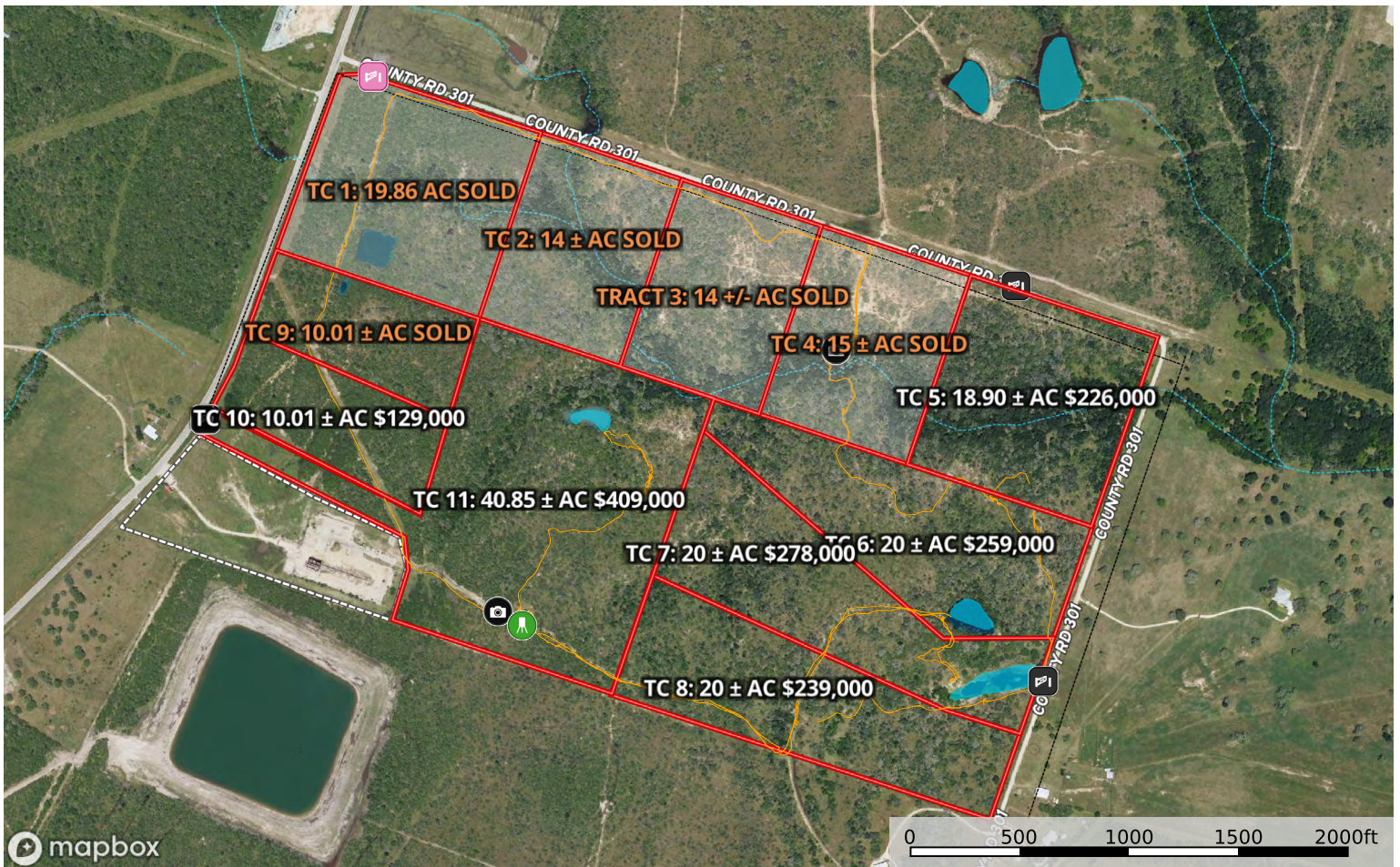


MORE PROPERTIES



Scan QR Code or [Click Here](#) to view more properties.





GONZALES COUNTY, TEXAS

NEARBY TOWNS AND INTERSTATES

- 12.5± MILES APPROXIMATELY TO GONZALES
- 30.3± MILES APPROXIMATELY TO LULING
- 20.3± MILES APPROXIMATELY TO NIXON
- 30.9± MILES APPROXIMATELY TO CUERO
- 59± MILES APPROXIMATELY TO VICTORIA
- 74.1± MILES APPROXIMATELY TO SAN ANTONIO
- 8.1± MILES APPROXIMATELY TO HWY 87
- 11.8± MILES APPROXIMATELY TO HWY 183

TRACT LISTINGS

GONZALES COUNTY, TEXAS

TRACT 1
19.86 +/- ACRES
UNDER CONTRACT

TRACT 2
14 +/- ACRES
SOLD

TRACT 3
14 +/- ACRES
SOLD

TRACT 4
15 +/- ACRES
SOLD

TRACT 5
18.90 +/- ACRES
\$226,000

TRACT 6
20 +/- ACRES
\$259,000

TRACT 7
20 +/- ACRES
\$278,000

TRACT 8
20 +/- ACRES
\$239,000

TRACT 9
10.01 +/- ACRES
SOLD

TRACT 10
10.01 +/- ACRES
\$129,000

TRACT 11
40.85 +/- ACRES
\$409,000



TRACT 7
20 +/- ACRES
\$278,000





WILDLIFE

CLAY CLIFFS RANCH

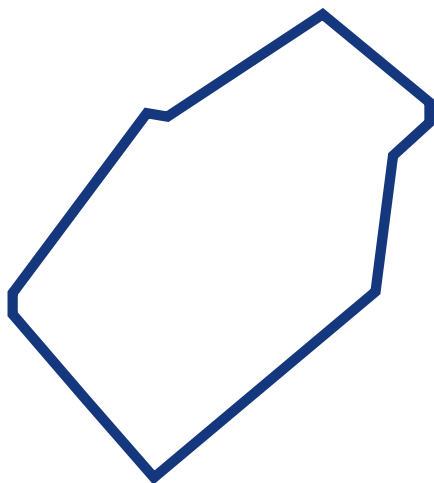
- WHITETAIL DEER
- HOGS
- QUAIL
- DOVE
- WILD TURKEY
- SONG BIRDS

GONZALES COUNTY

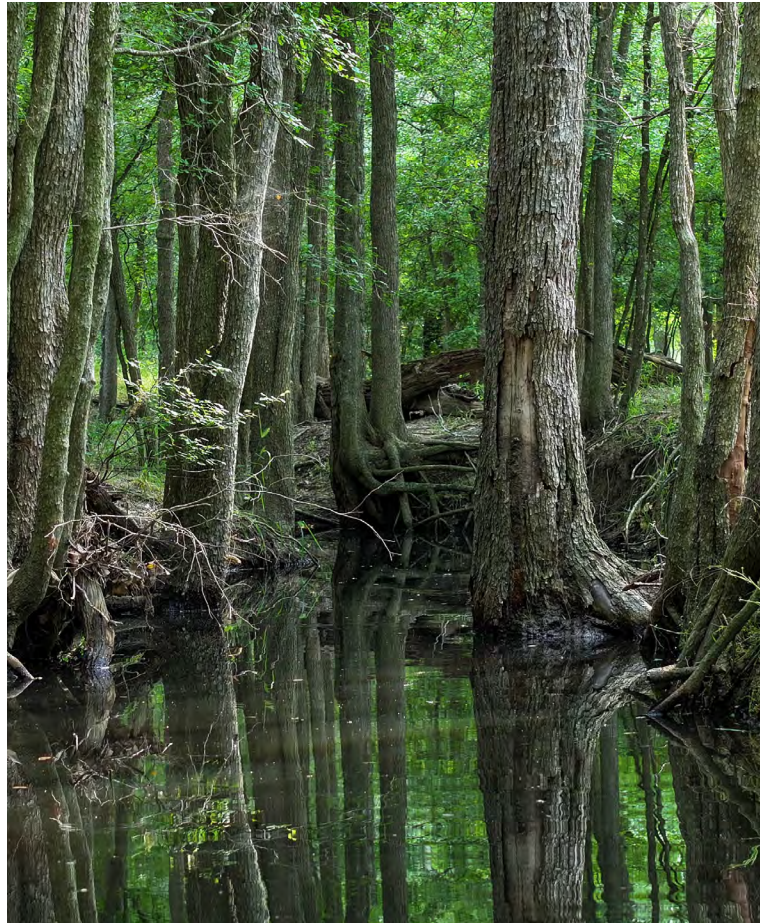
RANCH AMENITIES

Gonzales County, south of Austin along U.S. highways 87, 90, 90A, 183, and Interstate 10, spans 1,046.4 square miles with elevations from 2 to 400 feet. Bordered by DeWitt, Lavaca, Fayette, Caldwell, and Guadalupe counties, Gonzales is the county seat. Major rivers include the San Marcos and Guadalupe. The county receives an average of 32.6 inches of rainfall annually, with a temperature of 70°F and a 276-day growing season. It features three major land-resource areas: Texas Claypan Prairie, Southern Blackland Prairie, and Northern Rio Grande Plain. The county has 75 soil types and 19 geologic formations, making it the most geologically diverse in Texas.

Typical vegetation ranges from post oak savannahs to mesquite and prickly pear in the Northern Rio Grande Plain, and live oaks and walnut trees in the Southern Blackland Prairie. Natural resources include clay, sand, gravel, bentonite, oil, gas, uranium, and volcanic ash.



COME AND TAKE IT CELEBRATION
GONZALES COUNTY FAIR AND RODEO
GONZALES WINTERFEST



OWNER FINANCING

GONZALES COUNTY, TEXAS

5% cash down and 25 year loan. 11% interest. No prepayment penalty. No refinance penalty.

10% cash down and 25 year loan. 10% interest. No prepayment penalty. No refinance penalty.





GAINES SLADE

VICE PRESIDENT OF LAND & RANCH
LAND SPECIALIST

GAINES.SLADE@CBHARPER.COM

830.469.3022



COLDWELL BANKER

D'ANN HARPER, REALTORS®
LAND & RANCH

WHO YOU WORK
WITH MATTERS



COLDWELL BANKER

**D'ANN HARPER, REALTORS®
LAND & RANCH**

OFFER INSTRUCTIONS

Please submit all offers via email to gaines.slade@cbharper.com
Call/Text [GainesSlade830-469-3022](tel:830-469-3022) to confirm receipt.

PLEASE WRITE ALL CONTRACTS ON THE MOST CURRENT FARM AND RANCH CONTRACT

SELLER INFORMATION:

Devin Elder

BROKER INFO FOR PG. 9:

Brokerage: Coldwell Banker D'Ann Harper, REALTORS®

Listing Agent: GainesSlade

Email: gaines.slade@cbharper.com

Supervisor: JeffPorter

Address: 1677RiverRoadBoerne,TX78006

Lie. # : 416239

Lie. #: 694660

Phone: 830-469-3022

Lie. #: 330492

CLOSING INFORMATION

Title Company: Old Republic Title

Escrow Officer: Ronni Atten

Address: 3522 Paesanos Parkway Ste 200 San Antonio, TX 78231

Email: ratten@oldrepublictitle.com

Phone: 210-496-2223

COMMISSION:

2.5% Each

EXCLUSIONS:

LEGAL DESCRIPTION:

TR 16/19 BUENA SUERTE SUBD

NOTES:

Please include any disclosures in Assoc. Docs. along with Pre-Approval or POF.
Thank you and I look forward to receiving your offer!

TRANSFORM YOUR LAND WITH EASE

Looking to upgrade your property without the immediate financial burden? Our exclusive owner financing option for land improvements offers the perfect solution. Gain immediate access to essential upgrades with minimal upfront costs.

KEY IMPROVEMENTS AVAILABLE



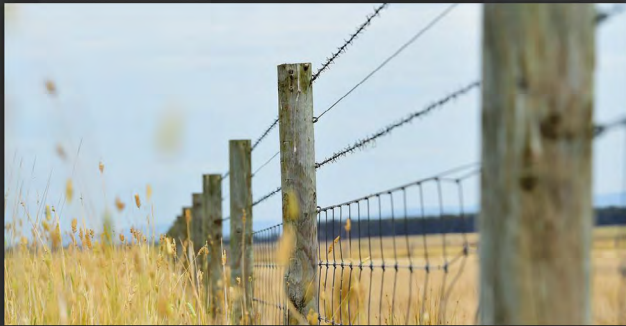
WATER WELLS

Secure a sustainable water supply.



ELECTRIC METERS

Power your land efficiently with electrical setup services.



FENCING

Protect and define your property with high-quality fencing.



BRUSH CLEANING

Prepare your land for cultivation or development with professional brush clearing.

Land ownership made simple. Roll essential improvements into your land purchase using owner financing options with as little as 5% down. This exceptional opportunity allows you to realize your dreams of owning land without the heavy upfront financial burden.



TEXAS HUNTER[®]

PRODUCTS

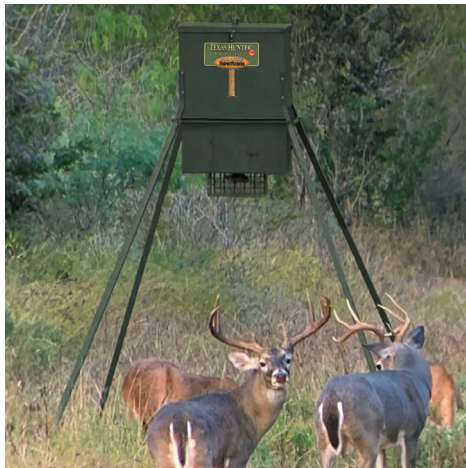
As an authorized dealer and installer for Texas Hunter Products, I'm here to help you seamlessly integrate their offerings into your newly purchased property. Don't hesitate to contact me if you're interested in enhancing your property with their top-quality products.



BIG PROTEIN



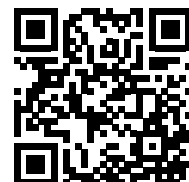
BOX BLIND



FEEDER SPIN



ECONOMY BLIND



WE FINANCE DIRT & DREAMS

LAND LOANS

- No minimum acreage
- 15% minimum down payment
- Flexible Loan Terms
 - 15% down for a 15 year fixed rate
 - 20% down for a 20 year fixed rate
 - 25% down for a 25 year fixed rate
- Can Roll Improvements into loan – purchase or refinance
- Property must be Rural
 - Outside city limits or in town with less than 2500 population
- Streamline Loan Program – limited documentation for land values of \$408,000 or less.
- Farm Credit Loan – will not be sold to outside servicer
- Yearly rate modification available if rates decrease over the life of your loan.



KACI JOHNSON

Mortgage Loan Officer | NMLS#: 1966507
830-399-7176 | KJohnson@TexasFCS.com



Scan the QR code to start the
Pre Qualification Process

IMPROVEMENT EXAMPLES

- Water Well
- Septic
- Electricity
- Pond
- Barns
- Fences
- Land clearing



www.TexasFarmCredit.com/Mortgage





COLDWELL BANKER

**D'ANN HARPER, REALTORS®
LAND & RANCH**



GAINES SLADE

Vice President of Land & Ranch, Land Specialist
830.469.3022 | gaines.slade@cbharper.com
weselltexasranches.com



#1

Individual Sales Agent for
Coldwell Banker D'Ann Harper, REALTORS®,
2022 & 2023



Deer Steward
LEVEL 1



FAA Part 107
Remote Pilot
Certification

#1 Highest Individual GCI Company-wide 2023

#2 Most Listings Sold Company-wide 2023

#2 Most Listings Taken Company-wide 2023

145

Ranches Sold in the Past 4 Years

\$130M+

In Sales in the Past 4 Years

“ We’ve purchased real estate of all types for years, but when it came time to move into a new arena, land, we knew we needed an expert on the team. Gaines Slade has been everything you could ask for in a partner: knowledgeable, hard working, fun & easy to work with, and he brings a deep bench of connections to the table that has made all of our transactions as smooth as possible. We’re looking forward to buying more land with Gaines! ”

-DEVIN E, TEXAS LANDOWNER

“ I had my property on the market for the same price (even lower at one point) with no results for about two years. Gaines was able to sell my property within a matter of weeks. Connections, advertising, land/ranch specialty, reputation. Enough said. ”

- UNA KERENSA HILL,
FORMER TEXAS LANDOWNER