



THE MOUNTAIN RANCH

3,700 +/- Acres Burnet County

THE MOUNTAIN RANCH

A rare opportunity to own a large tract (over 8 Square Miles) within an hour of Austin. This beautiful Hill Country Ranch offers 40 mile views from the high mesa's to beautiful bottom land, lush with grasses and dotted with Live Oaks. Many of the draws are running water from numerous springs, all topped off with a 28 acre Lake.

Location: Between Burnet and Marble Falls off of Mormon Mill Road

Topography: Elevation changes of over 300' with high mesa's over 1400' above sea level, the varied terrain is easily traversed by an excellent road system.

Flora: Native grasses have flourished with habitat management and cedar control. A variety of native brush is present including the rare Madrone. The predominant hardwoods on the ranch are Live Oak, Post Oak and Elm. Along the drainages and creeks you will find Sycamore and Pecan. Cedar and Mesquite are present in various places on the ranch.

Fauna: The native whitetail herd was enhanced by the release of bred does from a managed South Texas Ranch. In addition to the native whitetail the owner has released a small breeding group of Rocky Mountain Elk. Wild Turkey, Feral Hogs and Varmints are present on the ranch as well. *Note: The entire ranch is Game Proof Fenced.

Improvements: Three miles of paved road to the headquarters and main house on the mountain. Main House/Lodge sits high atop a mesa overlooking the Southern portions of Burnet County to the West affording incredible sunsets. The 4,500 sq. ft. house, constructed of native stone and stucco has 5 Bedrooms and 4 ½ Bathrooms. A game room overlooking an infinity edge pool with the 40 mile view in the background.

The foreman's house is a well constructed 2500 sq. ft. 3 Bedroom 2 Bathroom Ranch House with a 5,000 sq. ft. Barn nearby.

Water: There are 10 water wells on the ranch, 8 of which are electric with submersible pumps and two with windmills. Sycamore Creek traverses half of the property and drains into a 28 acre lake that is over 35 feet deep. In addition, there are miles of unnamed creeks in the drainages throughout the ranch, many of which are seeping and running water as a result of continued cedar clearing.

Minerals: 50% of the Minerals and Royalties owned will convey.

Offered at \$6,750 per acre or \$24,975,000.00

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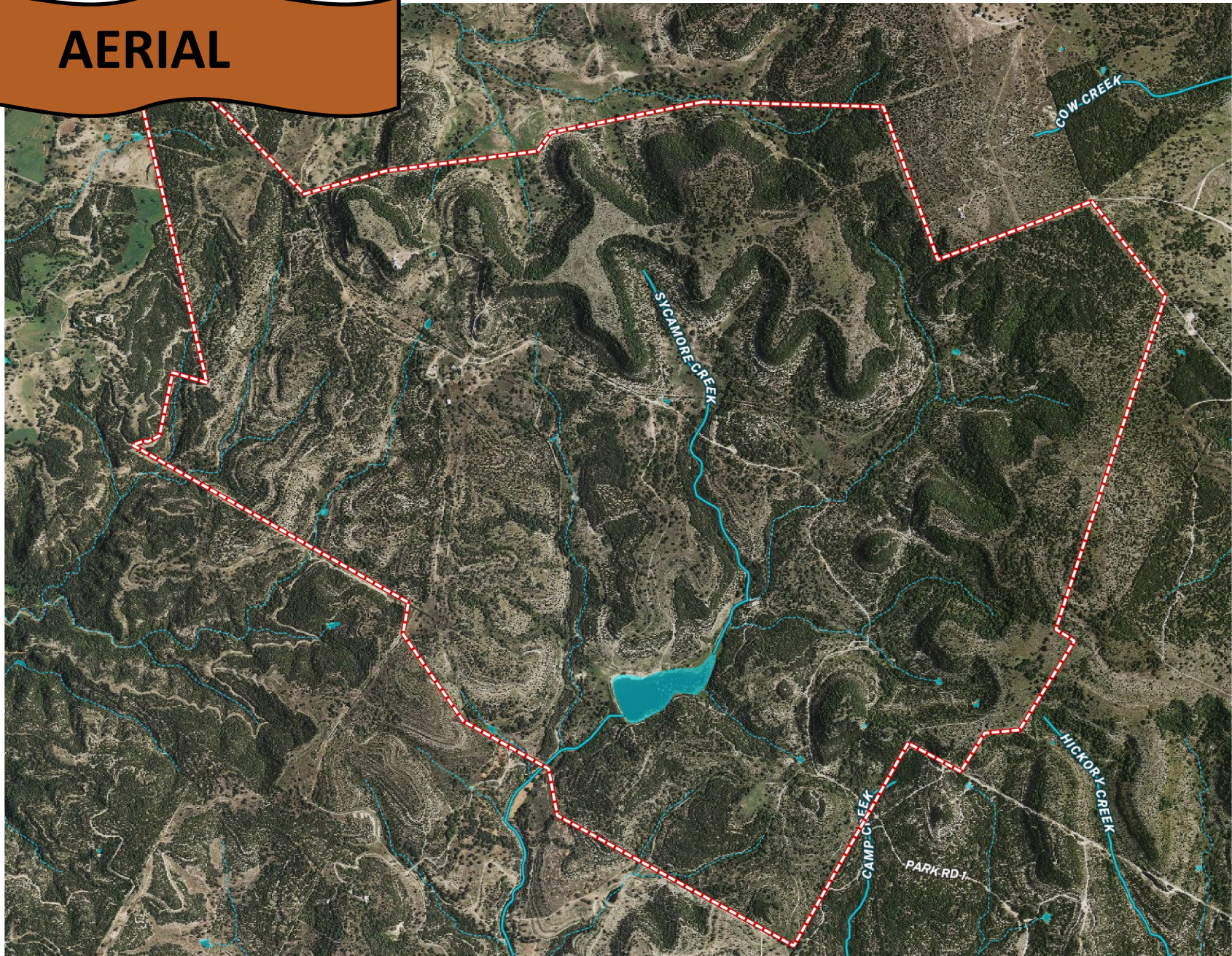
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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