

SANTA ANNA HUNTING AREA

SANTA ANNA, TX | 161 ± ACRES



LEGACY
BROKER GROUP

OVERVIEW

Santa Anna Hunting Area (SAHA) is a family run hunting preserve. Named after the town it resides in SAHA is a preserve raising Chukar, Bobwhite and Tennessee Red Quail, Ringneck and Melanistic pheasant. The town was named for the twin mountains located just north of the community, which were in turn named for Santa Anna, a Comanche chief. SAHA has a direct view of these gorgeous mountains giving way to the glorious sunrises and sunsets. John R. Stearns started Santa Anna Hunting Area in 1986. He realized then that hunting was becoming less and less accessible and that hunting has never been free. The days of the knock on the door "Can I hunt" and the "cheap hunting lease" are gone. In 1988 John approached his son Gerry to help him run and eventually take over the business of Santa Anna Hunting Area.

His one-man operation was getting too big for one man. He had been incubating and producing all his own pheasant and most of his own quail. Santa Anna Hunting Area became incorporated in 1994 when Gerry Stearns fully took over and Saha Inc was born. Eldena and Gerry were married in 1998. Eldena's experience in the gamebird business began in 1982. Eldena was co-owners and operator of the biggest bird raising operation in Texas called Honey Creek Game Birds prior to her marriage to Gerry.

Besides raising birds, she trains dogs and guides hunts. She is very committed to the hunting tradition. In 2002 the hatchery was updated to a "state of the art" facility and Saha's is NPIP certified and A1 Clean. The facility can incubate and hatch up to 500,000+ chicks a year and accommodate up to 14,000 full grown birds.

Eldena runs Upland bird hunts October 1st thru March 31st. In its Hayday SAHA would book and facilitate 500+ hunts (over 1,800 hunters) on its land and leased land. Since the death of her husband in 2012 Eldena has slowly scaled back the operation to continue the "family owned and ran tradition" but is ready to be scaled back up by its new owners or turned into another wonderful working farm/homestead. 14 trained/ in training bird dogs are present. Breeds including German Shorthair pointers, Brittanys, French Brittanys, and pointing Poodles.





DETAILS

House

- Total Area: 2459 sq ft
- Attached 2 Car Garage: 607 sq ft
 - Downstairs: 3 bedrooms, 2 baths, Living, Kitchen, Laundry (1791.1 sq ft)
 - Upstairs: Bunkroom with full bath (667.8 sq ft)
- Total with Garage: 3066 sq ft
- Notes:
 - Built in 1982
 - Roof replaced in 2016 (+/-)
 - Upstairs HVAC replaced in Spring 2022
 - Downstairs HVAC replaced in 2018 (+/-)

Main Barn

- Vet Room/Dog Food Room: Conditioned space with hot water, metal cabinets with sink, linoleum floors with central drain
- Studio Suite: 546 sq ft with Full Bath & Half Kitchen
- 2 Suites/Apartments: 354 sq ft with Jack-n-Jill bath (No kitchen)
- Shop Areas: 2 large areas with large sliding front doors and 2 roll-up garage style back doors
- Total Square Feet: 5288 sq ft

Barn 1 - Commercial Hatchery with Manager's

Living Quarters

- Hatchery: 1111 sq ft
- Hatchery Storage: 667 sq ft
- Manager's Living Quarter: 638 sq ft with full bathroom
- Manager's Office: 140 sq ft
- Total Square Feet: 2556 sq ft

Hatchery Equipment Includes:

- (1) Nature Farm Large i14 incubator
- (3) Nature Farm incubator/hatcheries
- Capabilities: Incubate and hatch 500,000+ eggs/year; 21,000+ large eggs and 44,000+ quail eggs every 3 weeks

Barn 2

- Total Square Feet: 1622 sq ft
- Outdoor Roof Overhangs: Right Side 885 sq ft, Left Side 1032 sq ft
- Features: Plumbing, Electrical, Natural Gas, 3 Brooder Rooms with natural gas brooders, automatic waterers, flight pens

Barn 3

- Total Square Feet: 1617 sq ft
- Features: Similar to Barn 2 with 6 Brooder Rooms and attached flight pens

Cleaning House

- Total Square Feet: 255 sq ft
- Features: Plumbing, Electrical, instant hot water heater, Natural Gas, commercial sink, ice machine, outdoor cleaning station with drainage

Kennels

- Main Kennel: 150 ft long with 35 pens, 30 with individual dog runs, all with covered areas, individual plumbing
- Manager's Kennel: 12 Large Kennels with Center Run and water supply, Covered Area: 50 ft x 25 ft
- Other Facilities: 5 small pens for exotics, tool shed/dog food room near Manager's kennel, 2 RV hookups with water & septic, commercial bird raising equipment, 2 silos

LISTING EVALUATION OVERVIEW

Main House

- Area: 3066 sq ft
- Price per sq ft: \$100 to \$125

Main Barn

- **Conditioned Space**
 - Area: 900 sq ft
 - Price per sq ft: \$60 to \$85
- **Unconditioned Space**
 - Area: 4388 sq ft
 - Price per sq ft: \$40 to \$50

Barn 1

- **Conditioned Space**
 - Area: 638 sq ft
 - Price per sq ft: \$60 to \$85
- **Unconditioned Space**
 - Area: 1918 sq ft
 - Price per sq ft: \$40 to \$50

Barn 2

- Total Area: 1622 sq ft
- Price per sq ft: \$40 to \$50
- **Roof Overhang**
 - Area: 1917 sq ft
 - Price per sq ft: \$5 to \$10

Barn 3

- Total Area: 1617 sq ft
- Price per sq ft: \$40 to \$50

Cleaning House

- Area: 255 sq ft
- Price per sq ft: \$40 to \$60

Main Kennel (150x40)

- Area: 6000 sq ft
- Price per sq ft: \$5 to \$10

Manager's Kennel (60x25)

- Area: 1500 sq ft
- Price per sq ft: \$5 to \$10

RV Hookup with Septic

- Unit: 1
- Price: \$2.5k to \$5k

Land

- 160 Acres
- Price per acre: \$3.5k to \$4.5k

Additional Assets

- Commercial Bird Raising Equipment
- Farm Equipment
- 2 Small Silos
- Large Kiln



PROPERTY EVALUATION OVERVIEW

Main House

- Area: 3066 sq ft
- Price per sq ft: \$125
- Total: \$383,250

Main Barn

- **Conditioned Space**
 - Area: 900 sq ft
 - Price per sq ft: \$65
 - Total: \$58,500
- **Unconditioned Space**
 - Area: 4388 sq ft
 - Price per sq ft: \$50
 - Total: \$219,400

Barn 1

- **Conditioned Space**
 - Area: 638 sq ft
 - Price per sq ft: \$85
 - Total: \$54,230
- **Unconditioned Space**
 - Area: 1918 sq ft
 - Price per sq ft: \$50
 - Total: \$95,900

Barn 2

- Total Area: 1622 sq ft
- Price per sq ft: \$50
- Total: \$81,100
- Roof Overhang
 - Area: 1917 sq ft
 - Price per sq ft: \$10
 - Total: \$19,170

Barn 3

- Area: 1617 sq ft
- Price per sq ft: \$50
- Total: \$80,850

Cleaning House

- Area: 255 sq ft
- Price per sq ft: \$60
- Total: \$15,300

Main Kennel (150x40)

- Area: 6000 sq ft
- Price per sq ft: \$10
- Total: \$60,000

Manager's Kennel (60x25)

- Area: 1500 sq ft
- Price per sq ft: \$10
- Total: \$15,000

RV Hookup with Septic

- Unit: 1
- Price: \$5,000
- Total: \$5,000

Land (160 Acres)

- Acre: 160
- Price per acre: \$4,500
- Total: \$720,000

High Start Total for Property: \$1,807,700

PROPERTY EVALUATION OVERVIEW

Main House

- Area: 3066 sq ft
- Price per sq ft: \$85
- Total: \$260,610

Main Barn

- **Conditioned Space**
 - Area: 900 sq ft
 - Price per sq ft: \$60
 - Total: \$54,000
- **Unconditioned Space**
 - Area: 4388 sq ft
 - Price per sq ft: \$40
 - Total: \$175,520

Barn 1

- **Conditioned Space**
 - Area: 638 sq ft
 - Price per sq ft: \$60
 - Total: \$38,280
- **Unconditioned Space**
 - Area: 1918 sq ft
 - Price per sq ft: \$40
 - Total: \$76,720

Barn 2

- Total Area: 1622 sq ft
- Price per sq ft: \$40
- Total: \$64,880
- Roof Overhang
 - Area: 1917 sq ft
 - Price per sq ft: \$5
 - Total: \$9,585

Barn 3

- Area: 1617 sq ft
- Price per sq ft: \$40
- Total: \$64,680

Cleaning House

- Area: 255 sq ft
- Price per sq ft: \$40
- Total: \$10,200

Main Kennel (150x40)

- Area: 6000 sq ft
- Price per sq ft: \$5
- Total: \$30,000

Manager's Kennel (60x25)

- Area: 1500 sq ft
- Price per sq ft: \$5
- Total: \$7,500

RV Hookup with Septic

- Unit: 1
- Price: \$2,500
- Total: \$2,500

Land (160 Acres)

- Acre: 160
- Price per acre: \$3,500
- Total: \$560,000

Total Property Value: \$1,354,475

PROPERTY EVALUATION SUMMARY

Main House

- Area: 3066 sq ft
- Price per sq ft: \$200
- Total: \$613,200

Main Barn

- **Conditioned Space**
 - Area: 900 sq ft
 - Price per sq ft: \$150
 - Total: \$135,000
- **Unconditioned Space**
 - Area: 4388 sq ft
 - Price per sq ft: \$75
 - Total: \$329,100

Barn 1

- **Conditioned Space**
 - Area: 638 sq ft
 - Price per sq ft: \$150
 - Total: \$95,700
- **Unconditioned Space**
 - Area: 1918 sq ft
 - Price per sq ft: \$75
 - Total: \$143,850

Barn 2

- Total Area: 1622 sq ft
- Price per sq ft: \$75
- Total: \$121,650
- Roof Overhang
 - Area: 1917 sq ft
 - Price per sq ft: \$25
 - Total: \$47,925

Barn 3

- Area: 1617 sq ft
- Price per sq ft: \$100
- Total: \$161,700

Cleaning House

- Area: 255 sq ft
- Price per sq ft: \$100
- Total: \$25,500

Main Kennel (150x40)

- Area: 6000 sq ft
- Price per sq ft: \$15
- Total: \$90,000

Manager's Kennel (60x25)

- Area: 1500 sq ft
- Price per sq ft: \$10
- Total: \$15,000

RV Hookup with 50/30 Amp, Water & Septic

- Units: 2
- Price per unit: \$2,500
- Total: \$5,000

Land (160 Acres)

- Acre: 160
- Price per acre: \$3,500
- Total: \$560,000

Total Property Value: \$2,343,625

MEET YOUR TEAM

MARK BUKOWSKI

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Mark's profound respect for and expertise in the realm of ranching were cultivated through the ownership and operation of numerous ranch properties spanning from Texas to Colorado. These endeavors have endowed him with an extensive reservoir of knowledge and profound insights into the management, valuation, ownership, and cultural aspects of these lands.

His participation in Ranch Horse & Reined Cow Horse competitions, coupled with his tenure on various boards including his role as the former vice president of the Working Ranch Cowboy Association, further enhances his capacity to provide comprehensive insights. Mark's acumen extends to intricate domains such as water and mineral rights, bolstered by a robust network of contacts and resources. His unparalleled commitment to customer service and his involvement in numerous successful real estate transactions substantiate his unmatched expertise.

Additionally, Mark's experience within his family's century-old construction enterprise, where he steered multi-million dollar projects from conception to fruition, has engendered his reverence for principled, enduring business relationships. This ethos propels his unwavering commitment to equipping and advising his clients in navigating intricate real estate transactions.

Holding valid real estate licenses in both Colorado and Texas, Mark stands as a trailblazer in issues pertaining to water rights and other land-specific matters in both states. His nuanced comprehension of factors influencing the acquisition and conservation of land, ranches, and diverse property types enriches his guidance.



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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date

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