Farm and Ranch Features and Information

Property Address: 1111 Pine Ranch Rd

Seguin, TX 78155-7778

1. How Long Have You Owned the Property? Since 1968, The Trust has owned it since 2012.

2. How many acres do you have? About 115 Do you have a survey? No How are boundary lines marked? Barbed wire fences

3. Is your property in any type of tax deferral program? Agricultural exemption

4. Do you have any irrigation rights? If YES, please explain. Spring Hill Water Company line to both houses from RR1117. Also, multiple water wells.

5. Do you have trees/timber on the property? If YES, please give details. Pine trees, Oak trees

6. Have you logged the property? If YES, please explain. No

7. Are there any natural water features on the property such as ponds, lakes, creeks, rivers, springs? If YES, please describe. Yes, north pond, east pond, and south pond.

8. Please explain any current farming operations including average yields. None

9. Do you have any organic certifications on the property? No

10. Are you aware of any easements or joint maintenance agreements for conservation, utilities, access, adjoining owners? Water line from RR1117, 50% interest in the 1 mile long dirt entry road.

11. Wildlife & Hunting: Please share any information about the wildlife on the property and any hunting/fishing opportunities that may exist. Deer, dove, ponds are stocked with fish.

12. What do you feel is the highest and best use of the property? Ranch

13. Are there any geographical benefits to the location of the property, i.e. distances to airport, universities, beaches, special attractions, etc. SA airport and Austin Bergstrom airports are both a 1 hour drive. Texas Lutheran University is 10 miles away in Seguin. Texas State University is 35 miles away in San Marcos. The beach at Port Aransas is a 2 ½ hour drive. Sea World and Six Flags in San Antonio are about 1 ½ hour drive. Shiner Brewery is 15 miles away.

14. Please describe the types, sizes and uses of barns, shops, machine sheds, arenas, etc. (if applicable). One hay and tractor storage barn, size 60’x40’, that has walls on north and west sides. One metal barn for supplies and vehicle storage, size 60’x40’, that is totally enclosed, with a cement foundation and workshop. One pump house for water pump and storage, with cement foundation. Horse pens for horse training.

15. Have you made any improvements to these structures? No

16. Do any of the structures have water, electrical service, or wired for 220? All buildings have electrical service. The Barn and Pump House have water, also.

17. Please describe fencing and cross fencing (if applicable). Barbed wire cattle fences with railroad ties at each cross section.

18. What year was the home built? White stone house built in 2004. Is there a history or legacy of the land? NA

19. Please tell us about your home, i.e. Square footage, stories, bedrooms, bathrooms, etc. White stone house- 1928 sq ft, 4/2, split bedrooms, 1 story

20. Have you completed any upgrades or remodeling? If YES, please explain. No

21. What are the sources of heating and cooling for the home? electric central AC and heat

22. Are there any unique or special features about the home that we should know about? Extra large covered back porch overlooking a swimming pool. White stone house has an electric fireplace.

23. Is there a second residence on the property? If so, what are it's features and uses? Red block guest house built in 1948, 1248 sq ft, 3/1, 1 story, Kitchen/dining remodel in 2000, fireplace and electric fireplace, outdoor shower area.

24. What are the sources of heating and cooling for the second residence? electric central AC and heat

25. Please tell us what you know about the roof(s), i.e. materials, age and any home maintenance items we should be aware of. White stone house has a metal roof built in 2017. Red brick house has composite shingles.

26. Are there any current residential rental/lease agreements or farm ground leases in place? No

27. Please list the available utilities and companies that provide services for electricity, water, propane, and natural gas, etc. and if any is provided by city.

Water- Spring Hill Water Co

Electric- GVEC

28. Please tell us what type of internet you have (Cable, Fiber

Option, DSL, Satellite. or Other) and what company provides the service.

Internet availability- dish

29. What gas appliances: propane or natural gas service (if applicable)? None

30. Domestic Water: What is the source of your water? i.e. well, spring, city, etc. Spring Hill Water Co line to both houses from RR1117. Multiple water wells.

31. Do you have a well? Yes, multiple How many? How deep? Water flow?

32. Do you have a septic system? Yes, one for each house.

33. What is access to the property? RR1117 to Pine Ranch Rd.

34. What is land being used for or how has it been used in the past? i.e. farming, cattle, hay, etc. Cattle ranch and hay

35. Is there income from crops? No

36. Is there any income-generating potential the property may have, such as rental income or income from farming or other agricultural activities? Yes, rental income, income from farming, hay and ranching cattle.

37. Provide information on zoning and land use regulations, as well as any permits or approvals required to operate the property. N/A

38. Who are adjoining neighbors? North- Dustyn Jansky dustyn.jansky@hotmail.com

Are there any property line disputes? No

39. Do any mineral rights (timber, water, gas) convey with sale? Yes- Timber, water. No- oil or gas

40. Are there any known environmental issues with the property? No

Have you received notice from any governmental entities about future assessments? No

41. How is the property zoned? N/A

What are permitted uses or special exceptions for this piece of land? N/A

42. Are there restrictions to future development? No

43. Are you aware of any development proposal for any adjoining land or properties? No

44. What are annual property tax obligations? Approximately $5,000/yr

45. Why is the property being sold? Dissolution of Family Trust

46. What are the closest public lands? Starke Park in Seguin

47. How soon can the closing happen? Aug. 2024