

EAST PEACOCK RANCH

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | TRAVIS COUNTY, TEXAS



LOCATION Peacock Ranch is located on Hamilton Pool Road approximately nine miles west of the intersection with Highway 71 and 25 miles west of Downtown Austin in southwest Travis County.

SIZE ±1,474.86 acres

PRICE \$22,500/acre

UTILITIES

Water – Raw water contract approved by Lower Colorado River Authority (LCRA); 16" LCRA waterline is available within three and a half miles of the Property.

Telephone – Southwestern Bell

Electric – Pedernales Electric Cooperative

TAXES Due to a wildlife valuation on the property, 2013 taxes were \$1,760.

SCHOOLS This property is located in the highly acclaimed Lake Travis Independent School District
Bee Cave Elementary, Texas Recognized School
Lake Travis Middle School, Texas Exemplary School
Lake Travis High School, Texas Exemplary School

GOVERNING JURISDICTIONS Travis County and the Lower Colorado River Authority (Highland Lakes Regulations)

COMMENTS Peacock Ranch is roughly 1,479 acres of beautiful Hill Country. The property features incredible vistas, rolling hills, a gentle spring fed creek and beautiful live oak trees. The geographic region offers tremendous access to nature parks and preserves. There are over 10,000 acres within 5 miles of the property that have been preserved. The Hill Country Galleria, Austin's newest regional mall, is 15 minutes from the site. The owners of the property have a reservation for 1,500 LUE's of untreated water out of Lake Travis with the Lower Colorado River Authority (LCRA). One will have to negotiate with the LCRA to have waterlines extended to serve the property.

In 2013, the average sales price for homes in Lake Travis ISD was approximately \$465,000.

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EAST PEACOCK RANCH HISTORY

East Peacock Ranch is located in the beautiful and historic Texas Hill Country. It fronts Hamilton Pool Road and the future Reimers/Peacock Road and is within two miles of both Reimers Ranch County Park and Hamilton Pool Preserve. The Texas Hill Country sits on the Edwards Plateau and is rich with natural springs providing fresh, cool water, terrain and is rolling to hilly grassland.

Archeologists have found evidence of humans occupying parts of the Hill Country as far back as 10,000 years. Native Americans, mainly Lipan Apache and the Kiowas were drawn to the Hill Country because of the Edwards Chert (flint), a special stone they used to make tools and arrowheads. There was an abundance of wild game; deer and turkey in the area, as well. When the Spanish came to the area they called the stone, pedernales, which means flint, hence the name of the nearby Pedernal River. Spanish explorer, Bernardo de Miranda y Flores came to the area in 1756. He wrote of "the hills, rock and of the thickest cedars and oaks". He referred to the area as "los balcones" a reference to the dramatic stair-step terrain which resembled a series of rising balconies. German immigrants started coming to Texas in the 1800s and many settled in the Hill Country. Like other parts of Texas, Native Americans lived in the Hill Country for thousands of years before Europeans came. The Spanish looked for silver in the hills, and German immigrants ranched and grew crops. Today these traditions and lifestyles have come together to create the unique character of the Hill Country and of Texas.

Bill Peacock, with the help of his mother-in-law who used her ranch as collateral, purchased a pharmacy in Devine, Texas. In order to insure his children obtained a quality education, Bill Peacock felt he needed to move his family to Austin. Mr. Peacock went to Austin to buy a house for his wife but instead came home with the spectacular 2950 acre parcel of land known as the Peacock Ranch. The East Peacock Ranch is the eastern half of the original purchase, which contains the headwaters of Little Bee Creek. This was quite a feat for Mr. Peacock as he first lost everything in 1929, The Great Depression. In true "Texas" fashion he worked hard, and bought the Ranch in 1949. (His wife, Patricia O'Leary Peacock, later got her house.)

Nearby amenities include the Hamilton Pool Preserve, a 232-acre protected natural habitat, which features a jade green pool carved from a massive limestone formation. Hamilton Pool is a historic swimming hole frequented by early Indians and settlers in the area. The pool is on the convergence point of the Pedernales River and Hamilton Creek in southwest Travis County. In the mid 1860's, Morgan Hamilton owned the property now known as Hamilton Pool Preserve. In the 1880s the Reimers family, an immigrant family from Germany, bought the property to raise sheep and cattle and legend has it that their eight-year old son discovered the collapsed grotto and swimming hole. In 1980, Texas Parks and Wildlife and Travis County bought the 232 Acres from the Reimers family. Reimers Ranch County Park was recently purchased from the Reimers family by Travis County with funds from the 2005 Travis County bond package. This unique Hill Country area affords many activities; rock climbing (rated as a level 2 climb), trail biking, hiking trails, picnic areas all run along the beautiful Pedernales River and its limestone cliffs indigenous to the Texas Hill Country.

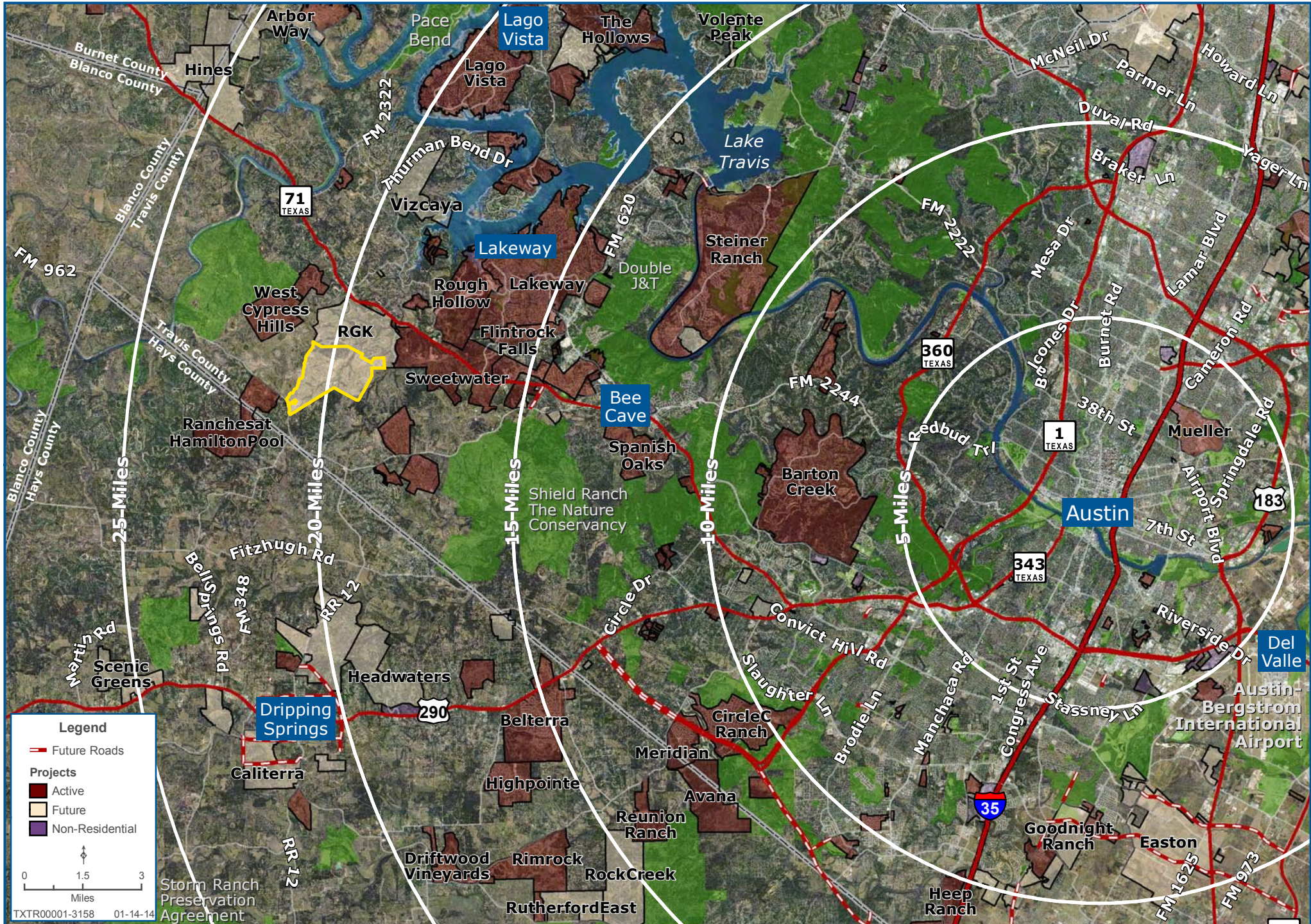




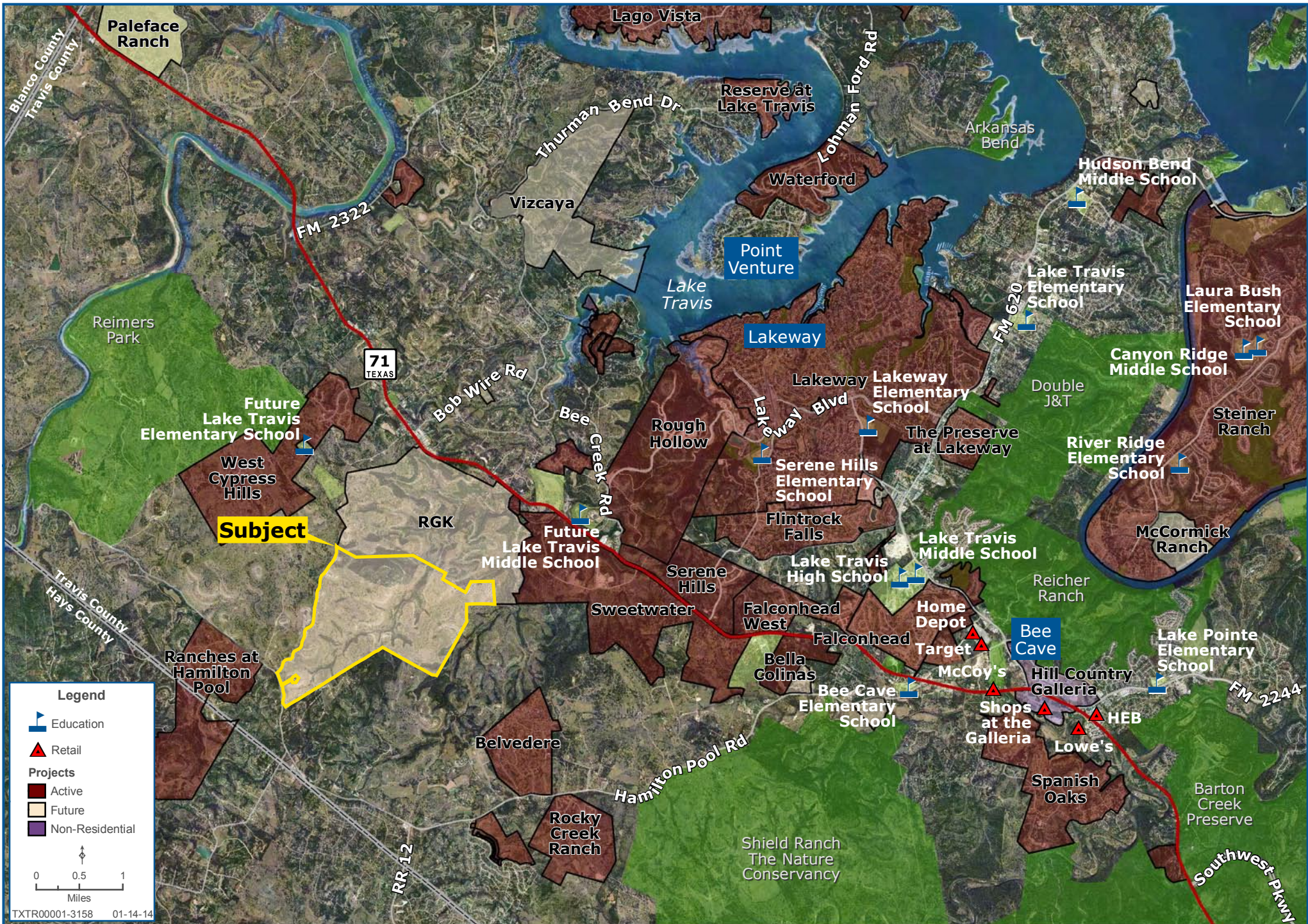
REGIONAL DISTANCE MAP

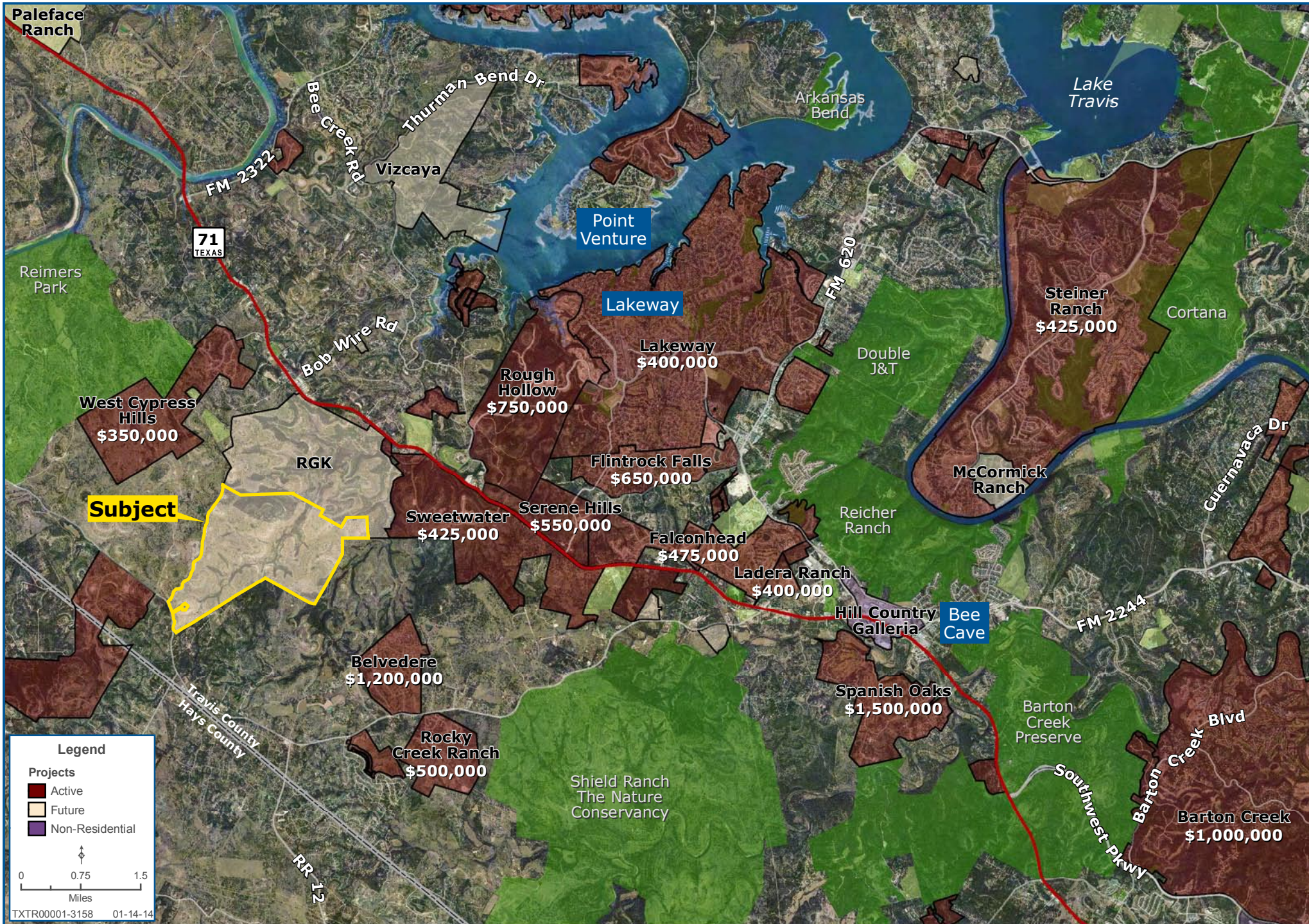
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EAST PEACOCK RANCH PHOTOS



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

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

