

R BAR C RANCH

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | AUSTIN, TEXAS



LOCATION The property is off of FM 1826 on Gorman Springs Road approximately 1.5 miles south of SH 45 and less than 20 miles from downtown Austin and the University of Texas.

SIZE ±291 acres

PRICE \$13,700,000

TAX PARCELS R94603, R17611, R123789, R13700, R15772, R13699

ENTITLEMENTS None at present

GOVERNING JURISDICTIONS City of Austin ETJ, Hays County, Edwards Aquifer

UTILITIES

Wastewater: Septic

Electric: Pedernales Electric

Wells: Owner has drilled 15 wells on the property

TAXES \$19,811 for 2014. The property is under a wildlife management program.

SCHOOLS Dripping Springs ISD and Hays Consolidated ISD

IMPROVEMENTS 3/3.5 stone and stucco house with walkway to 2/1 guest house overlooking the creek. There is a state of the art wine cellar, three car garage, barn and corrals with bunkrooms and ample storage. In addition, there is a separate entertainment building or third guest house and a camp house on the creek for entertaining. The drive into the property is paved and the entrance is gated with a fountain. For recreation there is a skeet range, two swimming pools, chess, in-ground trampoline, horseshoes, dance floor and more. The property is high fenced and then cross fenced for exotics and native game. There are three tanks, approximately 15 wells each with rock well houses, underground electric, lighting systems, orchard, enclosed gardens, extensive rockwork along the creek and immense landscaping.

COMMENTS Dammed Bear Creek, one of the premier rock bottom and spring fed creeks in Hays County, meanders through the center of the ranch for nearly a mile. The creek has been dammed in several locations. The creek at the main house and party house are particularly enchanting. The improvements are extremely well executed and would be difficult, if not impossible, to replicate. The property is suited for use as a personal retreat, residential development or commercial uses.

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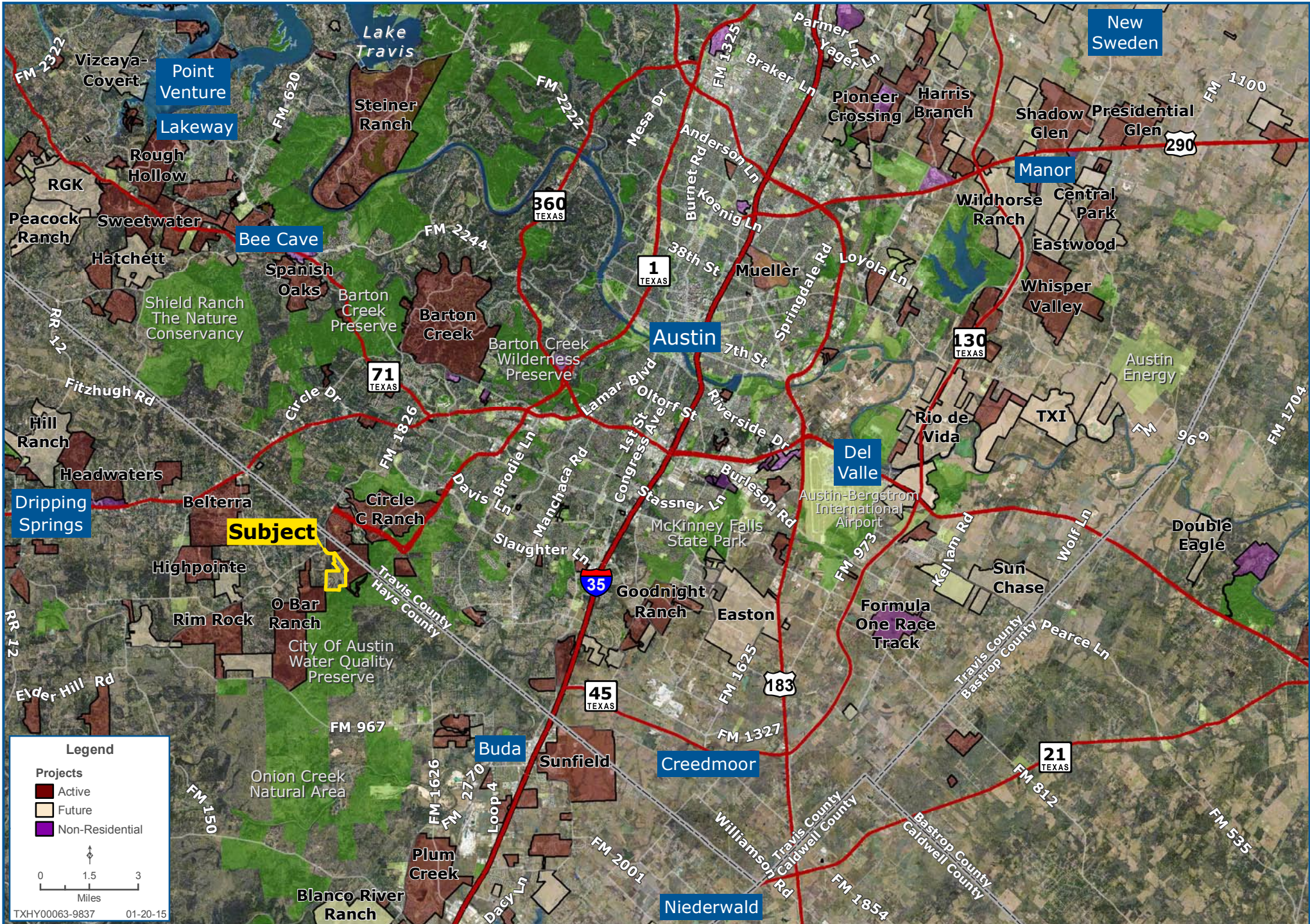


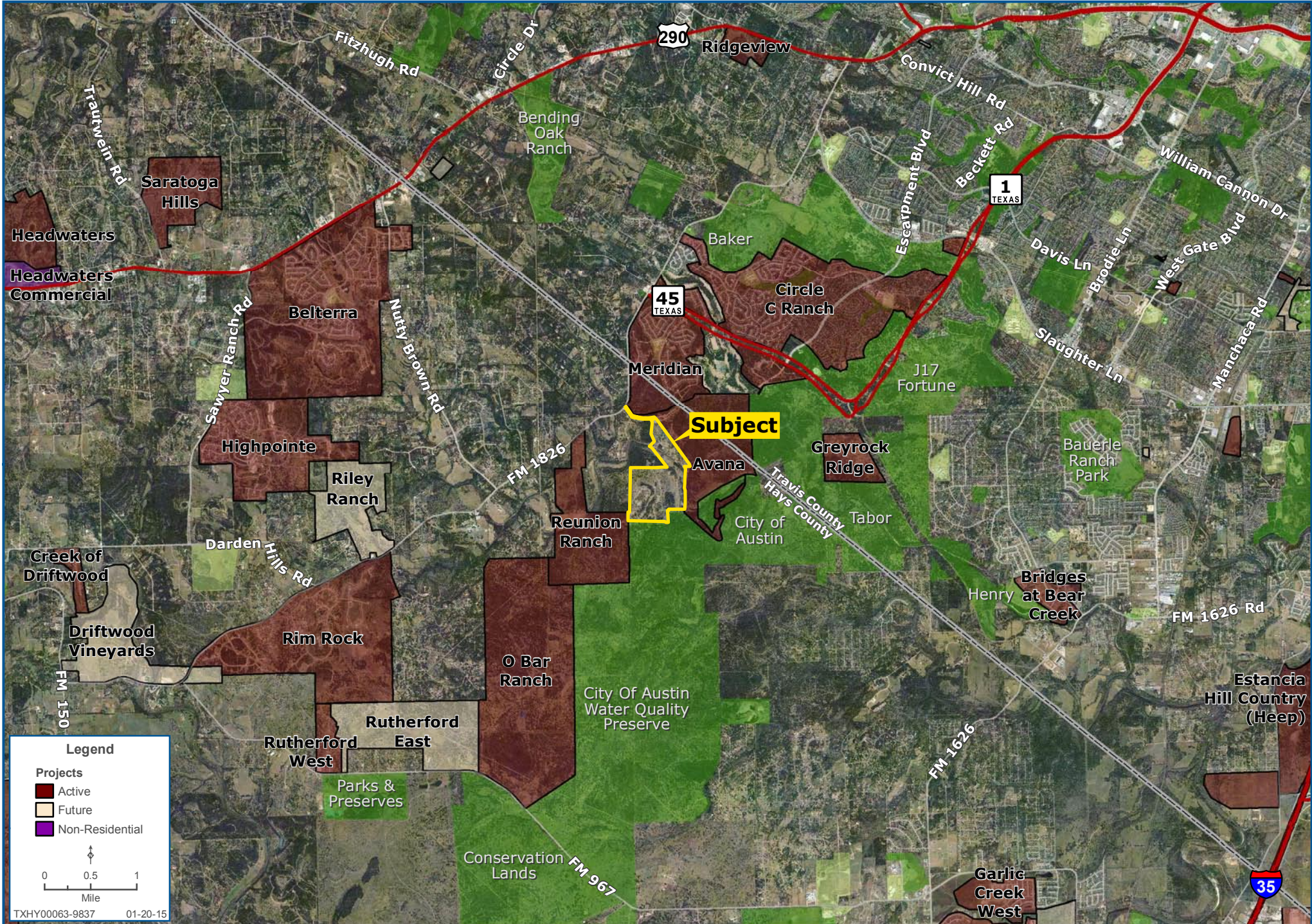
R BAR C RANCH PROPERTY PHOTOS

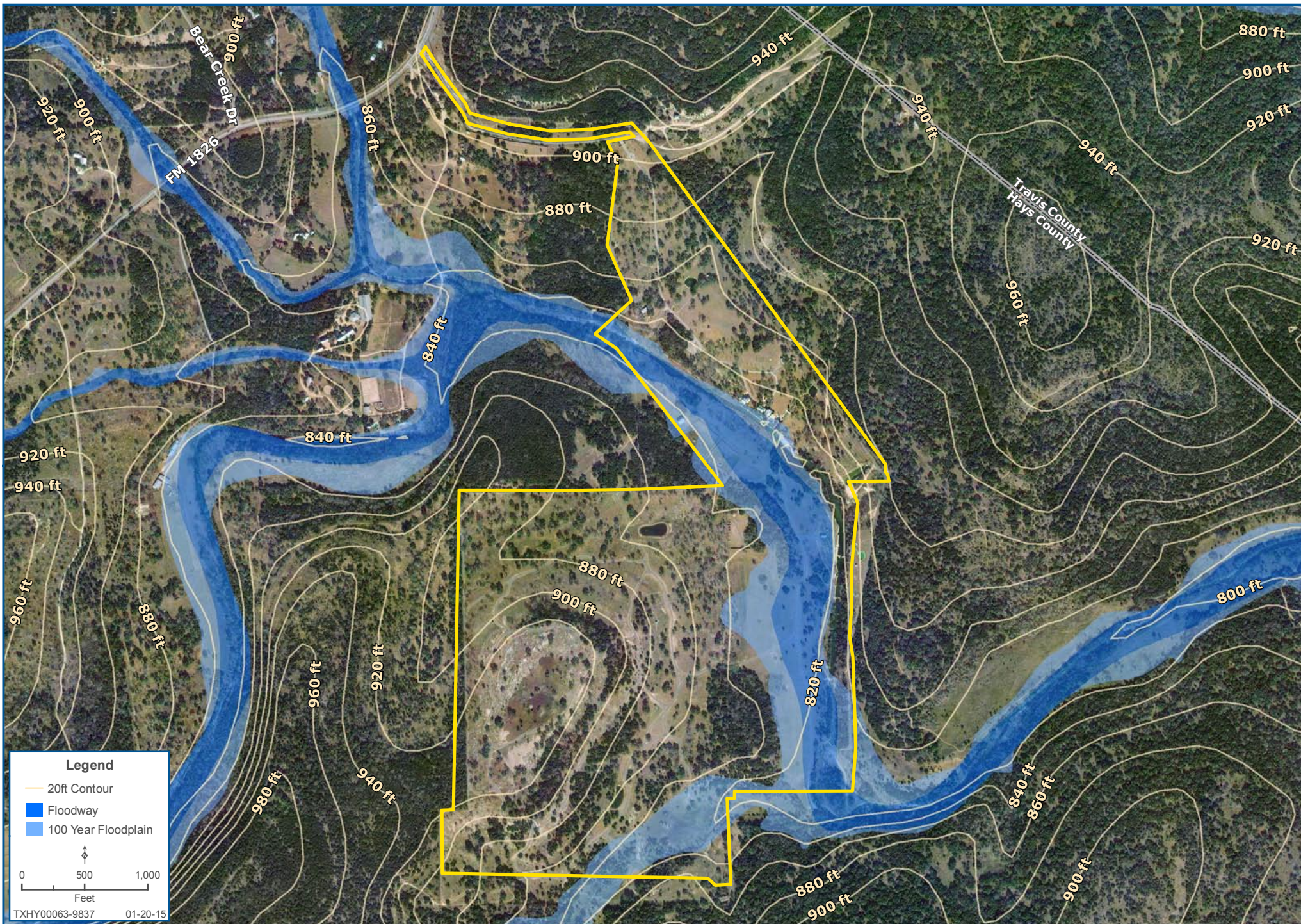


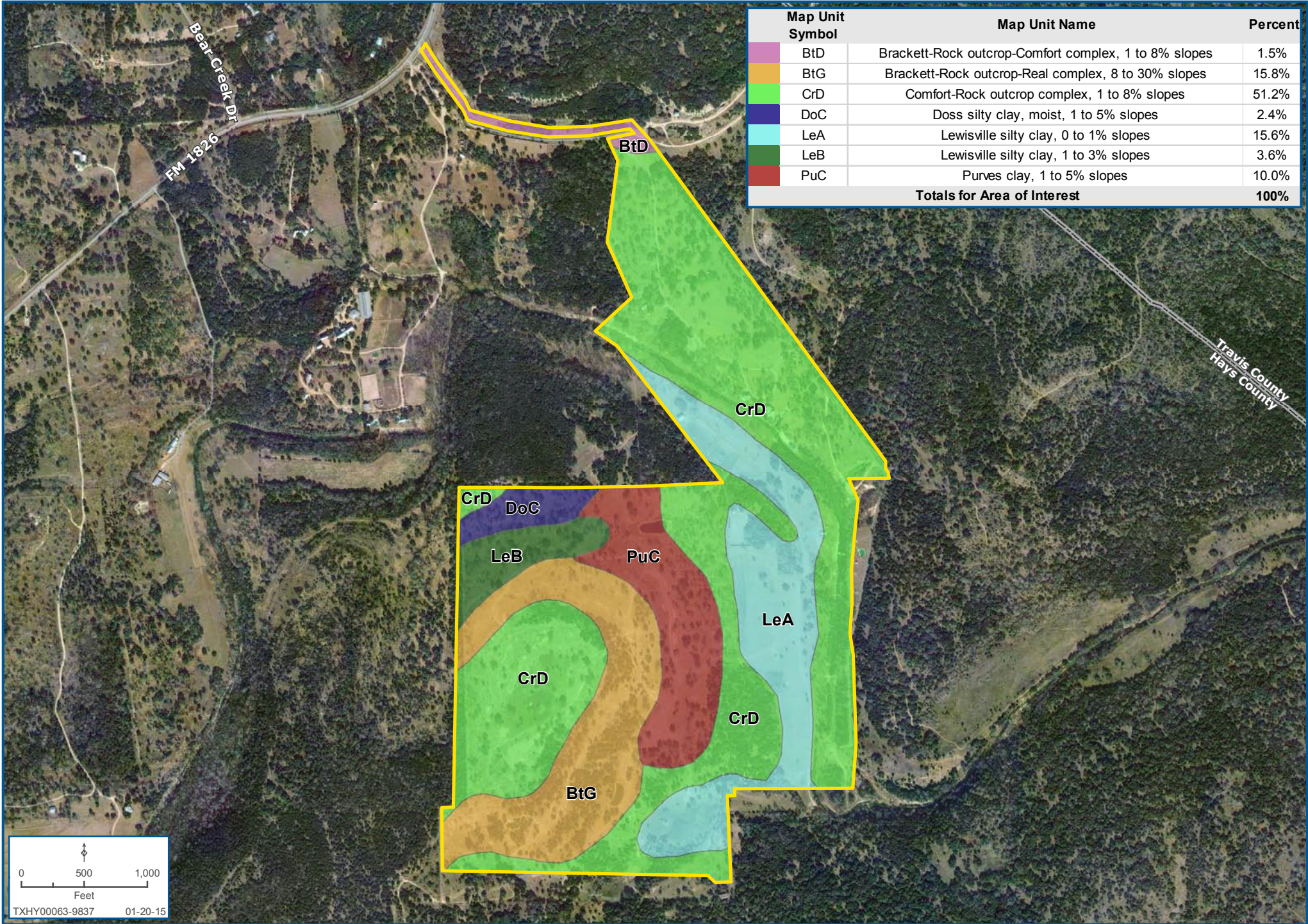
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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

INFORMATION ABOUT BROKERAGE SERVICES:

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 owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's 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 owner's 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 owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's 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 buyer's agent anything the owner would not want the buyer to know because a buyer's 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 broker's 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 broker's 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 licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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