



**Ranch
Investments**

RIO BLANCO RANCHES

2382+/- Acres Hays/Comal Counties

Protected for decades by a well known non-profit, this idyllic Hill Country Ranch is being offered for the first time in seven tracts. Lying in the heart of the Texas Hill Country, along the edge of the Edwards Plateau this property boasts the iconic Devil's Backbone ridge, a prominent geographic feature in Hays and Comal Counties. Towering Cypress Trees line the pristine, deep water frontage along both sides of the Blanco River for a mile. Panoramic vistas of the surrounding Hill Country from the Devil's Backbone and the twelve additional mesas on the ranch are unmatched. Since the mid Twentieth Century, this 2,382 acre ranch has been preserved in its natural state evidenced by the land stewardship of the previous owners.

Rio Blanco Ranch has frontage on both sides of the Blanco River. The Harry E. Bovay, Jr. low water dam and crossing provides a cypress-lined, blue hole stretch of river for fishing, kayaking, and swimming. Carpers Creek and Dutch Creek, which are located just up the river help feed the deep water along the property's banks. There are several water wells on the property that service the ranch amenities.

FLORA:

The eastern portion of the ranch provides miles of hiking and horseback riding trails through rugged topography. Live Oaks, Spanish Oaks, Elms, Madrones, Ash Juniper, and Texas Red Oak trees line these trails and are the general makeup of the timber that can be found in the backcountry of the ranch. The topographic relief on this portion of the property is approximately 400 feet. The highest point, Little Round Top Mesa, sits at 1,276 feet above sea level. The Wimberley fault lies beneath the eastern portion of the ranch, which travels southwest to northeast. Frio Springs and Indian Valley Springs, located in the canyon, emerge from the subsurface due to the location of the Wimberley fault. Downstream of the springs there are several sections with crystal clear pools two to five feet deep. In the northeast corner of the ranch, a low water dam captures the waters of Frio and Indian valley springs. The western portion of the ranch is home to many improvements and a well-maintained road infrastructure. As you move down towards the river, Hickory, Cypress, Pecans, Sycamores and Wild plum trees can be found.

LOCATION:

Rio Blanco Ranch is located 18 miles west of San Marcos, providing easy access from both IH 35 and US Highway 281. The main entrance to the ranch on Ranch Road 32 is conveniently located under one hour from either Austin or San Antonio. Access to Tracts 1, 2, 3 and 4 are from a newly constructed private, paved road from Ranch Road 32. Tracts 3, 4 and 5 will have additional access directly to Ranch Road 32 as well.

FAUNA:

There has been very little hunting on the ranch in the past 63 years. Whitetail Deer, Feral Hog and a variety of Varmints are present on the ranch. There is a vast array of songbirds, hoot owls, screech owls, chaparrals, raptors and Rio Grande Wild Turkey.

IMPROVEMENTS:

There are multiple water wells throughout the property. Depending on which tract there are multiple houses, barns equestrian facilities, swimming pool and rifle/archery ranges.

ELECTRICITY:

Electricity can be found throughout the western portion of the ranch

The River Pasture — 536 Acres \$25,000 per acre or \$13,400,000

Headquarters Pasture — 325 Acres \$15,000 per acre or \$4,875,000

The South Pasture — 354 Acres \$12,500 per acre or \$4,425,000

The Bathtub Pasture — 250 Acres \$11,500 per acre or \$2,875,000

The Little Round Top Mesa Pasture — 338 Acres \$11,500 per acre or \$3,887,000

John Ed Stepan

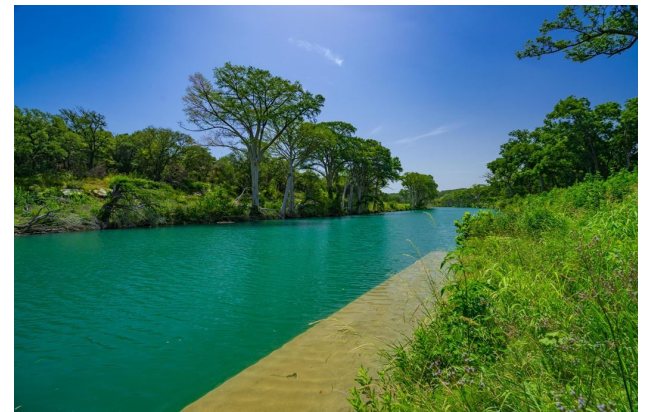
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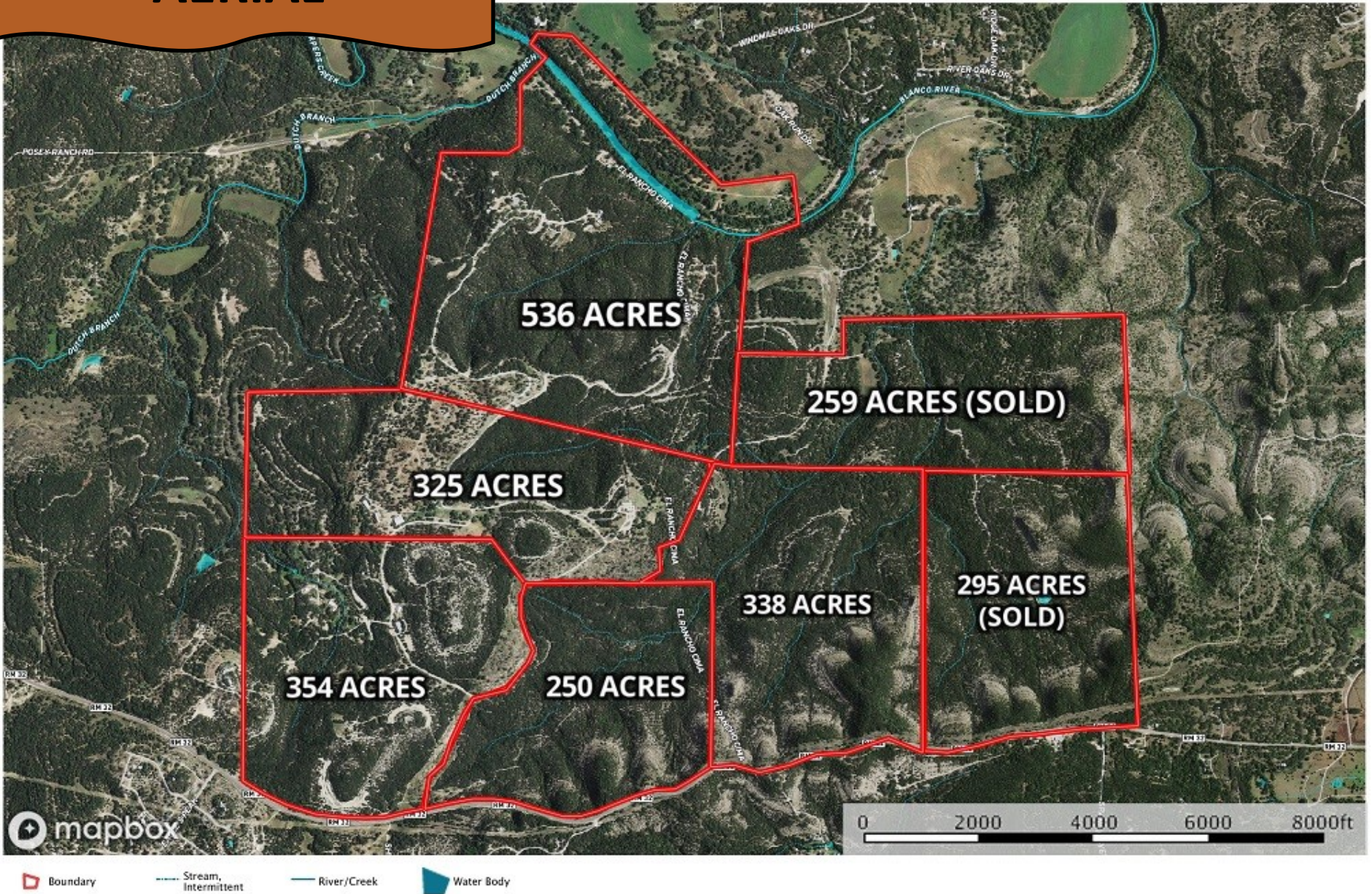
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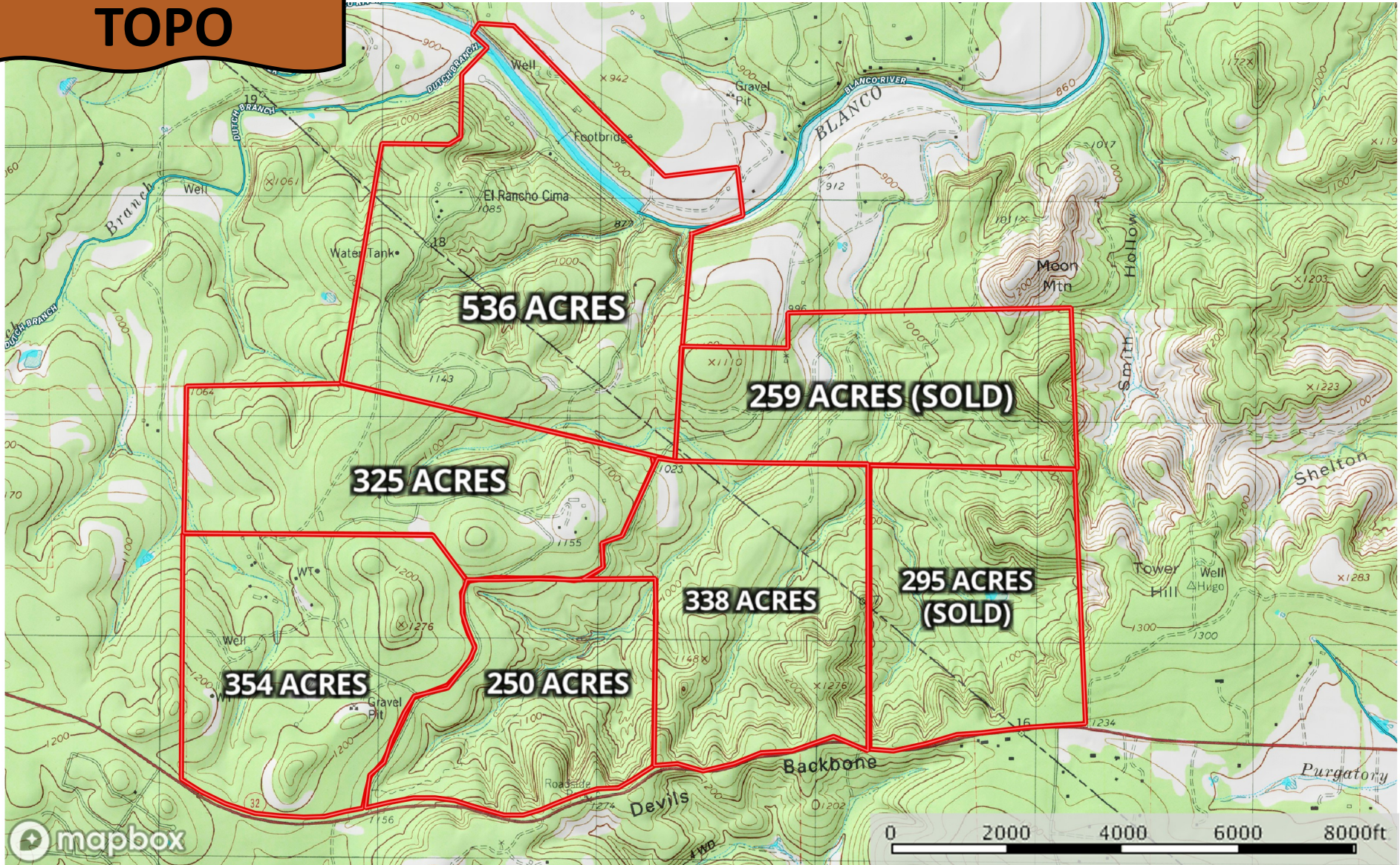




AERIAL



TOPO



Boundary Stream, Intermittent River/Creek Water Body

LOCATION



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Buyer/Tenant/Seller/Landlord Initials	Date		
N/A	01/01/18		