



Newton Ranch

Blanco County, Texas

Location: This spectacular ranch offering is located in Cypress Mill, Texas along Cypress Mill Road (Blanco County Road 301) in northeastern Blanco County. The property is 40 miles from Austin, 75 miles from San Antonio, 22 miles from the Hill Country Galleria in Bee Cave and 16 miles from Marble Falls.

Size: 710 acres

Price: \$11,500,000 (\$16,200 per acre)

Terrain: The property has hill country terrain with the higher elevations on the southern half of the ranch and the northern portion of the ranch is generally rolling. Tree cover includes live oaks, post oaks, and very little cedar. Elevations vary from 1020' to 1120'.

Comments: Cypress Mill Road evenly divides this pristine ranch into two distinct pastures, which offer the best of the Texas Hill Country. A gated entrance is located on the southern portion of the ranch and asphalt paved roads lead you past a lake to the majority of the ranch improvements. Those improvements include three houses, a cabin, horse barn, equipment barn and the original Cypress Mill School house (circa-1850). This pasture is entirely high fenced and home to a managed whitetail deer herd as well as elk, axis and zebra. The main lake is approximately five acres of surface area and 25 feet deep, clay lined, stocked with fish and complete with an island, bridge and pier. There is a smaller, one acre stocked pond. The elevations range from 1120' to 1020' in this pasture.

Cypress lined Cypress Creek, the gem of the Texas Hill Country, crosses the property on the north pasture for nearly 1,700 feet with both sides of the creek. This stretch of creek holds numerous springs that have proven to keep the creek "swimmable" even in the worst droughts. At the present time, during what may become the drought of record, there is no water flowing into Cypress Creek at the top of the creek and the active springs in the main body of the creek are producing ample water to keep the creek pristine and flowing through and out of the property. In addition to the creek, this pasture has a ½ acre stock pond, improved ranch roads and a 150 gallon per minute well which provides water to all ranch improvements. The north pasture is generally rolling with fields planted for hunting. The entire property has been cleared of all cedar and brush and is meticulously maintained.



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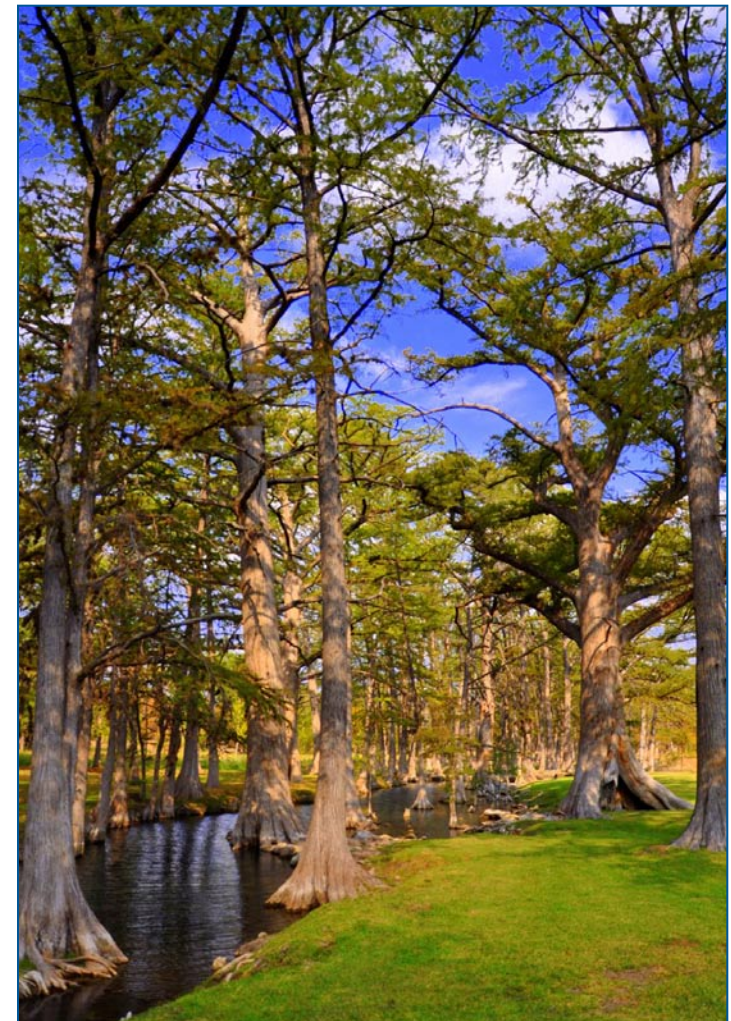
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Jurisdiction: Blanco County

Improvements:

Original ranch house (circa 1920) - 2 bedrooms, 1 bathroom, restored in 1998

Stone house (circa 1960) - 2 bedrooms, 2 bathrooms

Guest house - (circa 1997) 2 bedrooms, 1 bathroom

Cypress Mill School House (circa 1850) - one room, restored in 2001

Cabin (circa 1970 built as a tack room) - one bedroom, one bathroom, kitchenette

Horse barn (2000) - has been converted to accommodate other uses but generally consists of 4 horse stalls, tack room, feed room, game processing room, bunk room and bathroom

Implement barn (2001) - five stall storage building

Roads - approximately 3,500 feet of asphalt paved roads leading to the houses.

Grain silos/feeders - two 4 ton silos (1999) and four All season feeders.

Fuel Tanks - two 200 gallon fuel tanks

Fencing - Approximately 15,000 feet of 8 foot game fence (1997), 3 acre game fenced pen.

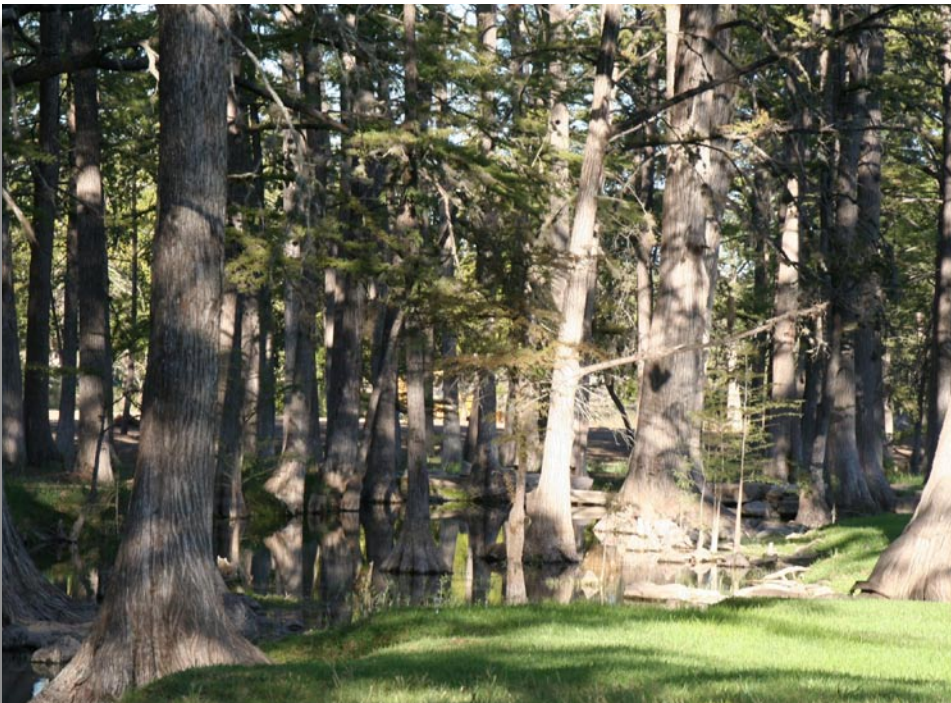
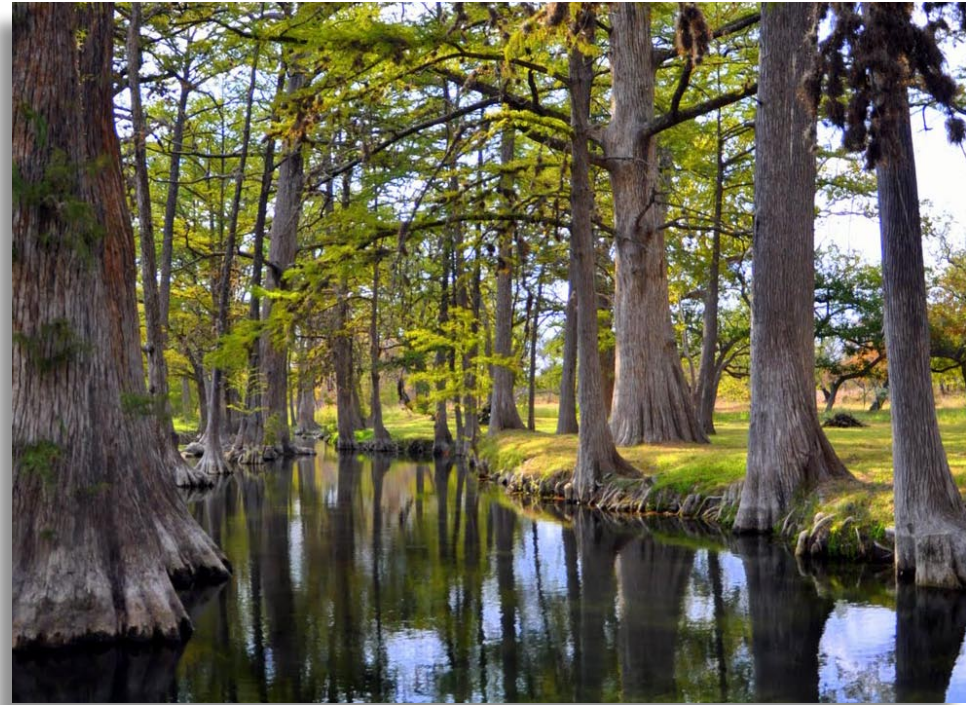
Wells - 6 wells have been drilled on the property with yield tests ranging from 2 GPM to 150 GPM on the best well

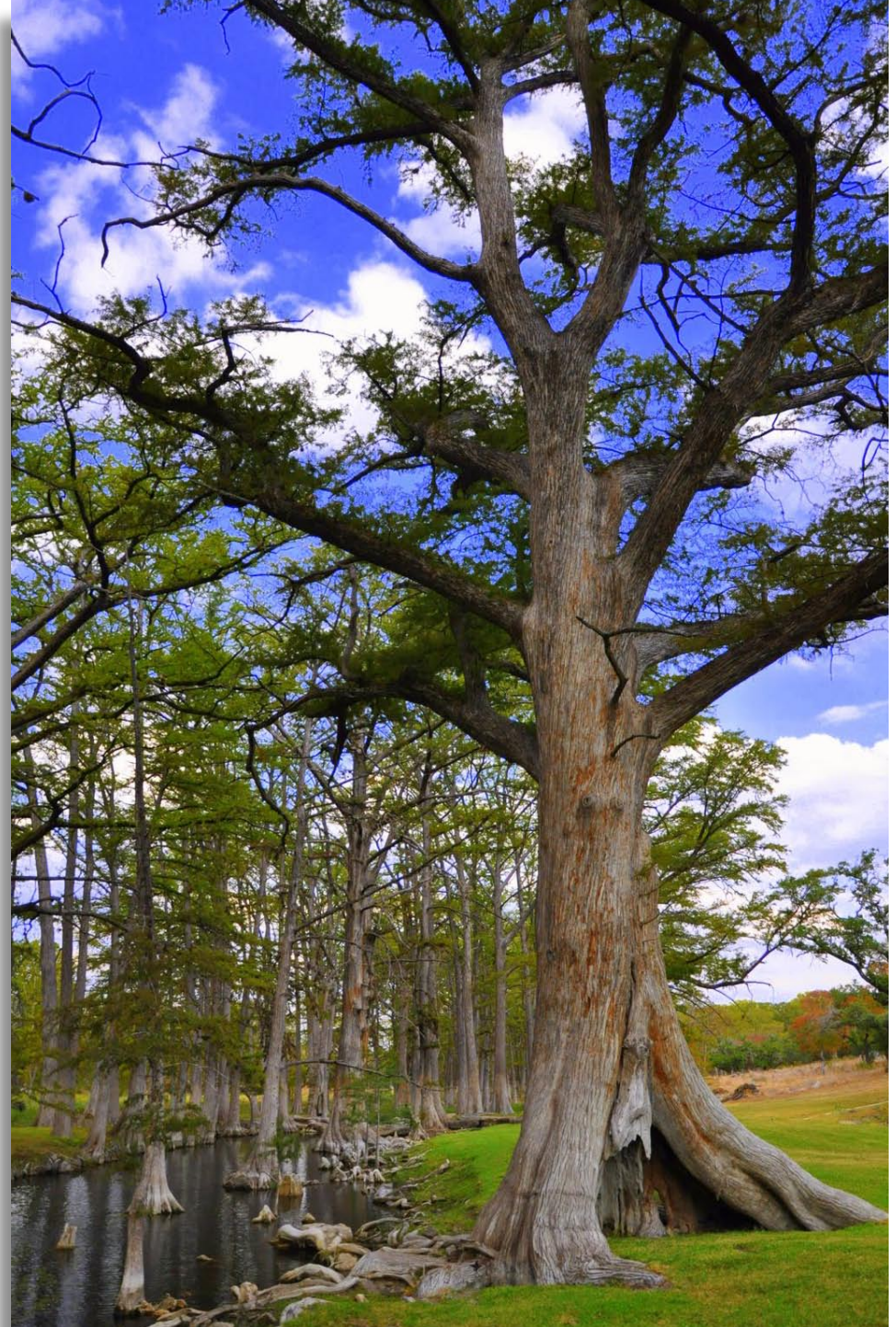
Water: 1,700 feet of both sides of Cypress Creek and 150 gallon per minute well

Utilities: Pedernales Electric Cooperative; well and septic

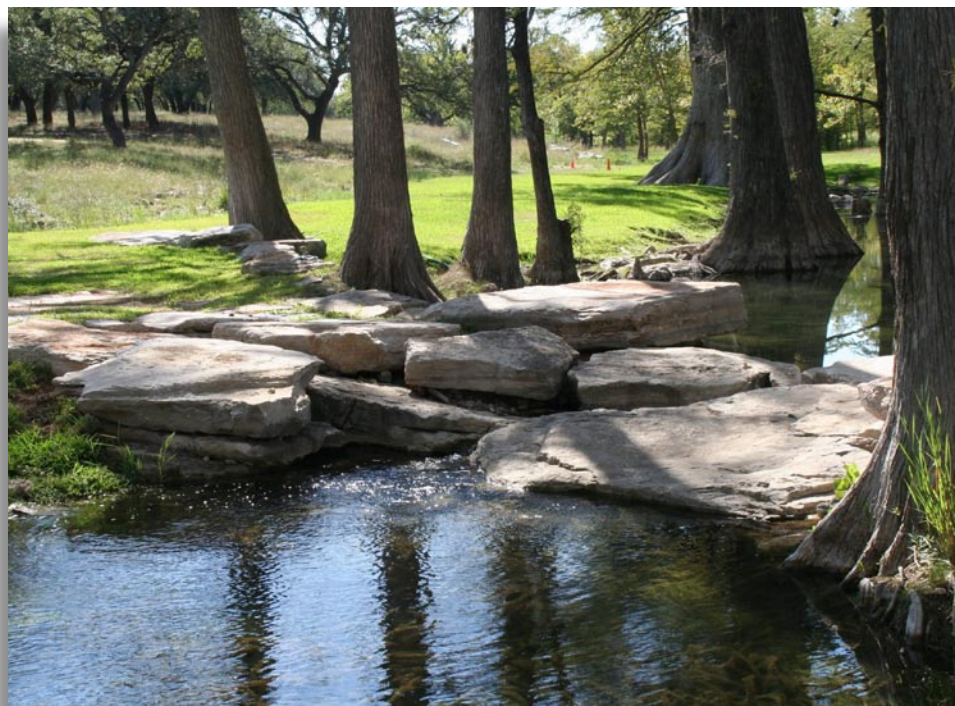
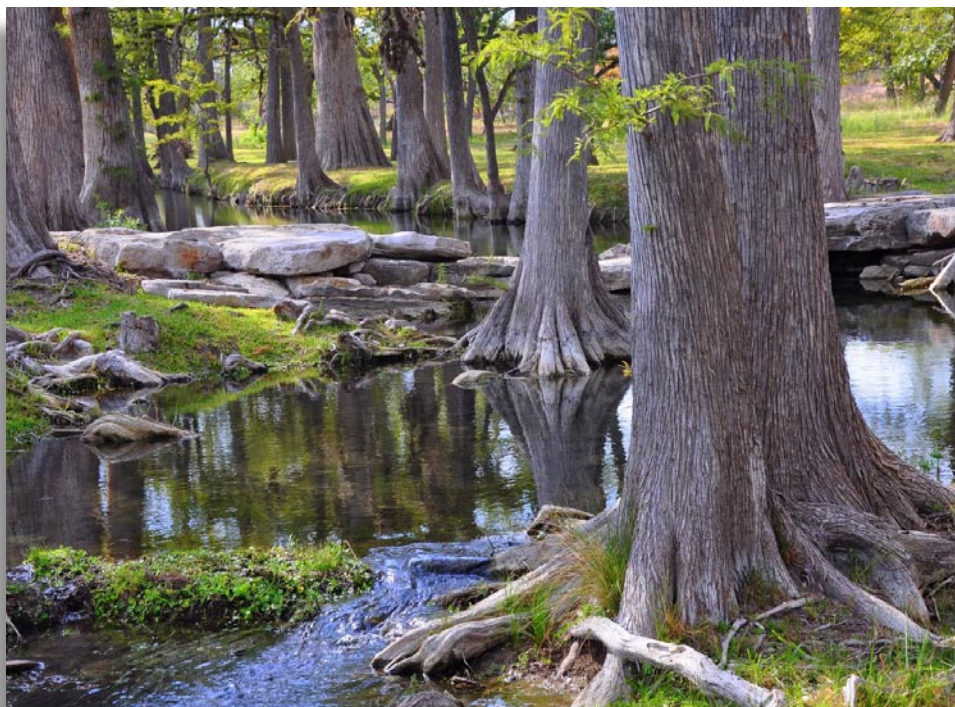
Schools: Johnson City ISD



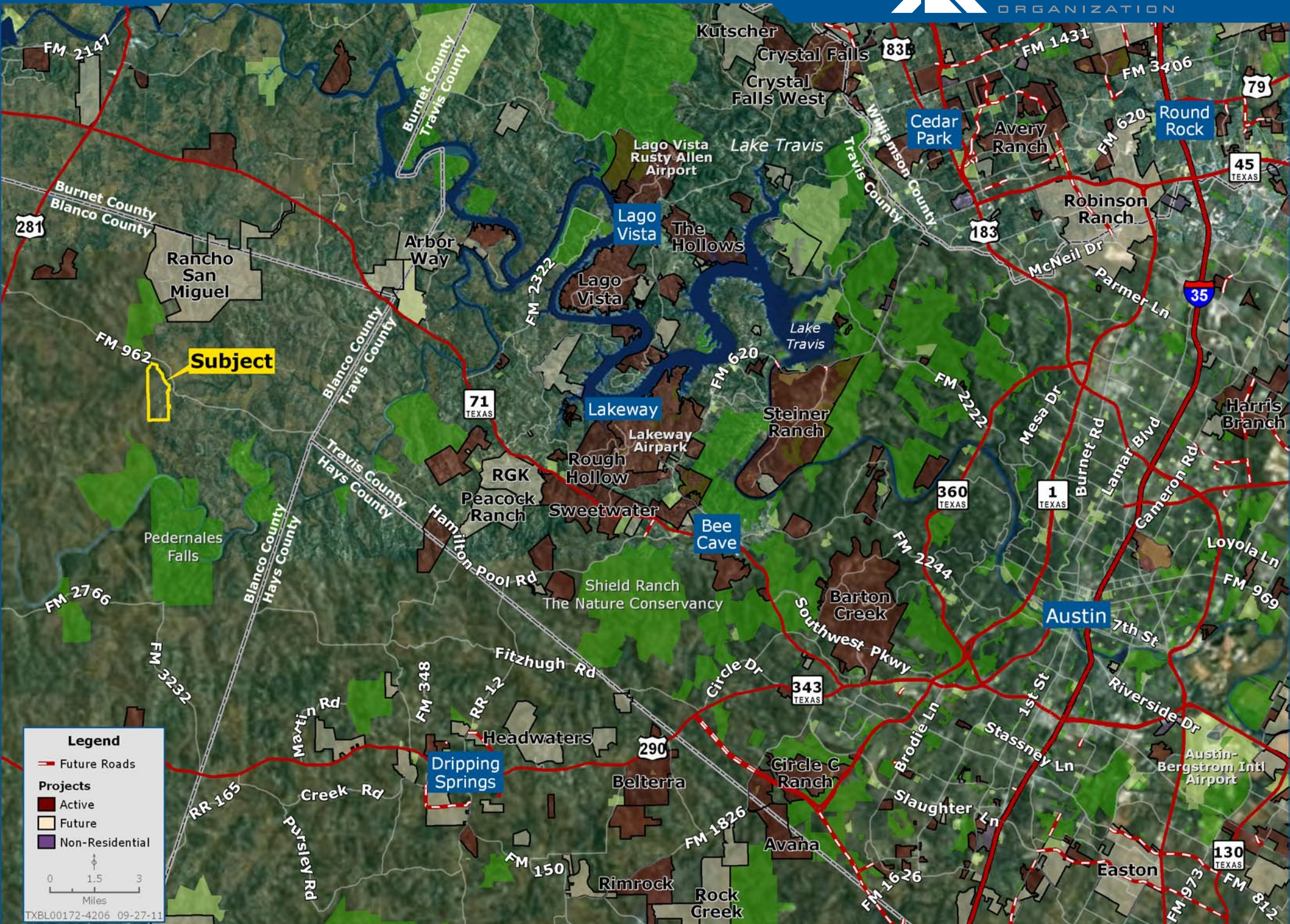


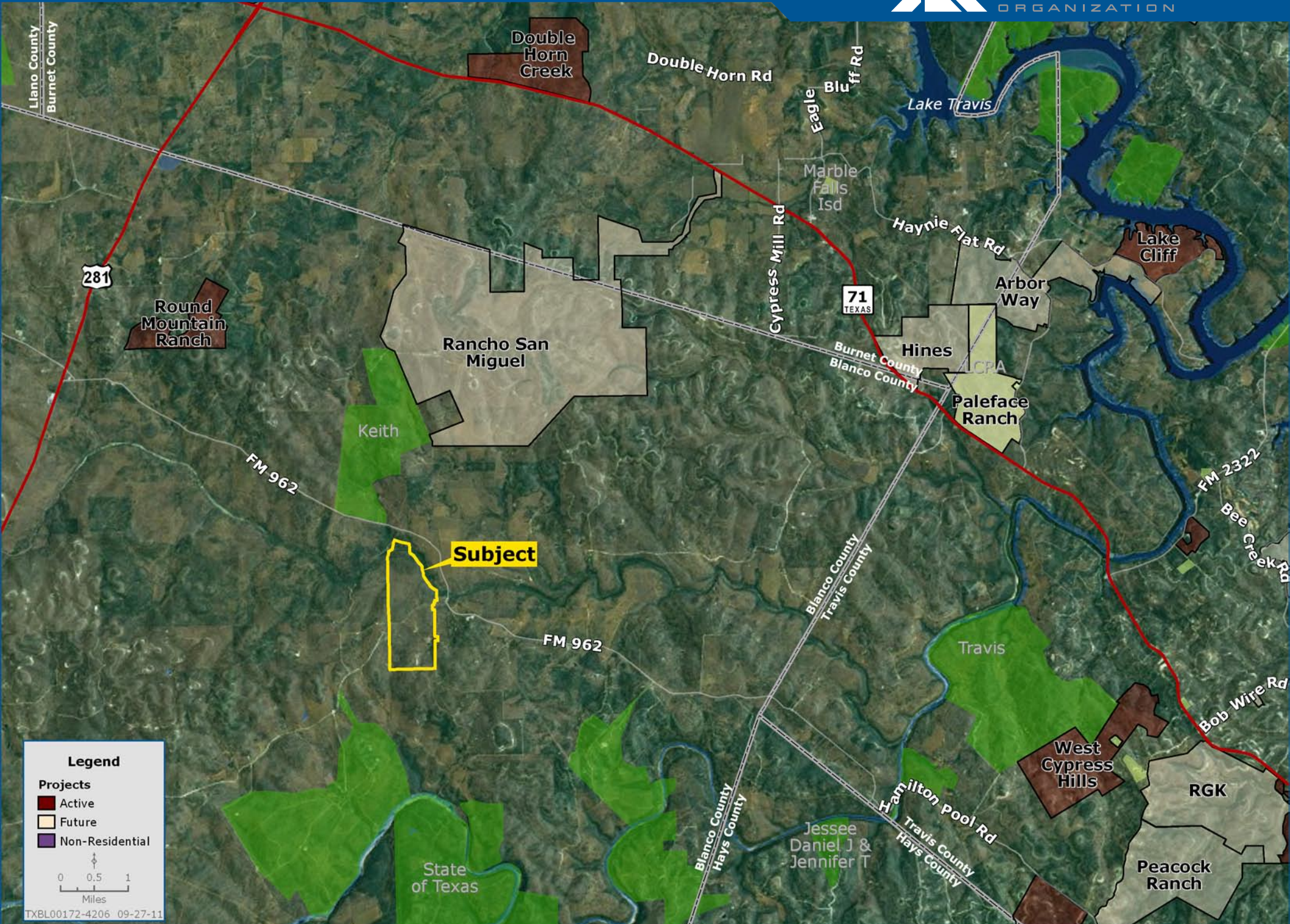


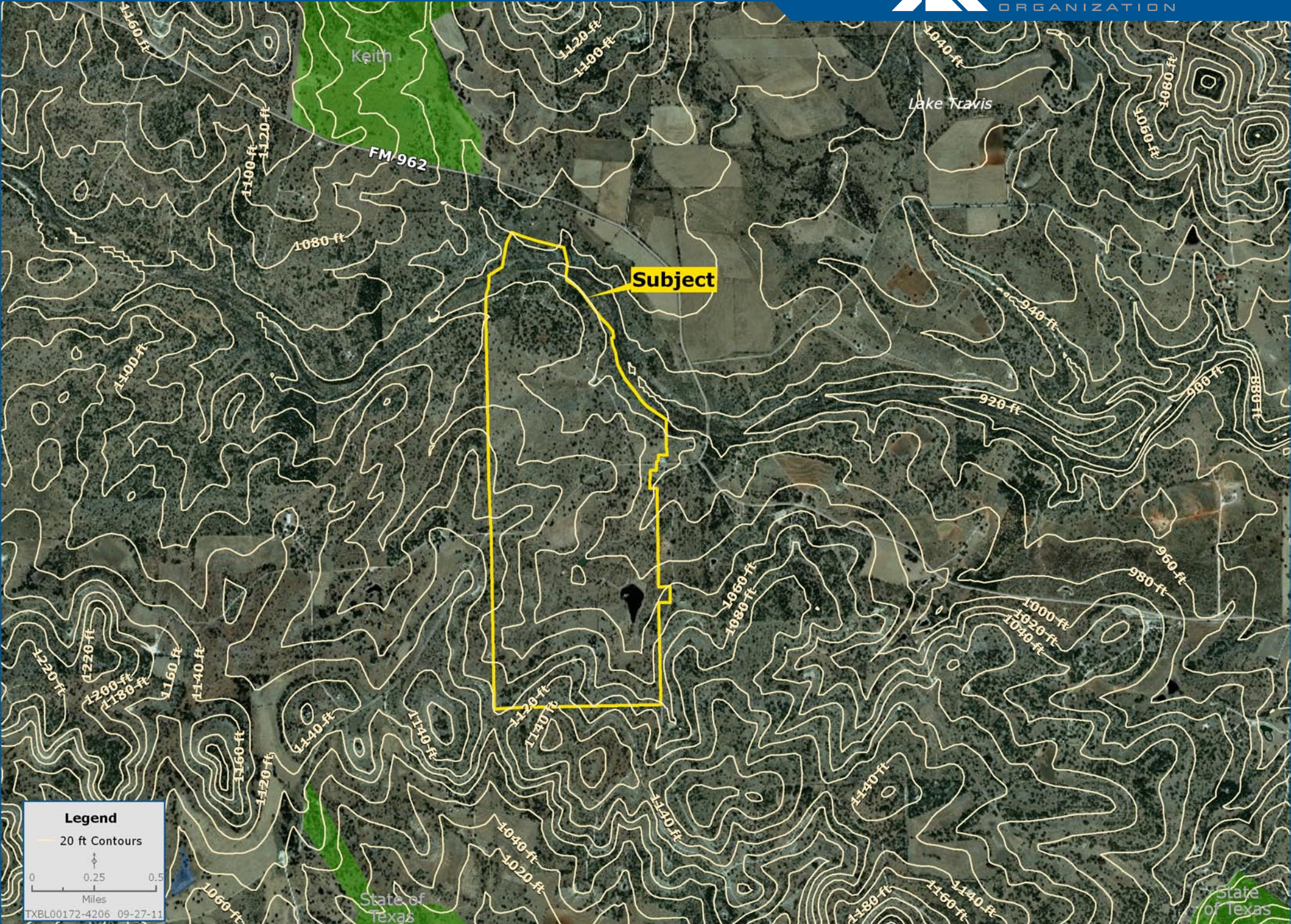












Legend

— 20 ft Contours

0 0.25 0.5
Miles

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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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