

McCLURE PLACE



FOSTER

Farm  Ranch

Real Estate

20± ACRES MEDINA COUNTY

PRESENTED BY HOLLY VAN CLEVE | AGENT

(830) 876-6105 • HOLLY@FOSTERRANCHES.COM • 106 E MAIN ST. UVALDE, TX 78801

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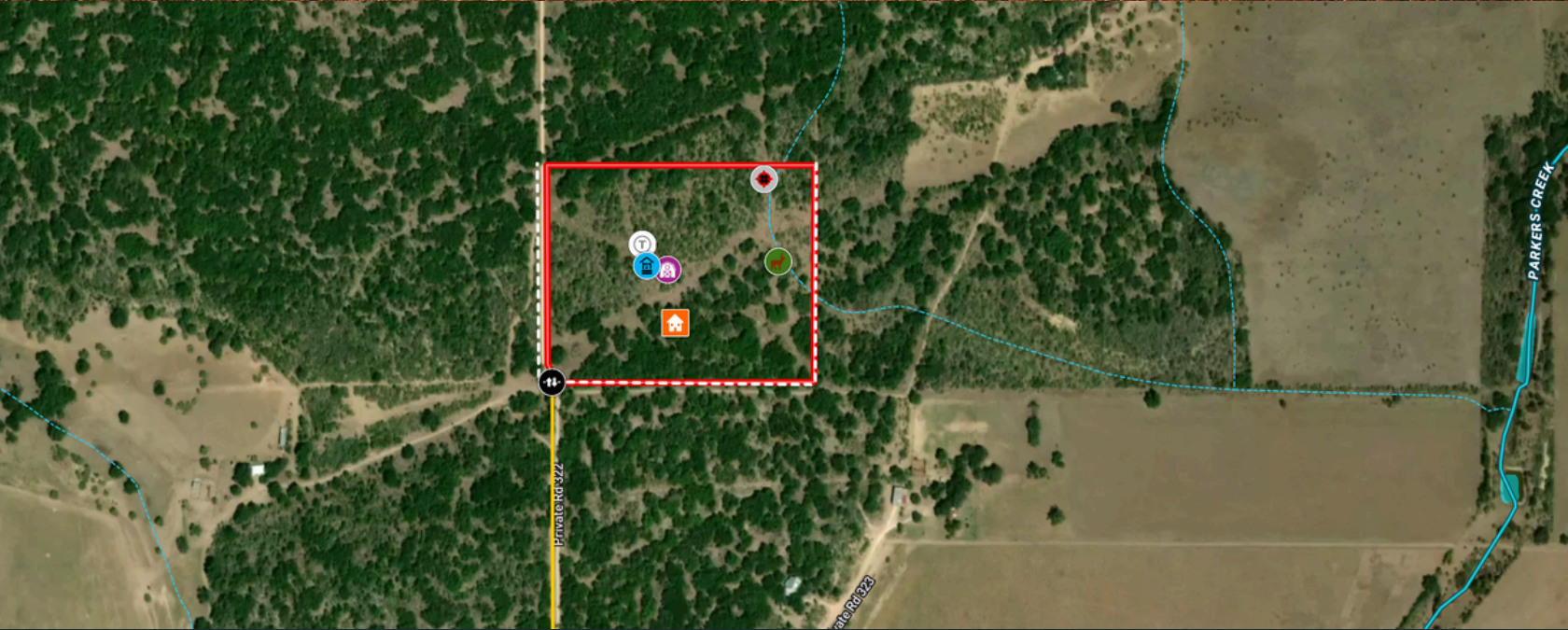
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LOCATION

Located one mile down a private road off FM 1796
about 6 miles north of D'Hanis.



20± ACRES + MEDINA COUNTY

DESCRIPTION

Located on the edge of the Texas Hill Country... Peaceful 20 acre retreat ready to be enjoyed as a recreational getaway to relax and unwind or move-in ready for a full-time residence located less than 50 miles from San Antonio.

WILDLIFE

Whitetail deer, hogs and turkeys are commonly seen. The seller enjoys taking his son hunting and watching the wildlife out of his MB Ranch King Blind. There is a 750lb Lyssy and Eckel broadcast corn feeder. The blind and feeder is negotiable and will be included in the sales price with a good fair offer. The place is loaded with oak trees and has enough clearing to enjoy viewing the wildlife, but still secluded. The place is surrounded by large low fence neighbors.



IMPROVEMENTS

The work has been done for you and all the improvements have been made within the past year. The home consists of a 2023 Palm Harbor manufactured 1,458 sqft home having 3 bedrooms, 2 baths with a spacious open concept kitchen, dining and living area. The home comes FURNISHED with Gallery Home Furniture and is included in the sales price. All appliances are to stay including an electric stove with oven, refrigerator, dishwasher, microwave, front load washer, dryer and tv. Built off the back of the home is a 1,120 sq foot awning with a gravel base. Time can be spent here enjoying the firepit or grilling come rain or shine.

There is a 2,000 sqft metal barn with 3 sides, a gravel base and is built to be able to drive through on one end. A connex box is located next to the barn for any small equipment or supplies you would like to have stored. A nicely constructed gravel road travels from the gate up to the house and around the barn. Water is provided by an Edwards Aquifer water well-being 568 feet deep and equipped with a 3 hp submersible pump. There is one water trough to provide water for the wildlife that are often spotted coming through the place.

Light restrictions in place. The property is partially fenced and is under Ag-Use Tax Exemption through beekeeping. Located in D'Hanis ISD.

MCCLURE PLACE



MEDINA COUNTY



20± ACRES



MEDINA COUNTY





HOLLY VAN CLEVE

AGENT

Holly Van Cleve is a 5th generation South Texan and grateful for her ranching heritage. Growing up on a small ranch and managing her own, she has extensive awareness of ranching, hunting, and oil and gas industries. She obtained her Bachelor's Degree in Business Administration from Sul Ross State University. She then began her vast experience as a Petroleum Landman, which taught her valuable lessons that contributed to her understanding of the real estate business. For over 30 years, she has assisted with her family's feed store in Carrizo Springs which has greatly influenced her knowledge of hunting, farming, and ranching. Her passion and enthusiasm helps her guide and assist buyers and sellers in today's market. Holly has a lifelong familiarity with the land, the people who live it, and those who love it.

“We Build Relationships on Solid Ground”



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Foster Farm & Ranch, LLC	9008477	chadfosterjr@gmail.com	(830)776-3605
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Chad Foster Jr.	524871	chadfosterjr@gmail.com	(830)776-3605
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Holly Van Cleve	512652	holly@fosterranches.com	(830)876-6105
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date _____
template

Foster Property Group, LLC, 106 N East, Uvalde TX 78801
Chad Foster

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The LandReport

2020-2022
AMERICA'S
BEST
BROKERAGES

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Real Estate

This information has been obtained from sources Foster Farm and Ranch Real Estate deems reliable. Because this information has been provided by third parties, we cannot guarantee that it is accurate. All parties should undertake to verify the information and agree to rely on their own diligence as opposed to any representations contained herein. All listings are subject to changes, errors, omission, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by the owner. Buyer's agent must be identified on first contact and must be present at initial showing of the property listing in order to participate in real estate commission.

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