



**WELCOME TO  
HOLLOW CREEK ESTATES**

# HOLLOW CREEK ESTATES

Own your dream estate in the country, 18 acre home sites in an exclusive community—limited to 6 tracts, 23 miles east of downtown San Antonio. Wildlife is plentiful along the named Hollow Creek which traverses the center of the property.

**Location:**

Hollow Creek Estates is off of Pittman Rd, 2 miles east of Loop 1604 near the community of St. Hedwig, Texas. Boasting estate tracts, the property is bordered by like kind properties all exceeding 10 acres or more with custom homes.



This is a small community with a network of members that cannot exceed 6 tracts. All properties have access via paved road frontage along Pittman Rd. Tract sizes are 18 acres. If you want more land, we can combine several tracts to meet your needs. If you are looking to build your dream home in the country with easy access to town, you will enjoy what Hollow Creek Estates has to offer. (Discounts are available if you buy one or more tract.)

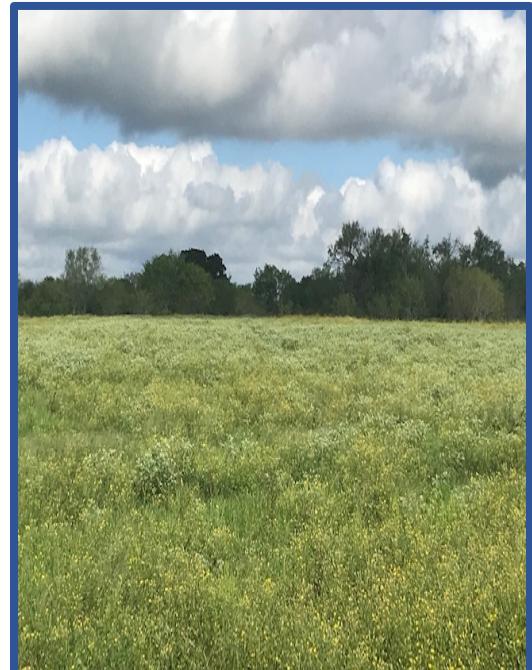


#### **Water/Utilities:**

Water is provided by private well. Sewer is by private septic. Electricity is on site and is available through CPS Energy.

#### **Wildlife and Land:**

Hollow Creek Estates offers build sites that have a wide variety of character. From old pecan orchards, centuries old live oaks, ponds/tanks, to the tree lined Hollow Creek, these 18 acre tracts offer tremendous recreational opportunities with the convenient paved access. Bottom lands offer a clay loam soil which may be used for cultivated crops, pasture, range, woodland, and also offer conducive wildlife habitat. This property boast an excellent amount of game, home to a variety of species such as whitetail deer, turkey, Bob-White Quail and dove.



**Owner Financing:**

<b>Lot</b>	<b>Acres</b>	<b>Sales Price</b>	<b>Down Payment</b>	<b>Amount Financed</b>	<b>Monthly Payment</b>
1	19.33	\$289,950.00	\$5,000.00	\$284,950.00	\$2,018.40
2	17.43	\$261,450.00	\$5,000.00	\$256,450.00	\$1,799.26
3	17.76	\$266,400.00	\$5,000.00	\$261,400.00	\$1,834.32
4	18.16	\$272,400.00	\$5,000.00	\$267,400.00	\$1,883.45
5	18.25	\$273,750.00	\$5,000.00	\$268,750.00	\$1,893.83
6	18.22	\$273,300.00	\$5,000.00	\$268,300.00	\$1,890.37

Financing Terms: 30 year amortization, 5 year fixed at 8.5% interest rate

The information contained herein has been assembled in a diligent manner and is thought to be reliable, but is not warranted by Broker or Seller, express or implied. Property is subject to change, prior sale, errors and/or omissions and withdrawal from market.

**SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS**

Buyer's broker(s) must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation.



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