

CALDWELL COUNTY RANCH

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | CALDWELL COUNTY, TEXAS



LOCATION The Caldwell County Ranch is located just south of Highway 21 and east of Highway 183 at the intersection of CR 227 and FM 2001 near Lockhart, Texas. The property is approximately 5 miles from Lockhart, 9 miles from Kyle, 13 miles from San Marcos and 30 miles from downtown Austin.

SIZE ± 704.67 acres

PRICE \$2,466,345 (\$3,500/acre)

JURISDICTION The property currently does not lie within any city jurisdiction or ETJ and is therefore not subject to city regulations.

FRONTAGE The Caldwell County Ranch has approximately 1.79 miles of road frontage providing easy access from any direction; $\pm 3,119'$ on CR 227 and $\pm 4,130'$ on FM 2001.

SCHOOLS Half of the property lies within the Lockhart ISD boundaries and the other half lies within Hays Consolidated ISD.

UTILITIES Approximately half of the property lies within the Goforth SUD property boundaries while the other half lies within the County Line WSC boundaries.

TAXES The current agricultural tax valuation provides for low taxes, 2014 taxes are \$1,196.82.

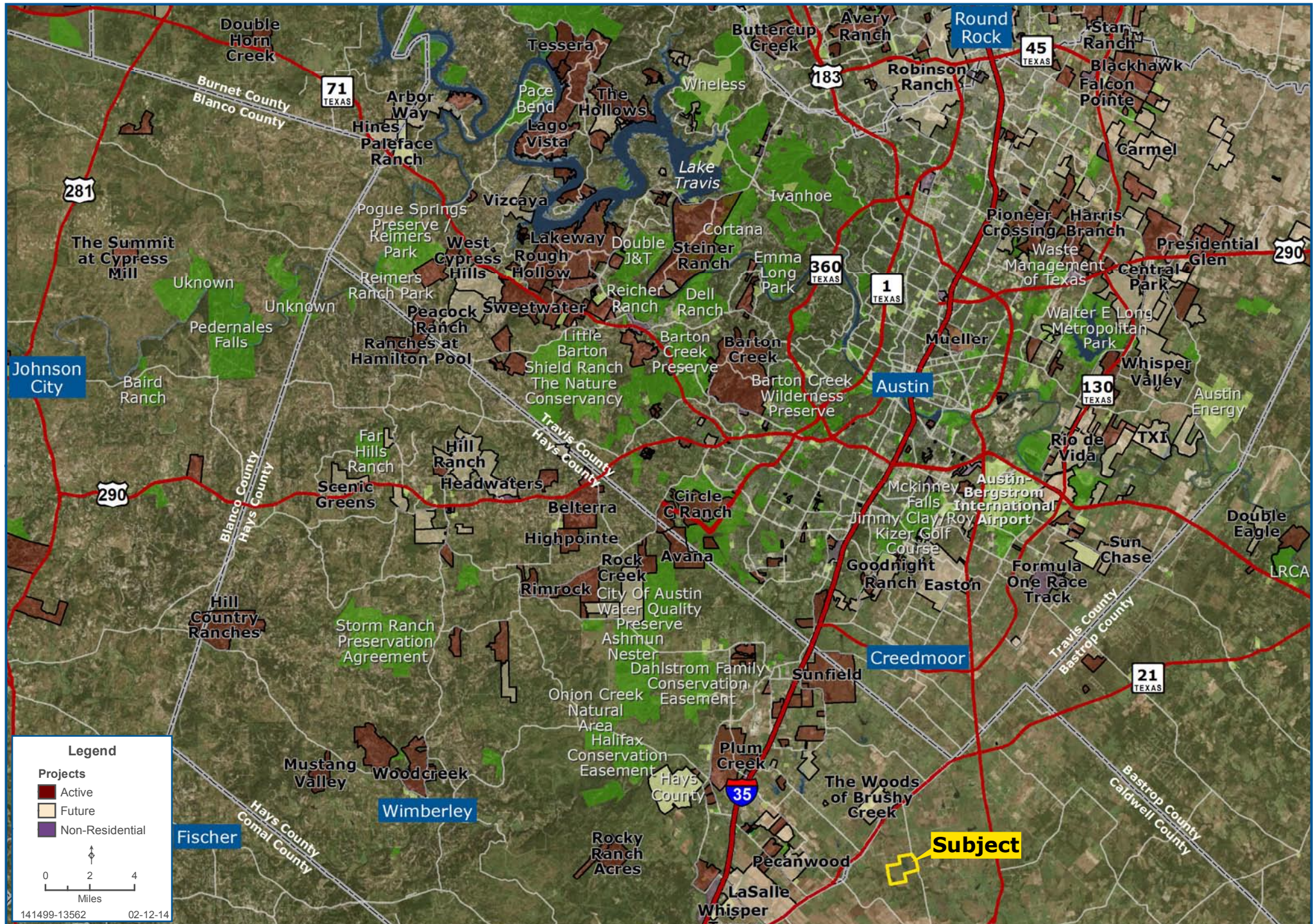
COMMENTS The Caldwell County Ranch is ready for immediate recreational enjoyment and the diversity of the property allows for a profitable cattle, horse, agricultural or managed wildlife operation. The property is high fenced and has been managed for whitetail deer. Brushy Creek and Plum Creek are located on the property and it features close to 600 feet of both sides Plum Creek and over 3,100 feet of both sides of Brushy Creek. In addition to numerous ponds, Brushy Creek flows into a 37 acre lake located on the property. The proximity to major thoroughfares, including Highway 21, Highway 183 and Highway 142, provides easy access to small and large cities in every direction.

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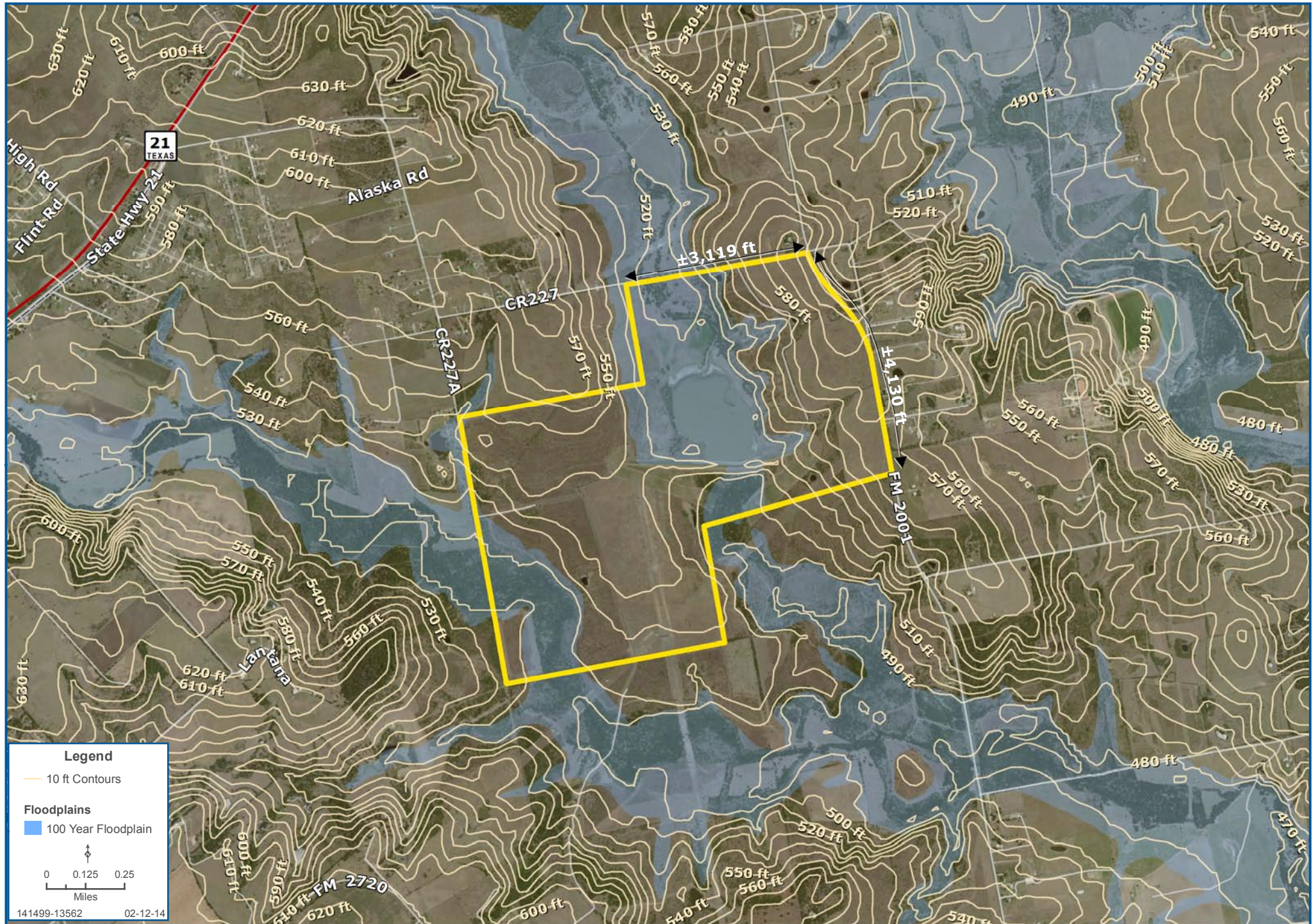
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TX-Caldwell-141499-7.23.14

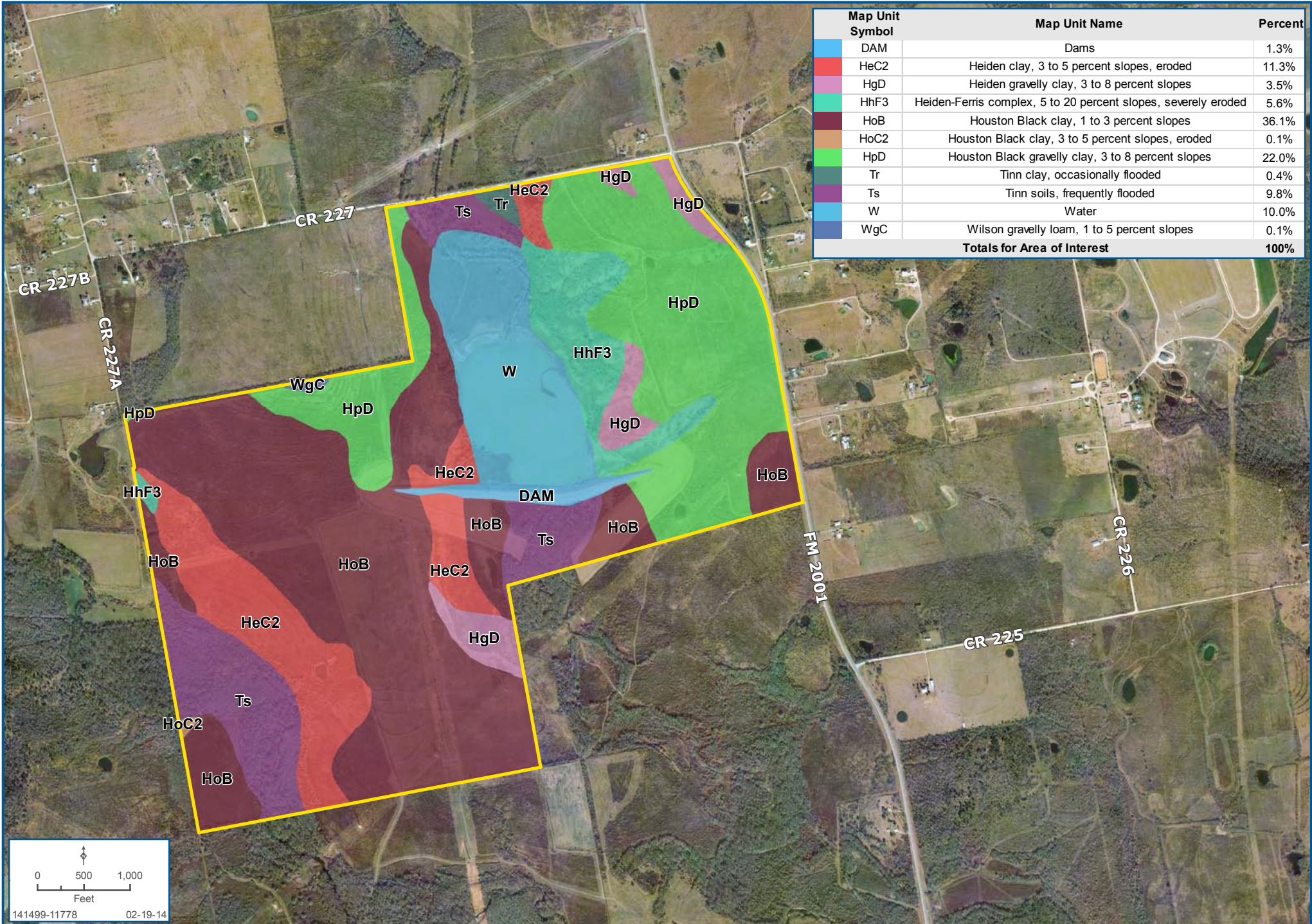












APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

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

