Comanche Camp Ranch
50± Acres | Medina County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
1,800 sq. ft. metal building
Four water troughs
Three feeders
Two hunting blinds

East Medina water meter
2015 RV camper will convey
Abundant native wildlife
All owned minerals will convey
Located on a high plateau that was once Comanche Indian Territory, the ranch is located just 10 minutes southwest of Castroville, Texas, in Medina County. Castroville was named for its founder, Henri Castro, who brought the first European Settlers to this Medina River Valley in 1844, and soon after encountered many conflicts with the Indians whose prized hunting territory was being invaded.

These 50 acres represent some of the purest hunting land left available in Medina County. Comanche Camp is high fenced on two sides and low fenced on two sides. A secure deeded easement to the ranch ensures the security of your own private sanctuary. The land is thick with great South Texas brush including Black Brush, Guajillo, Tasajillo and Twisted Acacia, all of which are the grocery store and habitat for Whitetail deer, Turkey, Quail and feral hogs. The ranch has 2 corn feeders, a cottonseed feeder, 2 hunting blinds and 4 water troughs. An East Medina water meter supplies water to the ranch and electricity to the camp compound is supplied by Medina Electric.

An 1800 square foot metal building on a concrete slab provides shelter and shade for ranch equipment and family gatherings, along with a new smaller storage building for tools. A 2015 RV that sleeps up to four completes the camp compound.

The owner has established a year-round feeding program to build big bodied, heavy horned deer, and their game cam pictures show it’s working; and they have harvested only one buck in the last 5 years.

This is a rare opportunity to hunt where the Indians once camped and hunted and to own an affordable, secluded and secure turn-key getaway recreation/hunting preserve so close to all the conveniences of nearby Hondo, Castroville and San Antonio.
Comanche Camp Ranch
Medina County, Texas, 50 AC +/- Boundary
Texas Ranch Sales, LLC
P: (830) 741-8906          texasranchsalesllc.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
Complex ranch financing made simple.

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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.

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Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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.

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