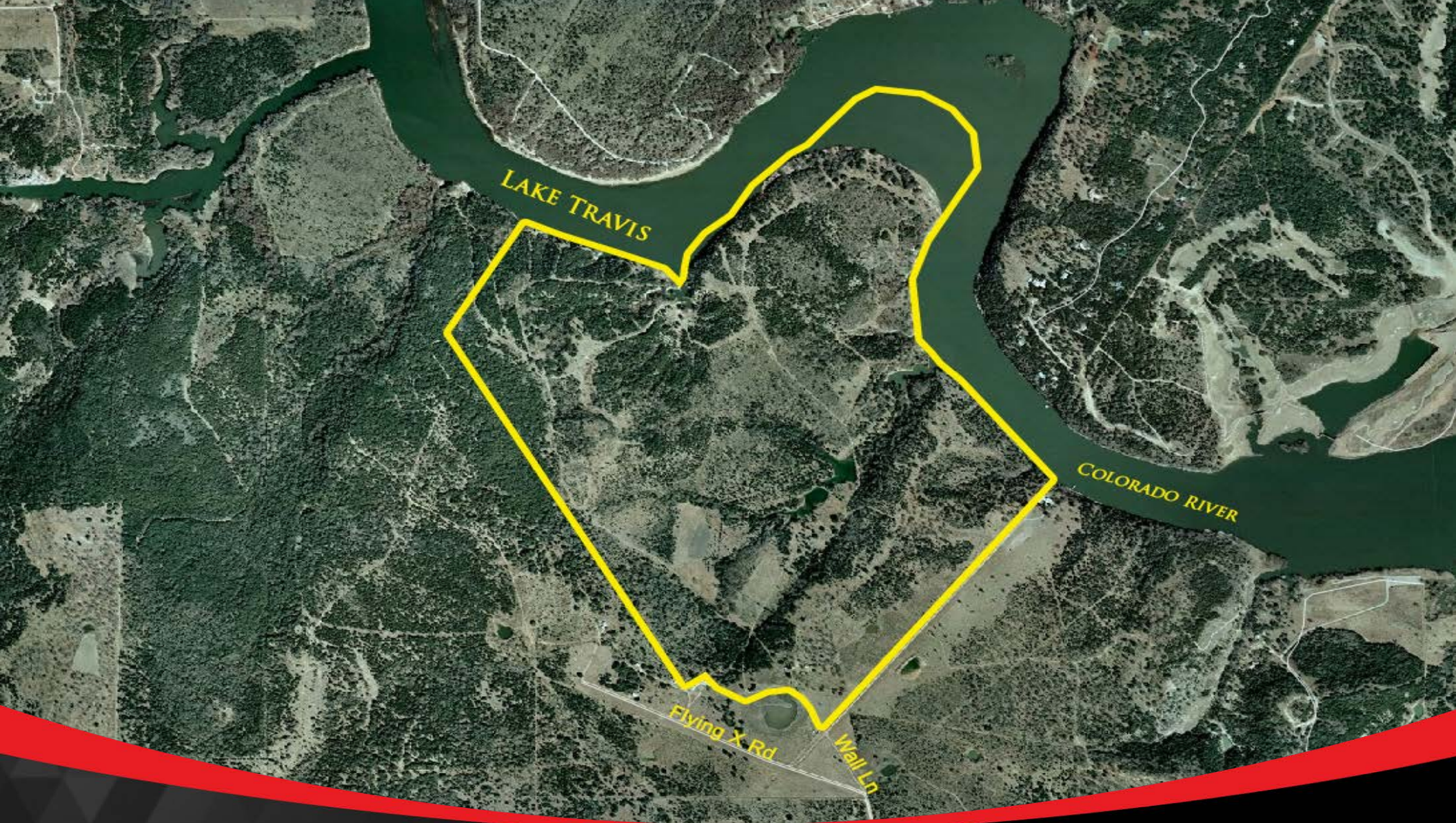




MCKISSICK & ASSOCIATES

Bar H Waterfront Ranch 569.20 Acres

\$32,500/AC-Lake Travis -Flying X Road -Burnet County

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services, LLC.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Property Information

Brokerage ~ Consulting ~ Development

Asking Price:

\$32,500 per gross acre

Property Description:

Approximately 2 miles of Lake Travis frontage. Game on the property consists of deer, duck, dove, quail, hogs, red stag, and white bass. Several springs and two large ponds are located on the property.

Location:

Community of Spicewood
Flying X Road

Size:

569.20 Acres

School District:

Marble Falls ISD

County Information:

Burnet County

One of the fastest growing counties in Texas, Burnet County is located in the heart of the Texas Hill Country, with almost 1,000 square miles of beautiful lakes and rolling hills. Burnet County was organized in 1852, and like many counties of its time, had agriculture as its primary economic base. Although agriculture continues to play an active role in the lives of Burnet County citizens, tourism has taken a front seat in driving the economy of the county. Thousands come to Burnet County each year, taking advantage of the excellent boating, fishing, and camping opportunities.



Lake Travis

Brokerage ~ Consulting ~ Development

About Lake Travis

Lake Travis is 63.75 miles long, and its maximum width is 4.5 miles. The lake covers 18,929 acres, and its capacity is 1,953,936 acre-feet. The lake is considered full at an elevation of 681.1 msl. At this elevation the lake contains 382,092,882,600 gallons of water. There are 270 miles of shoreline around the lake. It has a maximum depth of 210 and an average depth of 62 feet. The lakes historic high level is 710.4 feet msl on December 25, 1991. Its historic low level is 614.2 feet msl on August 14 1951.

Lake Travis was created by the impounding of the Colorado River by the construction of Mansfield Dam in 1937- 41. The dam is 266.41 feet high. The length is 7,089.39 feet. At the base it is 213 feet thick. Ranch Road 620 built on top of the dam and the adjoining protective walls bring the actual height of the dam to 274 feet. The top of the dam is 750 feet msl. Its spillway elevation is 714 feet msl. At this elevation the lake contains 636,691,999,536 gallons of water. It has 3 Pen Stocks which divert water to 3 turbines with a total electrical generating capacity of 93,000 kw. The Dam has 24 floodgates at 4,770 cfs each. Each floodgate is 8.5 feet in diameter.

Recreational Uses

Because of its volume, the lake serves as the primary flood control reservoir of the Highland Lake chain. The level of the lake can therefore vary dramatically, depending on the amount of rainfall in the Colorado River basin upstream. Despite this, the lake furnishes one of the most desired locations in the region for outdoor recreation, including fishing, boating, swimming, scuba diving, picnicking, camping, and zip lining. Another recreational use, nude sunbathing and swimming, is permitted in Hippie Hollow Park. This picturesque park is located near the eastern end of Lake Travis and holds the distinction of being the only legal clothing optional park in Texas. Lake Travis is generally considered one of the clearest lakes in Texas. It is a vital water supply for the nearby city of Austin, Texas and the surrounding metropolitan area.

Fish Populations

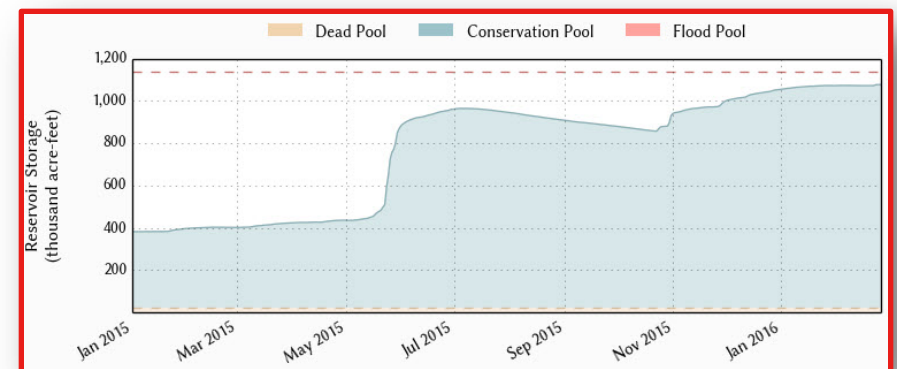
Lake Travis has been stocked with several species of fish intended to improve the utility of the reservoir for recreational fishing. Fish present in Lake Travis include largemouth bass, guadalupe bass, white bass, striped bass, catfish and sunfish.

In spring 2008 there were several reports of leeches residing in Lake Travis. The leeches are generally harmless to humans but can be a nuisance.



Lake Water Levels

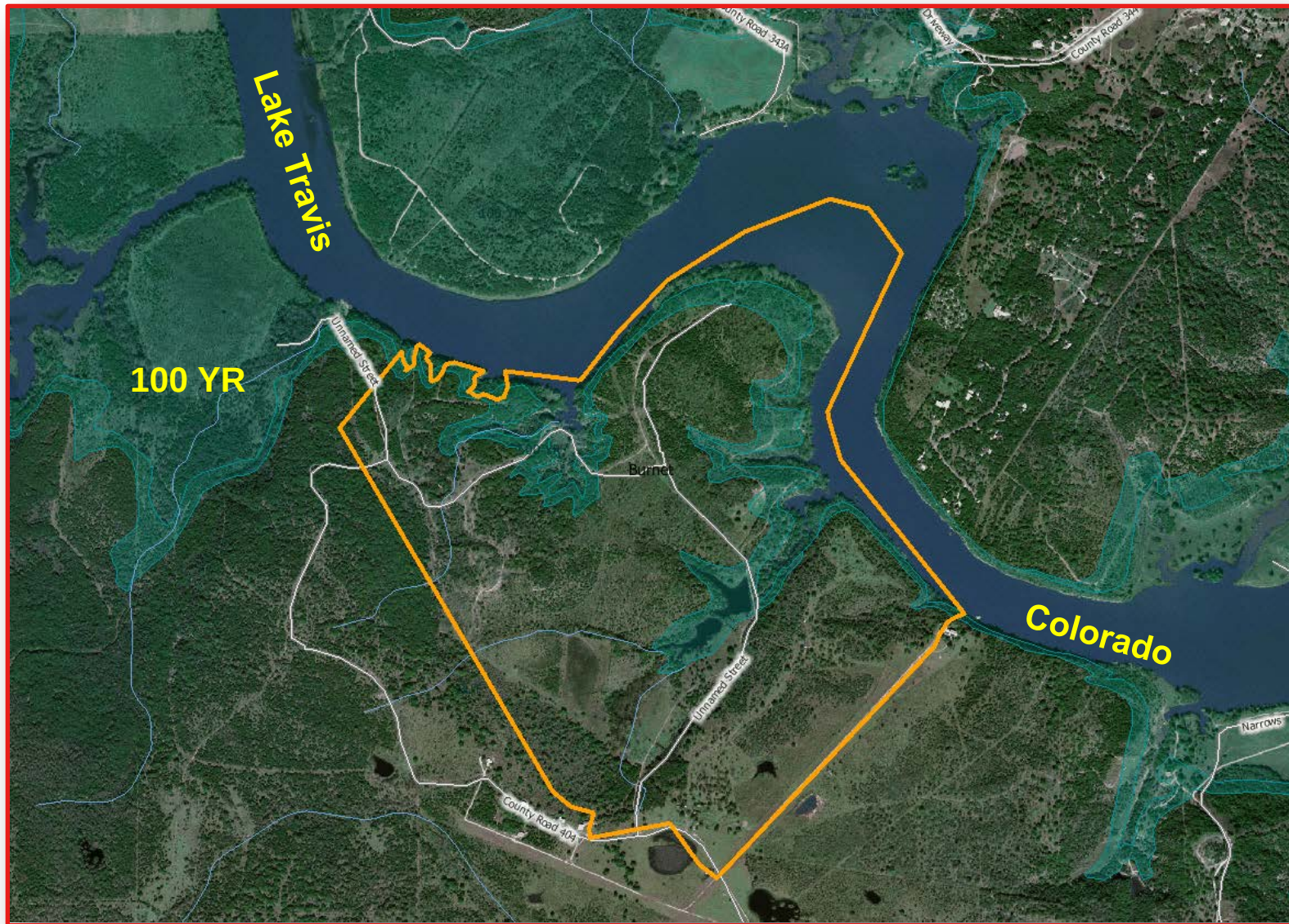
Lake Travis is 94.7% Full as of 2016-02-26



Source: <http://waterdatafortexas.org/>

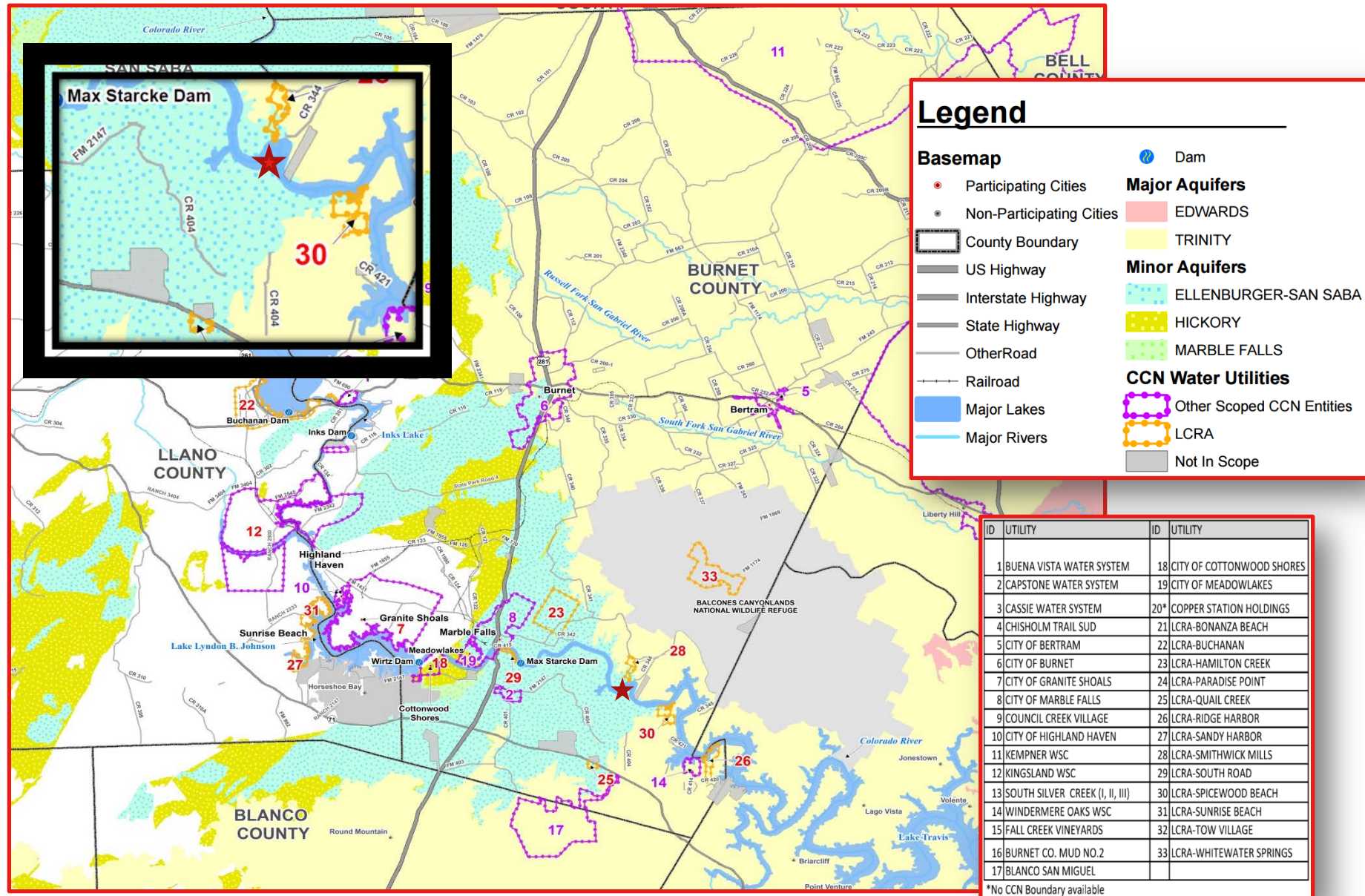
Flood Map

Brokerage ~ Consulting ~ Development



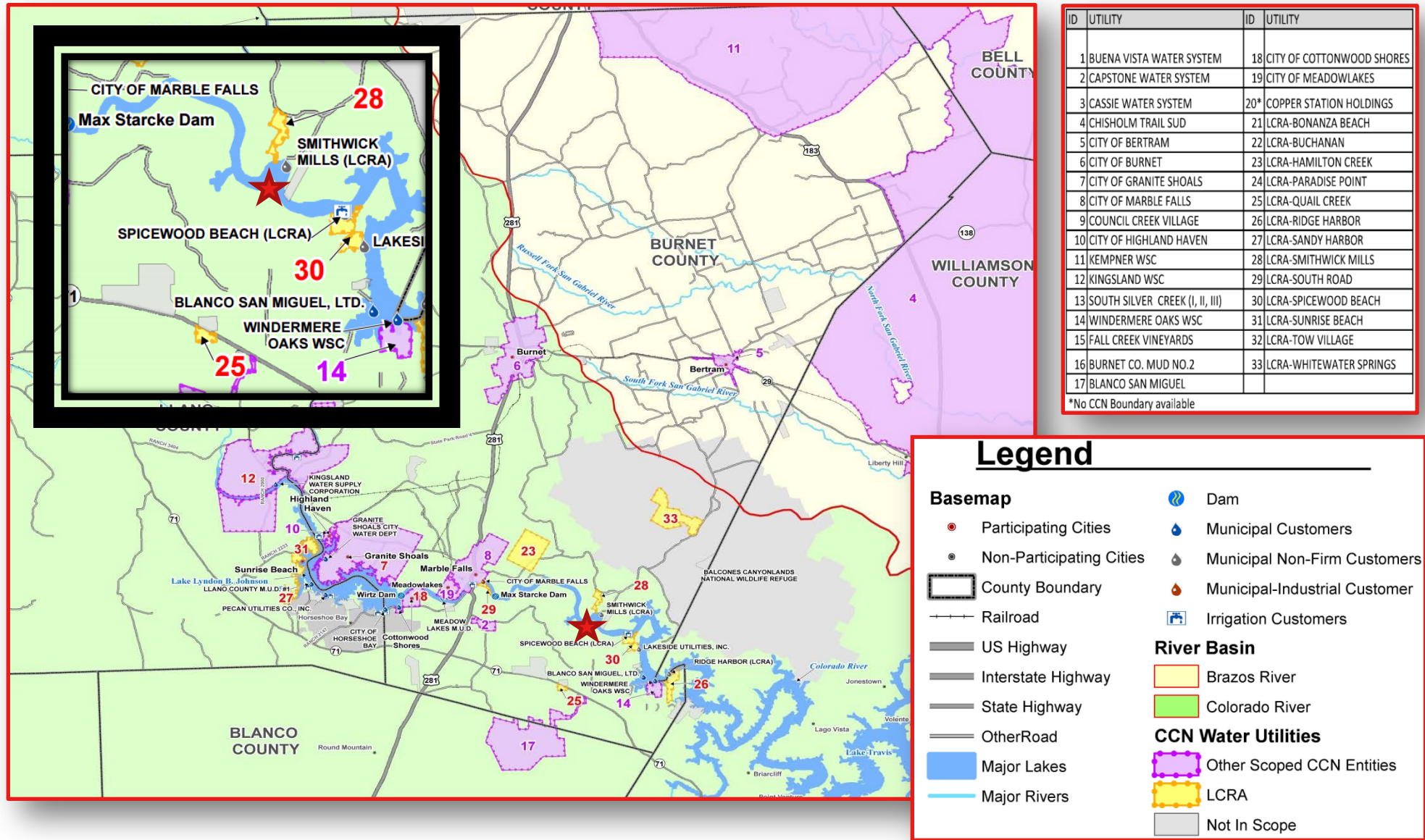
Aquifer Map

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Water Contract Map

Brokerage ~ Consulting ~ Development



Topography Map

Brokerage ~ Consulting ~ Development

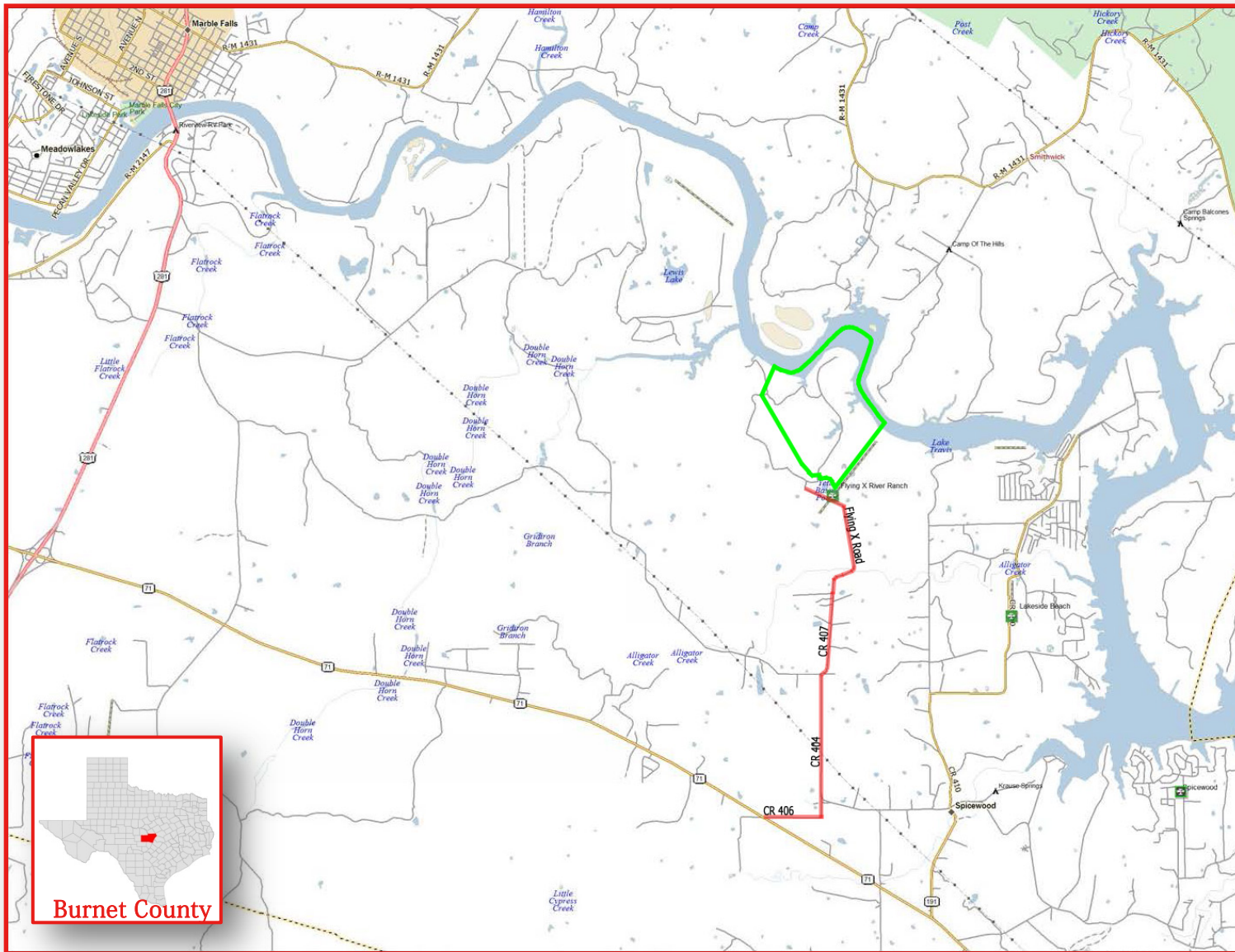


MCKISSICK & ASSOCIATES

CHARLES MCKISSICK - 972-562-9090 OFFICE - 214-533-5146 CELL - CMCKISSICK@RESMCKINNEY.COM - WWW.RESMCKINNEY.COM

Location Map

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- From I-35 South
- Turn Right TX-71 W
- Right onto CR 406 (Paul Newmann Rd)
- Left onto CR 404 (CF Wall Lane)
- Continue Right onto CR 407 (Wall Lane)
- Left onto Flying X Rd

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owners agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyers agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owners agent anything the buyer would not want the owner to know because an owners agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyers agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyers agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyers agent anything the owner would not want the buyer to know because a buyers agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the brokers obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the brokers obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensees records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K



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