



## BLANCO RIVER RANCH

### BLANCO, TEXAS

**LOCATION:** One mile east of the town of Blanco on the north side of FM 165. This ranch is ideally located 45 minutes from Austin and 45 minutes from San Antonio. In addition to the entrance on FM 165, there is also an easement road on Heimer Lane which runs along the eastern boundary of the property.

**SIZE:** 626.426 acres

**PRICE:** \$9,185/acre

**COMMENTS:** The Blanco River is a jewel of the Hill Country and this river front is among the best available on the market today. The diversity of the ranch allows for a profitable cattle, horse or managed deer operation and a spectacular hunting ranch. The improvements are ideal for a single owner or two families to share ownership. All aspects of the offering are managed with excellent care allowing a new owner to begin enjoying the ranch immediately. Most furnishings will convey. See agent for details.



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*Shown by Appointment Only*

**POSSIBLE DIVISION:** Owner will consider selling southern 326 acres with improvements and river for \$15,000/acre and northern 300 acres, to be accessed by an easement road, for \$8,000/acre.





**TERRAIN:** The land has a gentle roll with two hilltops offering excellent Hill Country views. There is a balanced combination of open pasture, scattered hardwoods and densely wooded oak and juniper forests. Surrounding the main residence are massive live oaks that grace the improvements. In addition to the excellent soil in the hay fields, there are numerous food plots for the abundant wildlife.

**WATER:** The property features 1,976 feet of the Blanco River which has been dammed on the property. Entrance to the ranch is a drive across the dam leaving a lasting impression of beauty. The main compound is located within walking distance of the river.

There are two wells that are used and one well that is not operational. The property has a connection to the City of Blanco's public water supply for the residence.

Two hay fields on the ranch are irrigated with City of Blanco effluent, providing a year round source of irrigation for growing. The effluent is stored on a tank on the western edge of the property. There is a pivot system which can be operated on two fields with a sprinkler component. In addition there are several irrigation guns that can be readily transported to a variety of locations on the ranch.

## IMPROVEMENTS:

**House** - The main house is a two story, 5 bedroom, 5 bathroom home with two fireplaces and is located at the front of the ranch with exterior patios and porches oriented to allow enjoyment of the Blanco River.

**Guest House** - A small wood frame guest house near the main residence has one bedroom, one bath, a living area and kitchen with a small porch.

**Second House** - This residence is a stucco 3 bedroom, 2 bath house located near the center of the ranch.

In addition to the three houses, there is a metal barn that is used for storage of hay and feed, cattle pens and numerous outbuildings and sheds. The perimeter of the property is 100% game fenced and the native population of deer has been selectively managed for many years, hunted only by family members. A 168 Boone Crockett buck was recently harvested on the ranch.

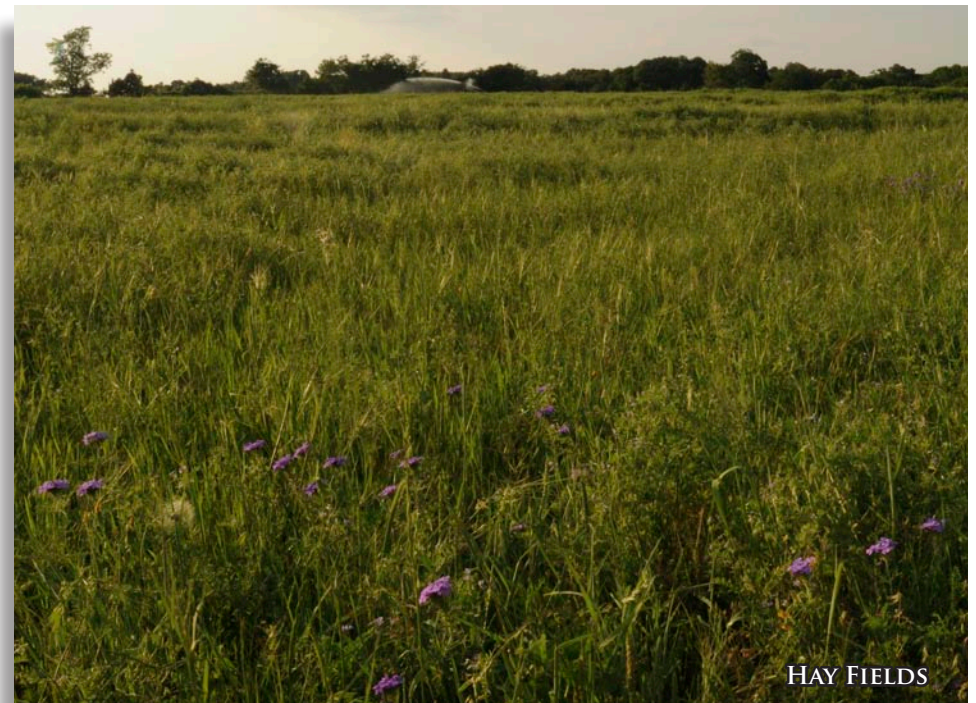
**SCHOOL DISTRICT:** Blanco ISD







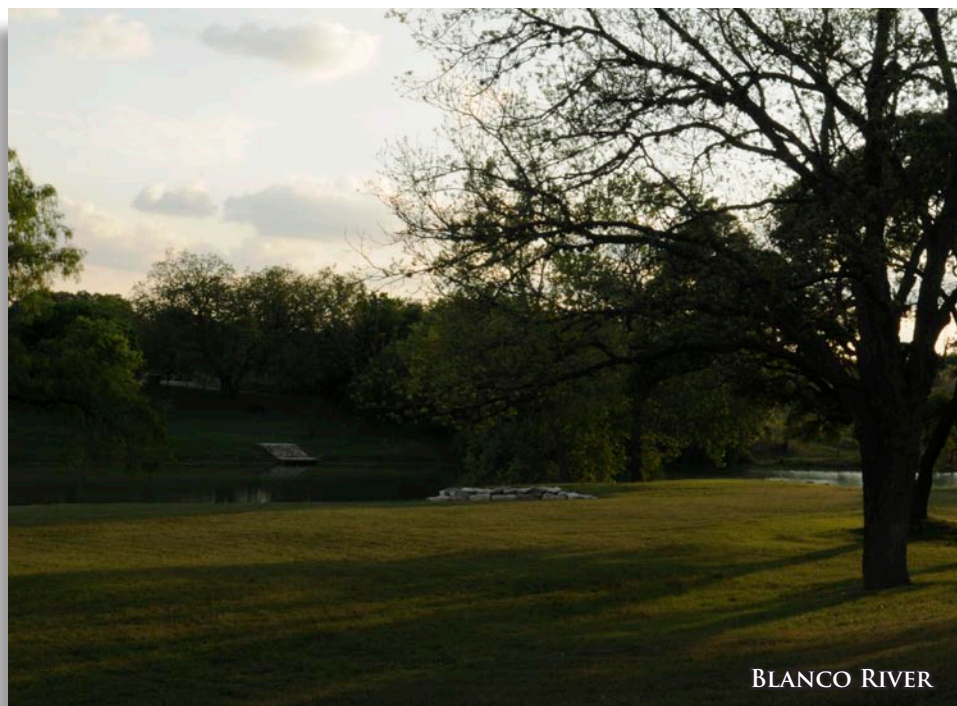








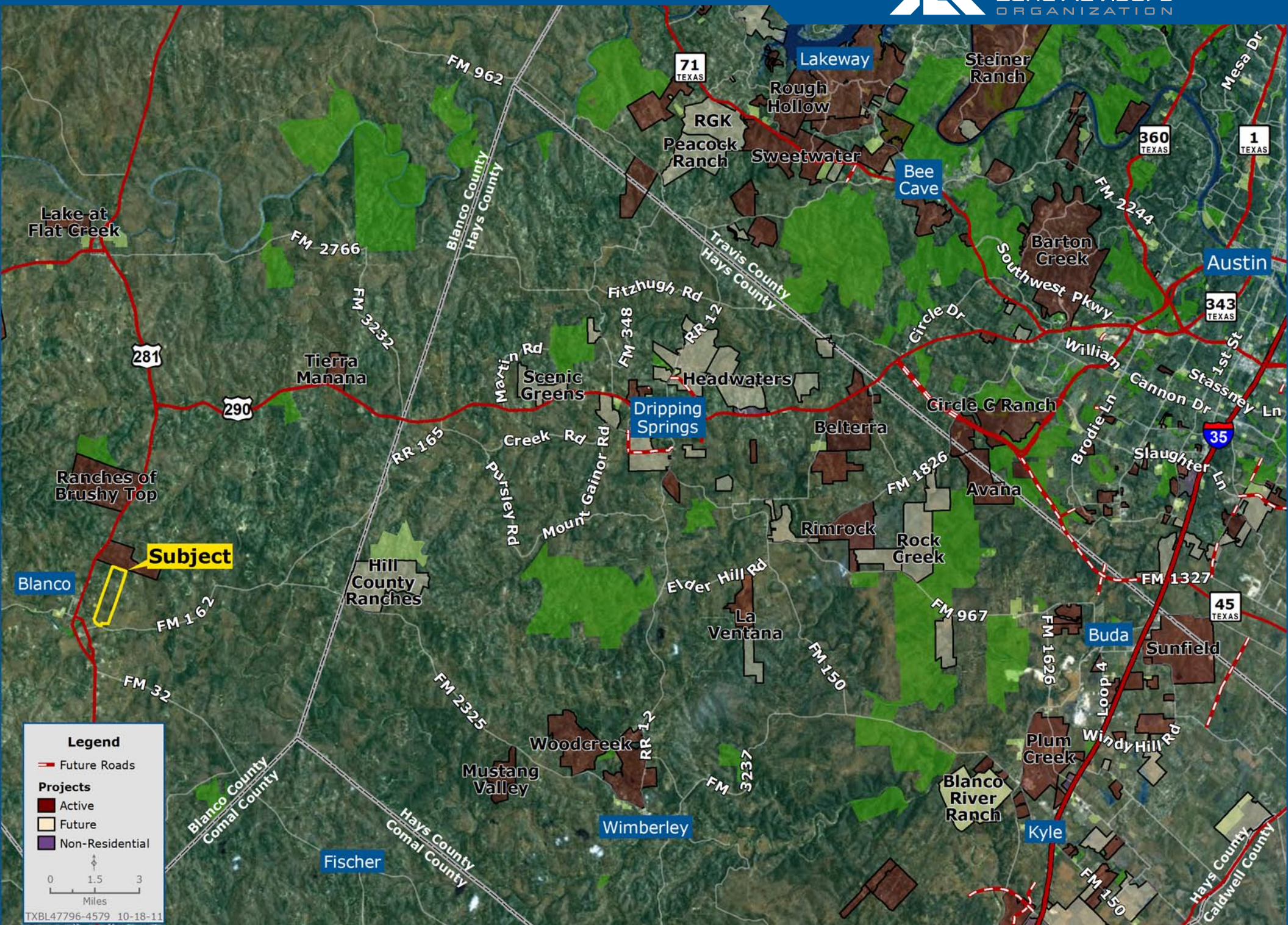








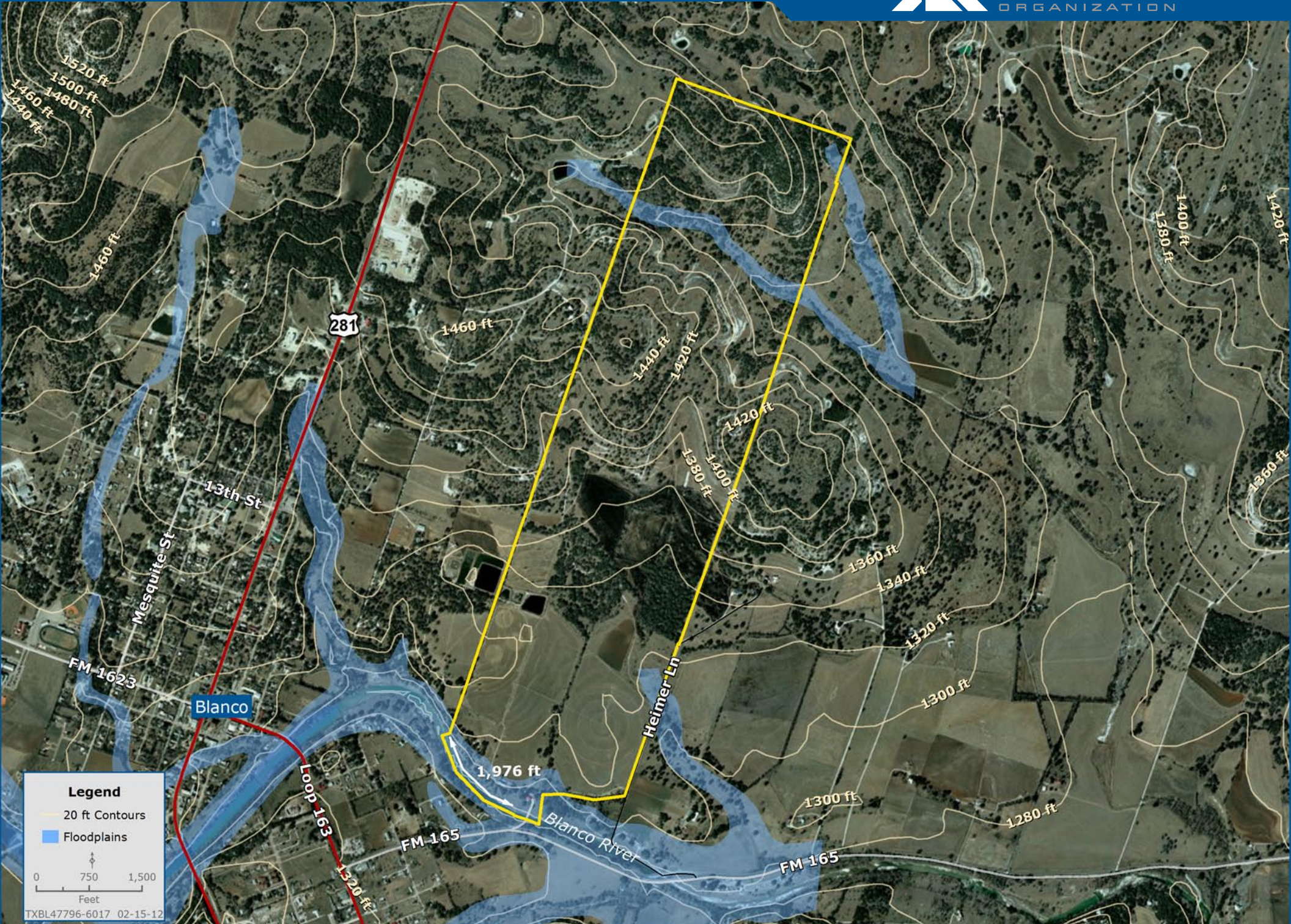








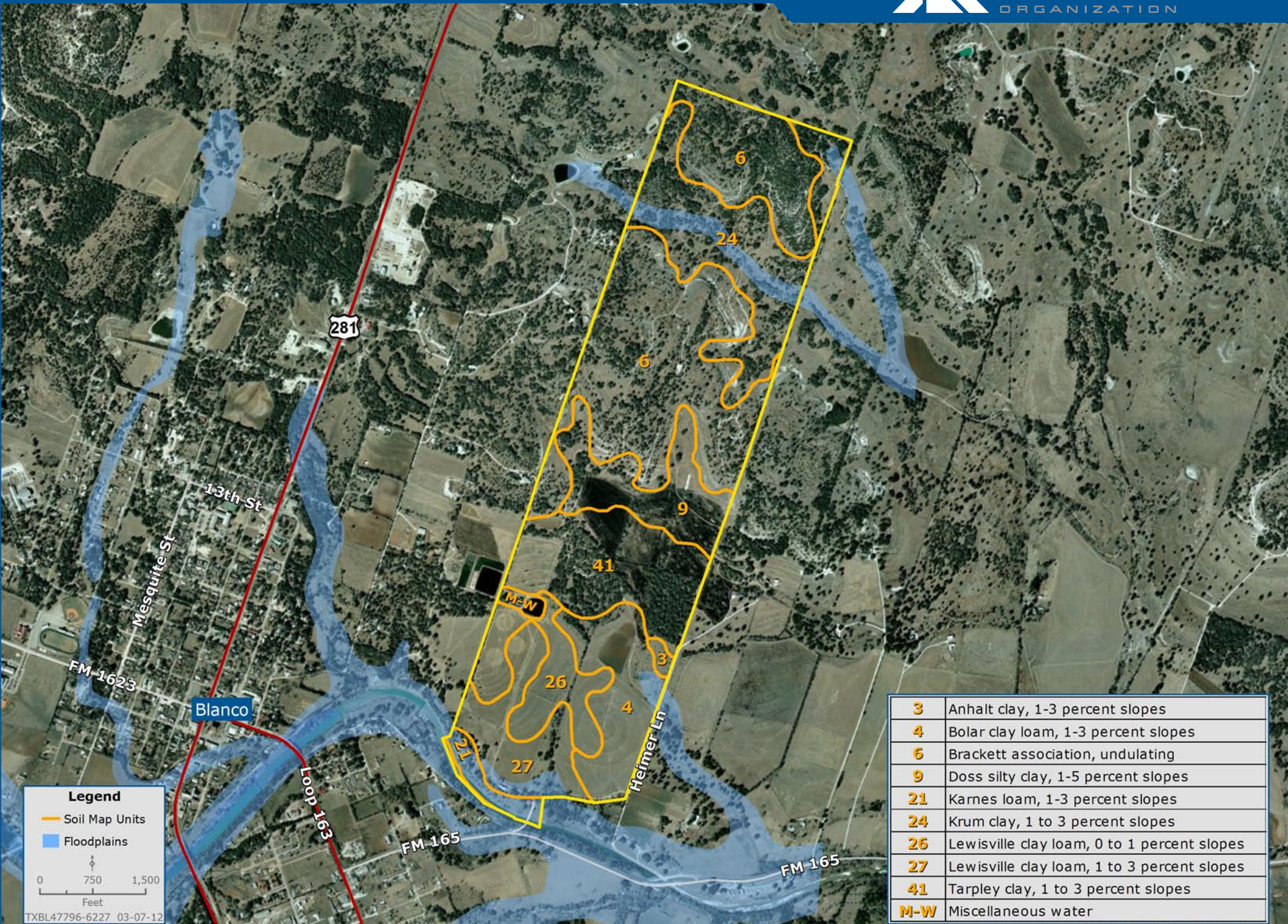




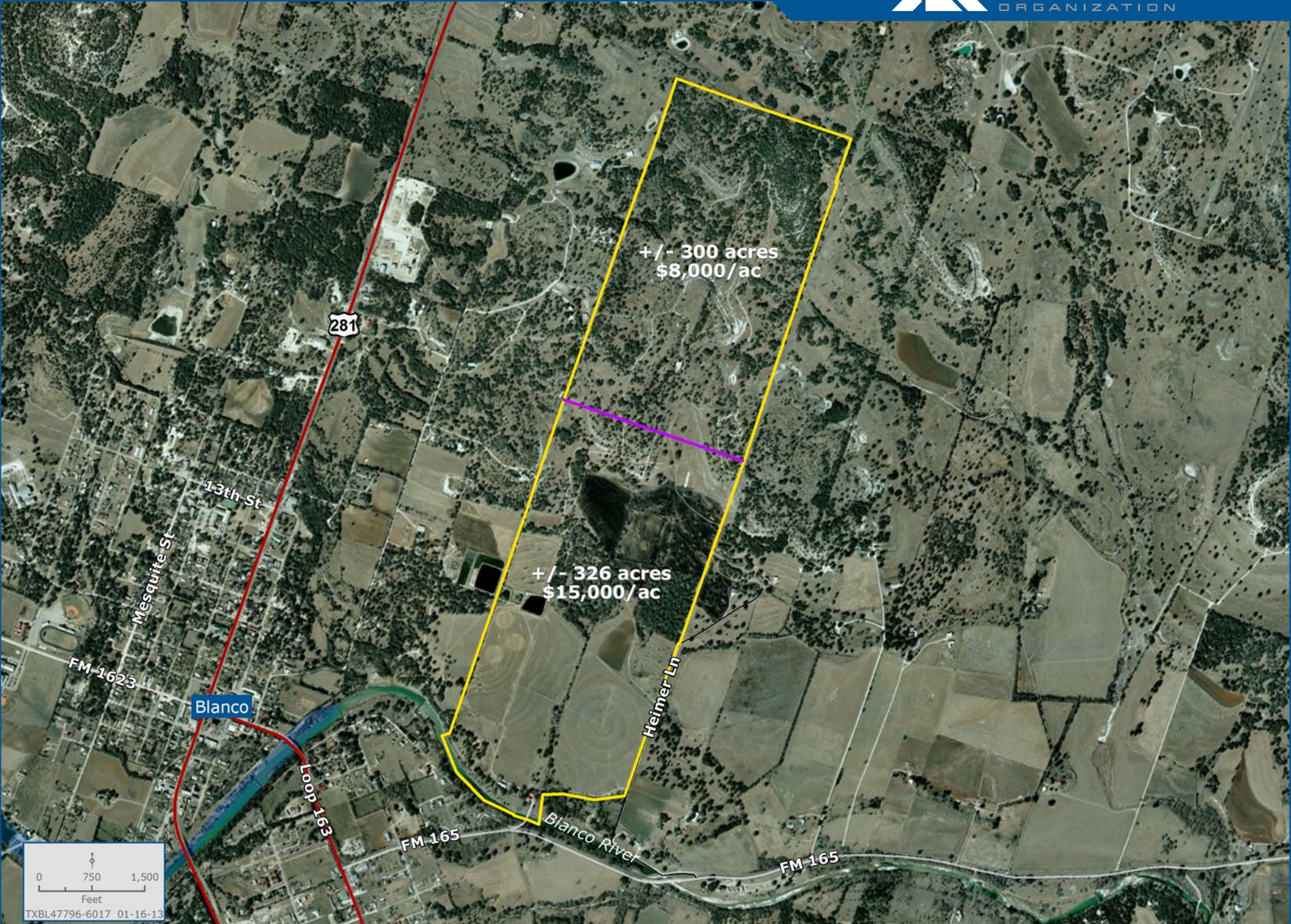














## APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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.

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Buyer, Seller, Landlord or Tenant

Date

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