

Agent Report



Addr: 1420 LOT 3 Fm 2537 **MLS #:** 1683209
Status: **New** **Class:** LA
Area: 2301 **Grid:** **List Price:** \$450,000
Int.St./Dir: South on Pleasanton rd and right on FM 2537.
Subdivision: SOUTHSIDE RURAL SO
City: San Antonio **Zip:** 78221 **Type:** RURAL
County: Bexar **CAN#:** 040120001294 **AdSf:** 435600
Block: 0 **Lot:** 3
Legal: CB 4012 P-129C (2.29 AC), CB 5712 P-2B (7.81 AC) (AKA TRACT-
Lot Size: 10.1 **Lot Dimensions:**
Sch: South Side I.S.D **Sale/Rent:** For Sale
Elem: Gallardo **Mo Lease:**
Middle: Julius Matthey **Currently Leased:**
High: Southside **Lease Expiration:**

Lot Description	Utility Suppliers	Assessments	Mand/Mult HOA: None/N
Front Feet: 1077	Gas:	HOA Name:	
Depth Feet: 325	Electric:	HOA Fee / Freq / Trans Fee: //	
Total Acres: 10.1	Garbage:		
Price/Acre:	Water:		
Well Depth:	Sewer:		
	Other:		

Base Taxes

County: \$529			
City: \$0	Taxed by Mltpl Counties: No	Zoning: OCL	
School: \$2,398			
Other: \$1,086	Financials	Preferred Title Co.: Alamo Title	
Total: \$4,013	PrTerms: Conventional, Cash		

Owner: Raul Scott Sr		Owner LREA/LREB: No	
List Agent: Adam Odewumi	614902	(210) 793-2821	SC/\$: 3%
List Office: Uprise Real Estate Partners	TSPR005	(210) 343-2295	BC/\$: 3%
Ph to Show: 210-222-2227	Lockbox Type: Combo	Showing Contact: ShowingTime	Bonus:

Down Payment Resource

AgentRmrks: Email all offers to Adam w/a pre-approval letter to admin@uprisetx.com. Earnest Money & contract to Roberta Brown w/ Alamo Title 210-507-5416. Please see additional information for disclosure & offer instructions.

Remarks: Discover your slice of paradise on this stunning 10.1-acre Tract 3, where country charm meets modern convenience. Nestled in the serene landscape just minutes from San Antonio, this property offers a perfect balance of privacy and accessibility for your dream ranch or custom home. Perfect for those seeking a secluded retreat or a dream custom home, this unrestricted land offers endless possibilities for weekend getaways or a true ranch-style living experience. Create a legacy that will endure for gener... *(text truncated for print)*

Description: Undeveloped, Wooded		
Utility Avail: Water System, Electric, None		
Utility On Site: None		
Site/Area Ft: Other - See Remarks		
Improvements: Not Applicable/None		
Miscellaneous: Not Applicable		
Septic: Not Applicable	Terrain: Level, Other	
Location: Other	Trees: Many	
Frontage: FM/State Highway	Docs Avail: Survey	
Restrictions: Not Applicable/None	Green Features:	

Contingent Info:		DOM/CDOM: 1 / 1	Sold Price:
Contract Date:	Sale Trms:	Sell Points:	SQFT/Acre:
Closing Date:	Sell Concess:-		Price per SQFT: \$1.03
Sell Ofc:	Selling Agent:		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 2023 by SAN ANTONIO BOARD OF REALTORS***