

# 111 POEHNERT RD

BOERNE, TX

11.024 +/- ACRES  
UNRESTRICTED

LARGE ENCLOSED  
POLE BARN, A  
FRESHLY DRILLED  
WATER WELL, AND  
UNDERGROUND  
ELECTRICITY.

**\$685,000**

FOR SALE

**RICHMOND FRASIER**

BROKER, PARTNER

830.308.7131

RICHMOND@LEGACYBROKERGROUP.COM



# ABOUT

111 Poehnert Rd is a rare, unrestricted, 11.024 acre tract within 15 minutes of Boerne and Comfort Texas. Currently under a wildlife management ag exemption, this oak studded property features a large enclosed pole barn, a freshly drilled water well, and underground electricity.

Multiple building sites abound with great views from the southwest to the northwest. Oak Meadow Acres is a rare Kendall County, Texas gem offering an ag exempt, unrestricted, small acreage property ideally suited for investment or your home in the country.





# LISTING DETAILS



COUNTY
KENDALL COUNTY

POPULATION + MEDIAN AGE
<b>BOERNE, TX</b> <b>POP: 20,707</b> <b>AGE: 38.3 yrs</b>

SUBTYPE
<b>COMMERCIAL</b> LAND FOR DEVELOPMENT

SQFT/ACRES
<b>11.024 +/-</b> <b>ACRES</b>

## MARKETING FACTORS + AREA RESEARCH

### BOERNE, TX

Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



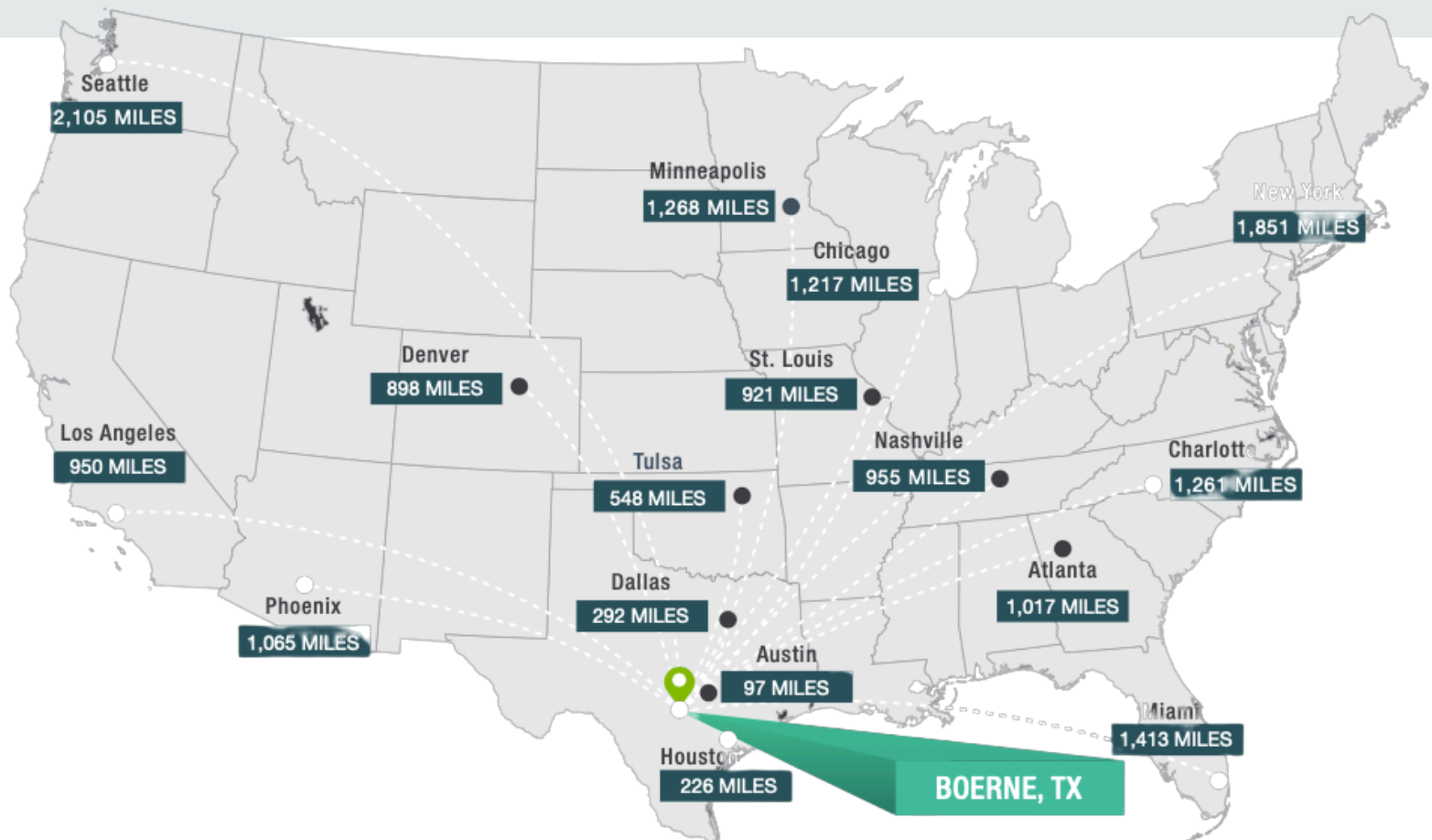
# LOCATION DETAILS

## BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos



# MEET YOUR AGENT

## **RICHMOND FRASIER**

BROKER, PARTNER

- 📞 830.308.7131
- ✉️ richmond@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



A fourth-generation Texas hill country rancher, Richmond Frasier's roots date back to 1885 in Burnet county. As Legacy Broker Group's Partner and Broker, and a Marble Falls native, he deeply understands the bond between land and legacy.

Richmond's spirited approach, problem-solving knack, and entrepreneurial insight guide clients seamlessly in their land acquisition journey. Licensed since 2006, Richmond co-founded Legacy Broker Group with his wife, Traci, in 2016 and serves as the designated broker for the company.

## **LEGACY BROKER GROUP**

- 📞 O: 830.446.3378
- 🌐 www.legacybrokergroup.com
- 📍 710 E BLANCO RD, BOERNE, TX 78006



# LEGACY

BROKER GROUP



## **RICHMOND FRASIER**

BROKER, PARTNER

830.308.7131

[RICHMOND@LEGACYBROKERGROUP.COM](mailto:RICHMOND@LEGACYBROKERGROUP.COM)



# 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.

2-10-2025



## 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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

TXDT, LLC dba Legacy Broker Group	9005445	richmond@legacybrokergroup.com	830-446-3378
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richmond Frasier	559072	richmond@legacybrokergroup.com	830-446-3378
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richmond Frasier	559072	richmond@legacybrokergroup.com	830-377-0901
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date