Cross Hill Ranch
17± Acres | Medina County Texas

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Medina County

17± Acres

Incredible Topography

Convenient to Castroville, Texas

Overlooks the Town

Abundant Native Wildlife

Excellent Brush

Amazing Opportunity
This 17.12 acres in Medina County and Medina Valley I.S.D. borders the western boundary of Castroville city limits along Alsace Avenue on the southern side of highway 90 and is in the Extra Territorial Jurisdiction (ETJ) of Castroville. The property is immediately adjacent to the much storied and historical Cross Hill of Castroville*. It is filled with lush and dense South Texas brush including Guajillo, Black Brush, Mesquite, Accacia, Catclaw, some prickly pear and many large Live Oaks. The acreage is bordered on the south by the 126 acre Castroville Regional Park and Native Trails, and the BMA (Bexar-Medina-Atascosa) main irrigation canal along the southwest perimeter. It is a haven for wildlife including abundant Whitetail deer, turkey, quail, dove, songbirds and other small species. There is one deer blind and two corn feeders on the property.

Currently, there is no active water, sewer or electric on the property, but all of these utilities are in place alongside the property on Alsace Avenue. The depth to the top of the Edwards Aquifer is approximately 800’ and access to the BMA irrigation Canal can be applied for.

This is a high elevation property of 800’-900’ offering spectacular views overlooking the city of Castroville and the hills of Northern Medina County.

Offerings of large elevated tracts of pristine rural acreage adjacent to the fast growing city of Castroville are rare, making this land a very valuable investment either as a destination recreation ranch and homestead, or an excellent opportunity for a premier community developer.

Seller will convey all owned minerals to Buyer.

* Hondo Anvil Herald 8/30/2018, Page 1
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Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

BRETT RIFF 830.741.2040
NMLS583500
Twitter: capitalfarmcredit.com | NMLS493828

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

<table>
<thead>
<tr>
<th>Texas Ranch Sales, LLC</th>
<th>542739</th>
<th><a href="mailto:info@texasranchsalesllc.com">info@texasranchsalesllc.com</a></th>
<th>830.741.8906</th>
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<tbody>
<tr>
<td>Broker’s Licensed Name or Primary Assumed Business Name</td>
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<tr>
<td>Designated Broker’s Name</td>
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<td>Agent’s Supervisor’s Name</td>
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<td>Sales Agent/Associate’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials ___________ Date ___________