SIMPSON RANCHES
&
LAND, LLC

THE SALZMAN RANCH

79.6+- Acres

Kendall County, Texas



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THE SALZMAN RANCH
±79.6 Acres | Kendall County, Texas

Description

Located in the heart of the Texas Hill Country, Salzman Ranch offers 79.6± acres of scenic countryside in Kendall County, conveniently situated between Boerne and Comfort. With gently rolling terrain, attractive elevation changes, and expansive views toward the Guadalupe River, the property provides an ideal setting for a private residence, weekend retreat, or recreational getaway. The ranch features an existing cabin, several outbuildings, a private water well, and a pond that currently holds water. With convenient access directly off FM 473, Salzman Ranch combines the natural beauty of the Hill Country with accessibility to nearby communities.

Location

Salzman Ranch is located at 925 FM 473 in Kendall County, Texas, between Boerne and Comfort. Frontage along FM 473 provides convenient access to the property while offering a desirable Hill Country setting.

Improvements

The property features an existing cabin, along with several small barns and storage buildings. The living quarters are situated near the highest elevation of the property, taking advantage of the surrounding views. Additional improvements include a private water well servicing the residence, interior ranch roads, hunting blinds, and wildlife feeders. The property is low-fenced, with numerous birdhouses positioned throughout as part of the existing wildlife management program.

Water

Water is provided by a private water well that currently services the residence. A pond located toward the rear of the property holds water and provides an attractive water feature within the ranch. Water levels may fluctuate depending on seasonal rainfall.

Terrain/Habitat

Salzman Ranch features gently rolling terrain with a gradual elevation change from the higher elevations near the residence toward the rear of the property. This natural topography provides attractive views toward the Guadalupe River and multiple potential locations for a future homesite.

The property offers good native brush coverage, maintained areas, and drivable ranch roads throughout. Cedar management has been performed as part of the property's wildlife management practices, contributing to its well-maintained appearance.

Wildlife

Native wildlife includes whitetail deer, feral hogs, and a variety of bird species. The ranch is currently under a wildlife management plan and carries a wildlife tax valuation.

Existing management practices include maintaining birdhouses, controlling cedar growth, and managing fire ant populations. Wildlife feeders and hunting blinds are also present on the property.

Continuation of the wildlife valuation by a new owner would be subject to applicable requirements.

Minerals

Mineral ownership is currently undetermined.

Easements

An electric utility company easement is present on the property.

Summary

Salzman Ranch offers 79.6± acres of scenic Kendall County countryside with an appealing combination of Hill Country views, gently rolling terrain, existing improvements, and recreational opportunities. With an established wildlife management program, private water well, pond, and convenient access along FM 473, the ranch is well suited for buyers seeking a private Hill Country retreat or a location to build their dream home.







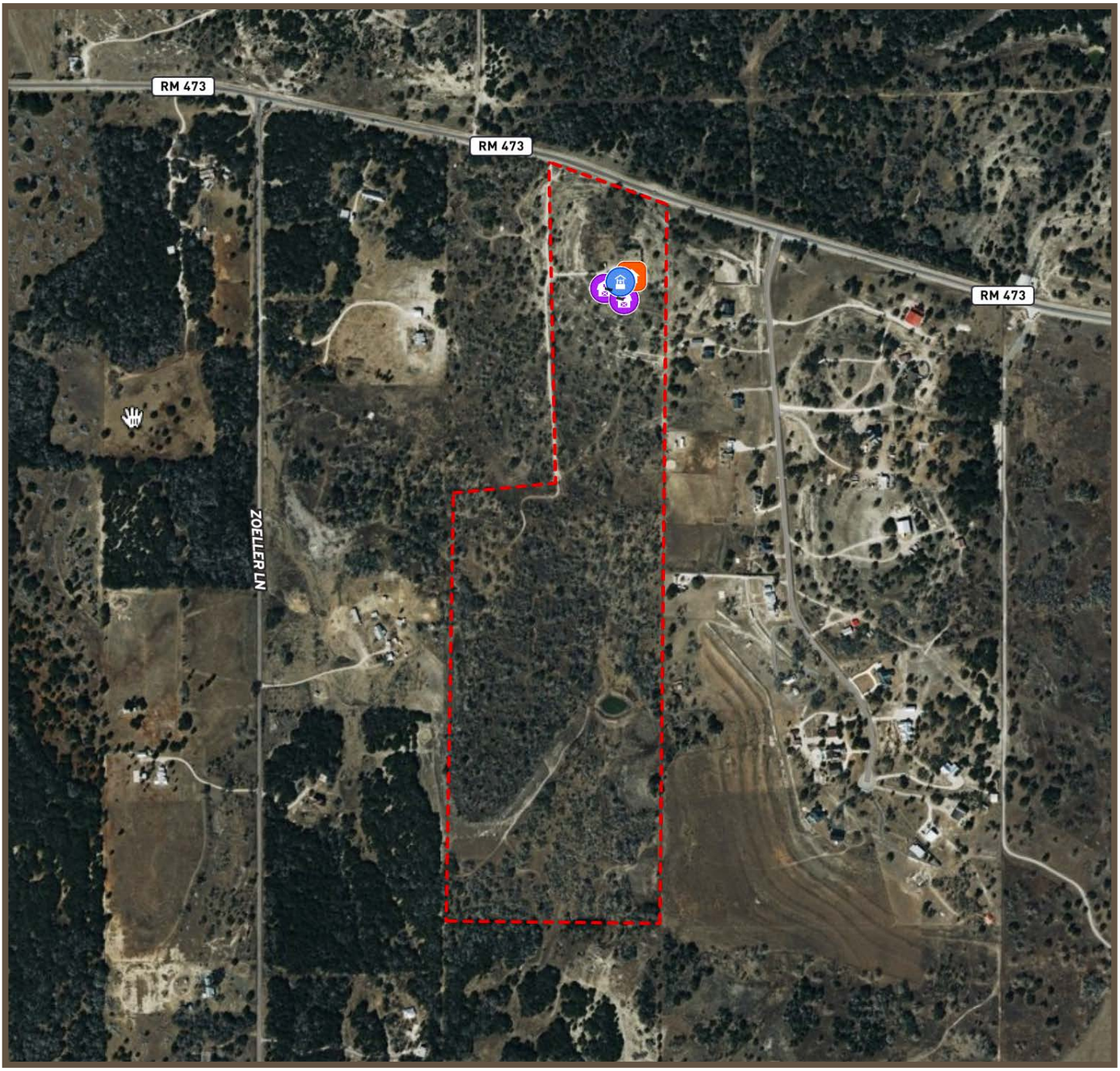


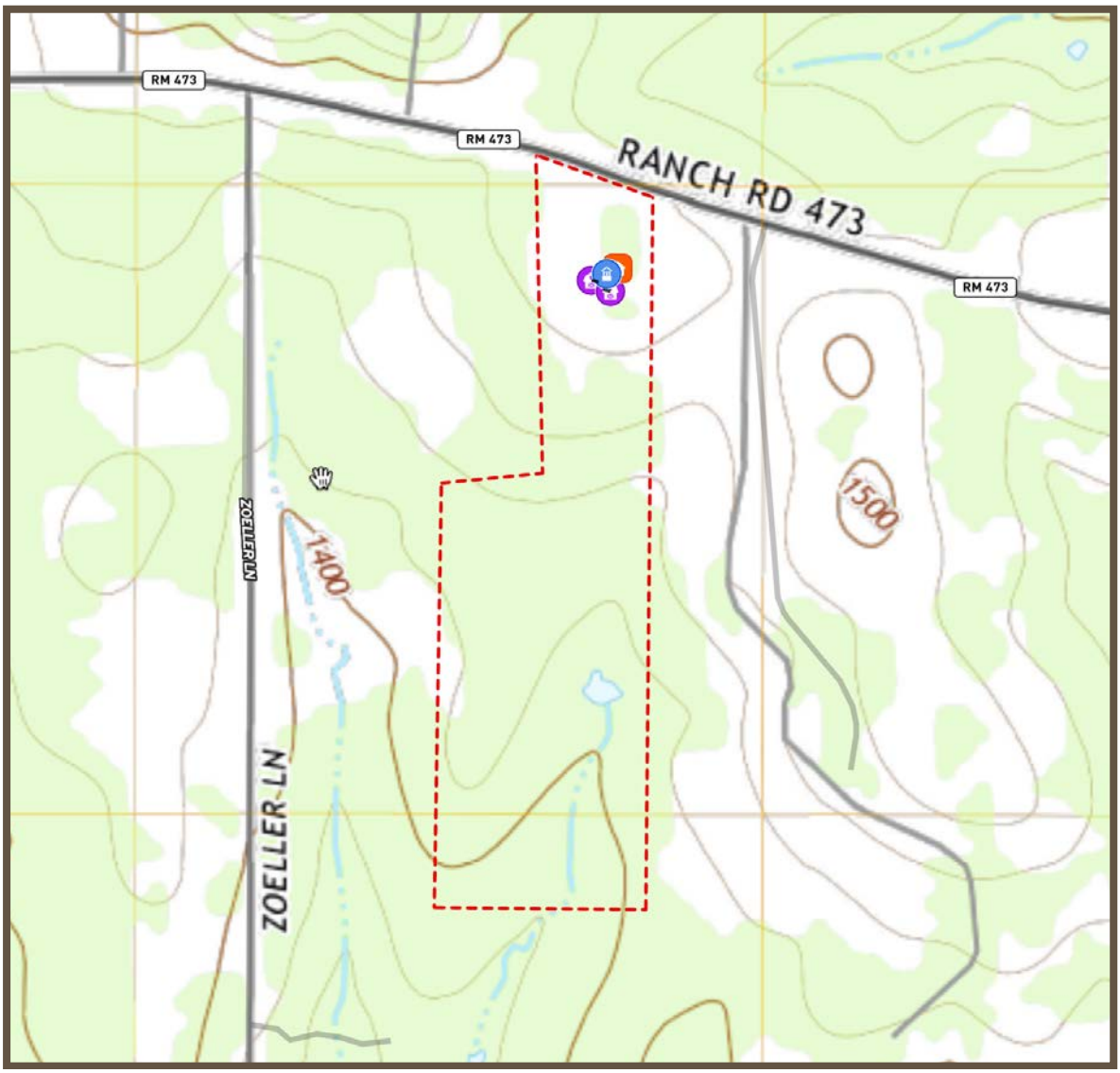




AERIAL 79.6 +- KENDALL COUNTY , TEXAS

SIMPSON RANCHES & LAND, LLC





DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date