

JR CIRCLE BAR RANCH

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | BETWEEN BLANCO AND HYE, BLANCO COUNTY, TEXAS HILL COUNTRY



LOCATION The property is located about an hour from Austin or San Antonio on Rocky Road, a quiet country lane that runs between Hye and Blanco west of Highway 281. The property has .72 miles of frontage on Rocky Road. This ranch is in an area that still affords the opportunity to feel secluded. The JR Circle Bar Ranch is tucked away in the heart of the Hill Country yet offers proximity to both Austin and San Antonio.

SIZE 790 acres out of the historic Heath Ranch. The property is adjoined by a 2,250 acre ranch to the north, a 700 acre ranch to the south and a 550 acre ranch to the west. JR Circle Bar Ranch is also across from the Bamberger Ranch, Selah which is 4,600 acres.

PRICE \$5,000,000

TERRAIN This is Texas Hill Country at its finest. The property is nearly rectangular and elevations vary from 1640' to 1840'. The hilltops afford dramatic views and tranquil valleys. Surprisingly, in addition to the typical juniper and oak cover that one would expect in this location there is very dense tree cover in the canyons which include black walnut, cherry, oak and plum. This heavy tree cover speaks to the underground water at the ranch. Much of the cedar has been cleared.

WATER At the center of the property is a magnificent 3.5 acre spring fed and crystal clear lake built by one of the premier dam builders of Central Texas. In addition, there are 3,293 feet of the seasonal east arm of Big Creek that feeds into the lake. There are other likely lake sites on the ranch. There are three spring fed ponds in addition to the lake and draws which carry water throughout the ranch.

IMPROVEMENTS The property is high fenced on three sides. There is one well which operates off solar panels. There are some older pens on the ranch but no structures. Electricity on the ranch is available from Pedernales Electric.

WILDLIFE The property has native white tailed deer and turkey as well as a variety of exotic game including Aoudad and Mouflon Sheep, Fallow, Sika and Scimitar Oryx. The exotics on the ranch at the time of fencing will convey as these exotics roam between the J R Circle Bar Ranch and the adjoining property.

SCHOOLS Blanco Independent School District

TAXES Taxes are low due to agricultural valuation. Estimated taxes are not available as the ranch has recently been partitioned.

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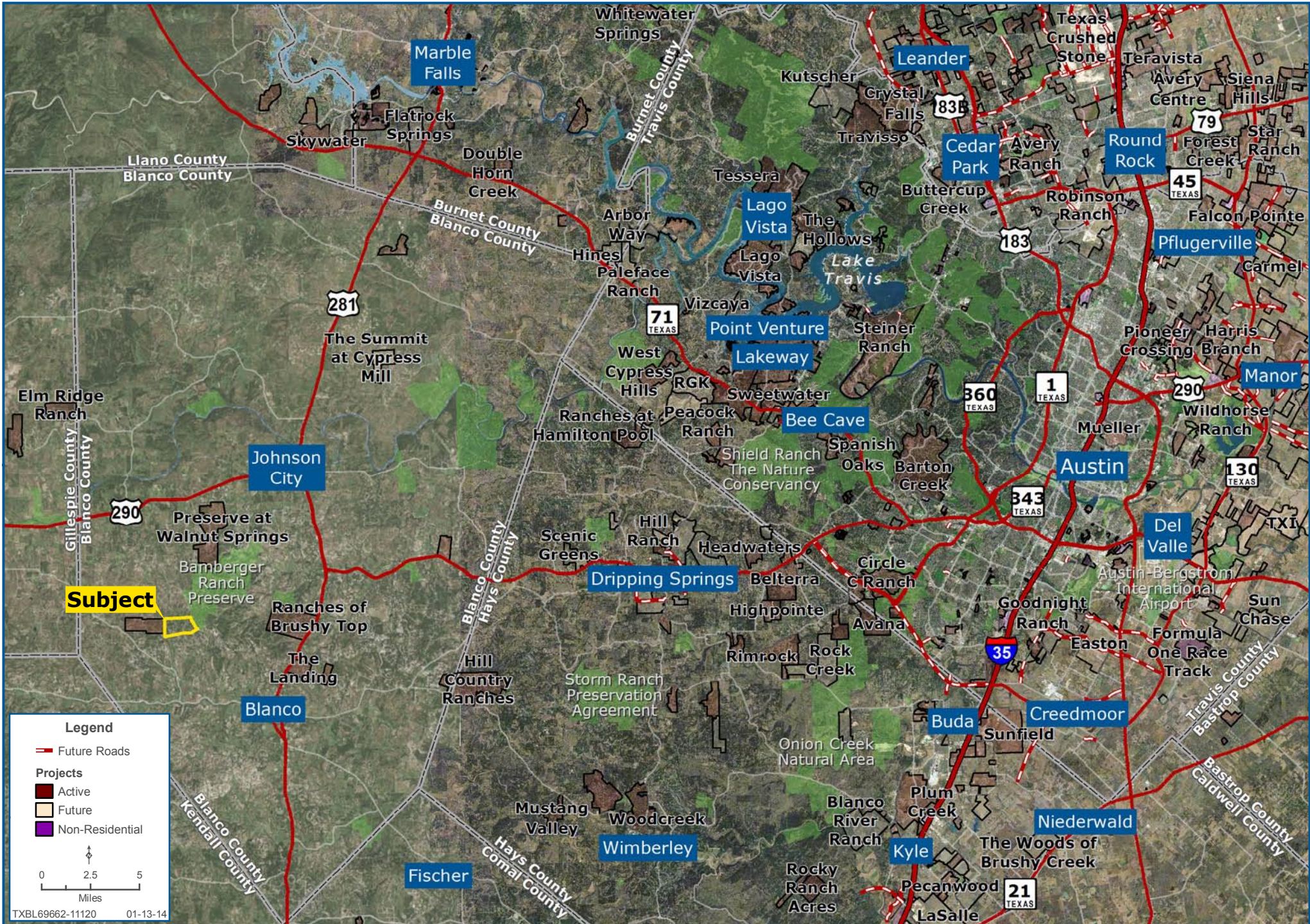
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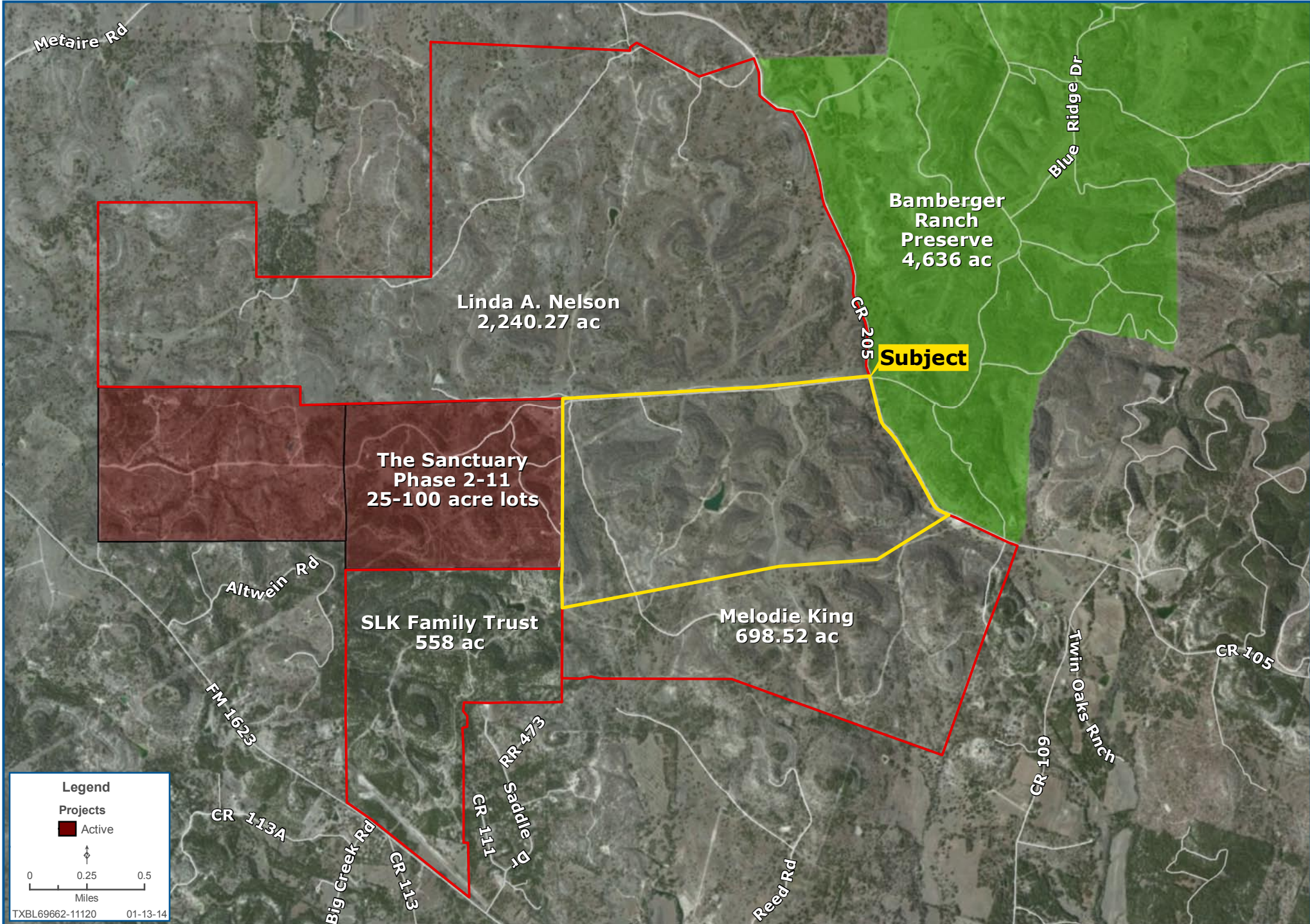


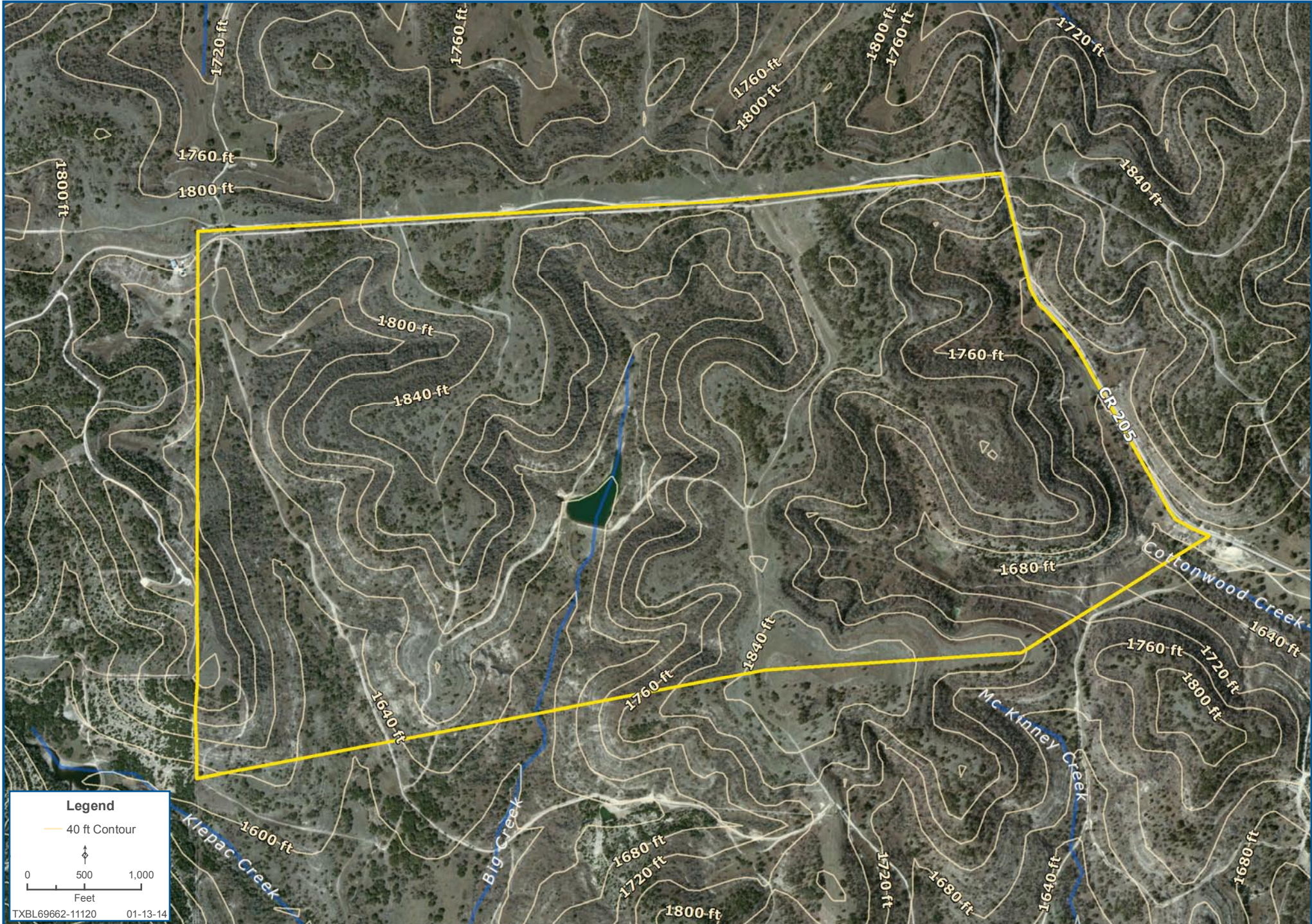
PROPERTY PHOTOS

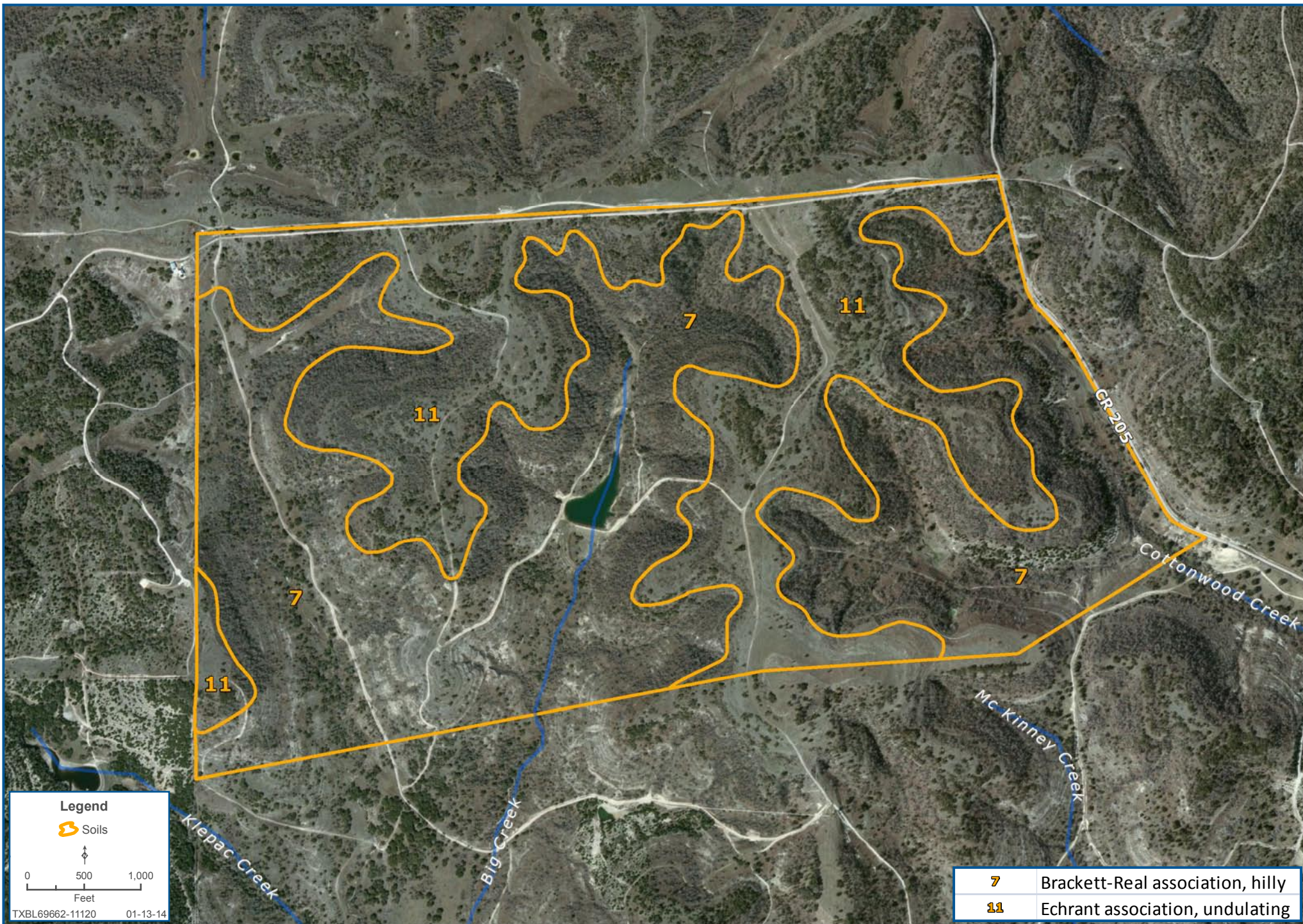


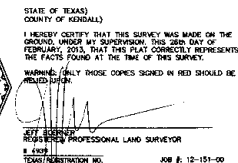












APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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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