

Agent Report



Addr: 775 Powers Ranch
Status: New
Area: 3100
Int.St./Dir: Drive west on IH- 10 to Hwy 41 West, to Hwy 83 south. Powers Ranch Road is just past Indian Creek Road on the right. See Coldwell Banker signs. Call agent prior to traveling. Agent will schedule on site tour.
Subdivision: N/A
City: Leakey
County: Real
Legal: LONG HOLLOW RANCH TRACT 1
Lot Size: 31.09
Sch: Leakey ISD
Elem: Leakey
Middle: Leakey
High: Leakey
Class: Lots & Acreage
Grid:
Zip: 78873
CAN#: A663441200005
Block: N/A
Lot Dimensions:
MLS #: 1781226
List Price: \$715,000
Type: Rural
AdSf:
Lot: OTHER
Sale/Rent: For Sale
Mo Lease:
Currently Leased:
Lease Expiration:

<u>Lot Description</u>	<u>Utility Suppliers</u>	<u>Assessments</u>	Mand/Mult HOA: None/N
Front Feet: 0	Gas:	HOA Name:	
Depth Feet: 0	Electric:	HOA Fee / Freq / Trans Fee: //	
Total Acres: 31.09	Garbage:		
Price/Acre: \$22,998	Water:		
Well Depth:	Sewer:		
	Other:		

<u>Base Taxes</u>		<u>Financials</u>	<u>Zoning</u>
County: \$576.72	Taxed by Mltpl Counties: No	PrTerms: Conventional, Texas Vet, Cash, Other	Zoning: OCL
City: \$0			Preferred Title Co.: Texas Title, Leakey, TX
School: \$902.29			
Other: \$20.13			
Total: \$1,499.14			
Owner: HUTCHINSON DONALD WILLIAM JR	Owner LREA/LREB: No		
List Agent: Nick D Anthony, TACS	747113	(210) 483-7070	SC/\$: 0
List Office: Coldwell Banker D'Ann Harper	COLD00	(210) 483-7070	BC/\$: 3.00%
Ph to Show: 210-849-9283	Lockbox	Showing Contact: Agent	Bonus:
	Type: None		

AgentRmrks:

Remarks: 31.09 +/- acres of land, accessible via an easement from HWY 83, are nestled within the original property once owned by John Leakey, passed down over three generations. Offering breathtaking Hill Country vistas from nearly all angles, this parcel boasts a minimum of three potential building locations and can be reached via the ranch's well-maintained community road. The predominantly level terrain is adorned with clusters of majestic oak trees and scattered brush, complemented by a charming small creek ... *(text truncated for print)*

Description: Undeveloped, Wooded, Cleared, Irregular, Partial Cleared	Other Structures:
Utility Avail: Electric	Terrain: Level, Rolling, Rocky
Utility On Site: Other	Trees: Many, Mature
Site/Area Ft: Hunting, Seasonal Creek	Docs Avail: Survey
Improvements: Gravel Roads, Fencing, Dirt Roads, Easement Road, Private Road, State Highway, Not Applicable/None	Green Features:
Miscellaneous: Not Applicable	
Septic: Required, Allowed	
Location: Hill Country View, Country View, Hunting Permitted, Secluded, Gently Rolling, Level, Creek - Seasonal	
Frontage: Private Street	
Restrictions: Call Broker, Other	

Contingent Info:	Sale Trms:	DOM/CDOM: 11 / 11	Sold Price:
Contract Date:	Sell Concess:-	Sell Points:	SQFT/Acre:
Closing Date:	Selling Agent:		Price per SQFT:
Sell Ofc:			Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2024 by SAN ANTONIO BOARD OF REALTORS***