



Protecting Clients. Conserving the Land.

Yates Ranch

385 +/- acres, Hays & Travis Counties, Texas



Harrison King, Agent

Office 512-840-1175

Cell 432-386-7102

Harrison@KingLandWater.com

King Land & Water LLC

1613 W. 6th Street, Suite C, Austin, TX 78703

www.KingLandWater.com

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Location

Just 15 minutes from downtown Austin, the Yates Ranch is ready for you to build your dream estate compound or family/corporate retreat in a protected and peaceful setting. The ranch is centrally located just southwest of downtown Austin on Bear Creek, fronting on northbound side of Highway 45 where it turns into South MoPac. The Veloway, Lady Bird Johnson Wildflower Center, dining, entertainment and medical care are just minutes away.

Acreage

385 Acres

Description

One or two parcels in the heart of and the only remaining undeveloped portion of the original Circle C Ranch. Build your large residential compound(s) with all the amenities in one or tuck your home away from other outbuildings, guesthouses caretaker quarters or working ranch facilities. Choose from wooded ridgelines with protected views spanning to the horizon, or a calm wide pastoral setting hidden beneath the oak trees, the choice is yours.

Enjoy a sense of privacy unmatched in the Texas Hill County this close to Austin. The ranch is bordered with City of Austin Water Quality Protection Lands (Urban Wildlands). These lands provide a protected view shed of green trees, grass, and rolling hills to the horizon. The ranch is on a wide plateau falling southeast to Bear Creek with topography ranging from 800 feet to 950 feet. Grasslands, Oak Juniper woodlands and Cedar Elm deep bottoms provide a diversity of wildlife.

Improvements

The minimal improvements include two Tiny House type dwellings. “The Futuro House ” is a fiberglass structure resembling a 1960’s flying saucer, and the “Dome”, another fiberglass home with a large deck overlooks thousands of acres of protected City of Austin Conservation Lands. A new asphalt driveway provides a sense of arrival and winds beautifully through the property leading to your choice of building sites. There is a 2 bay garage with an automotive lift, Tesla charging station and additional workspace located near the Dome. Additional improvements include:

- Three portable storage buildings
- Several strategically located cattle troughs
- Centrally located cattle trap and pens
- Four Automatic gates along paved roads
- City of Austin Water tap and Wastewater tap

- Miles of water and wastewater lines installed
- One water well and two more permitted under the terms of the conservation easement
- Three 5,000 gallon water reservoirs

The City of Austin holds a Conservation Easement on the entire ranch. It was carefully negotiated by the current owner and allows the ranch to be divided into two properties with substantial improvements allowed on each parcel. Water and Wastewater lines are buried in place to provide City Water and Wastewater if desired. The recently repaved one-mile drive and extensive ranch road system provide a sense of arrival and access to all of the property including Bear Creek. The Ranch has an active Agricultural Valuation Classification.

Water

The ranch has two existing water wells that serve the existing improvements as well as Livestock and Wildlife troughs. Two additional wells are permitted. Water and Wastewater pipelines are in place on the ranch and are available for immediate use for additional improvements.

The property encompasses both sides of a short section of Bear Creek that, for several generations, has been used as a watering and swimming hole.

Price

\$7,200,000

Contact

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King Land & Water, LLC

432.426.2024 Office

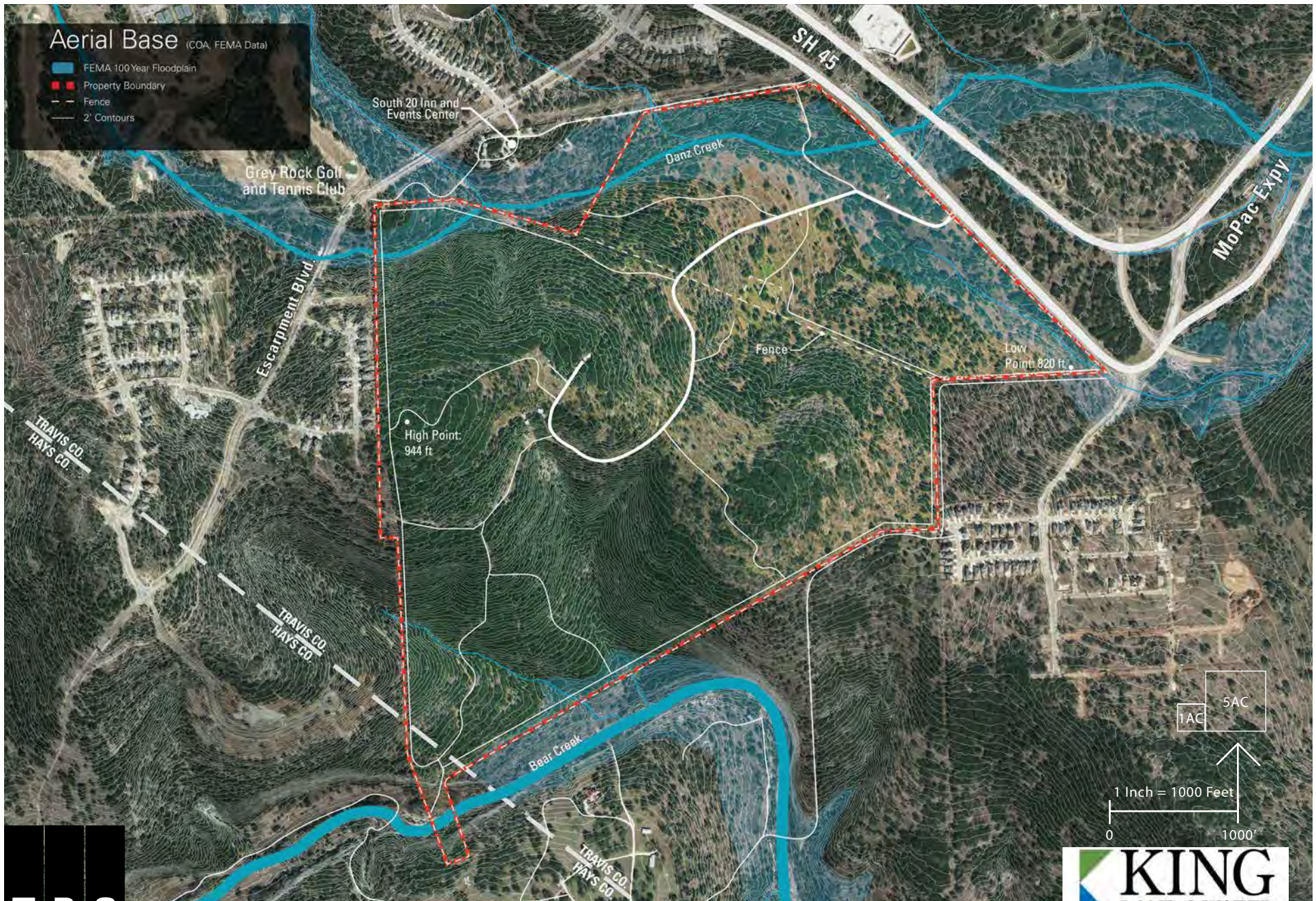
432.386.7102 Cell

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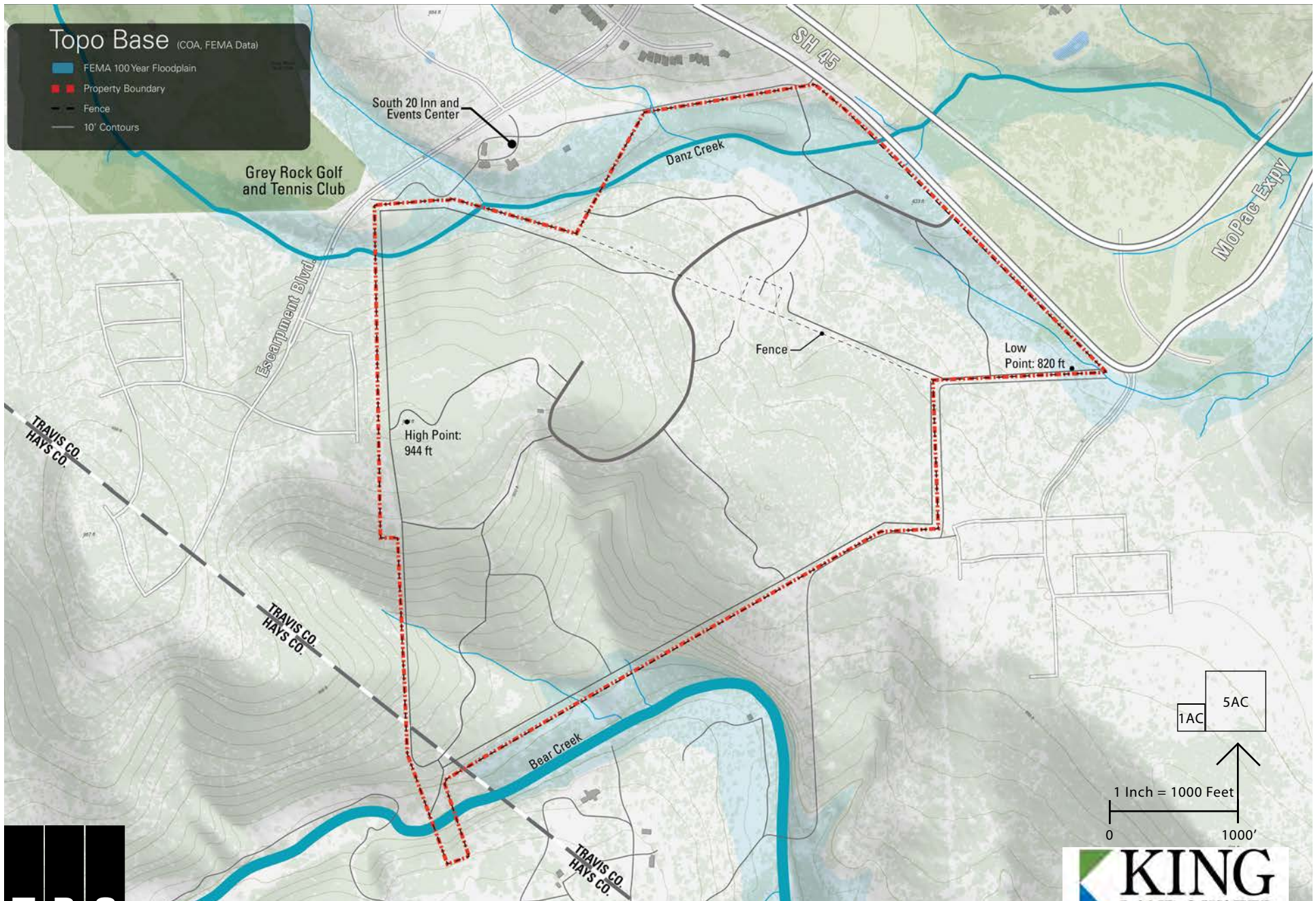
Disclaimer

This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.





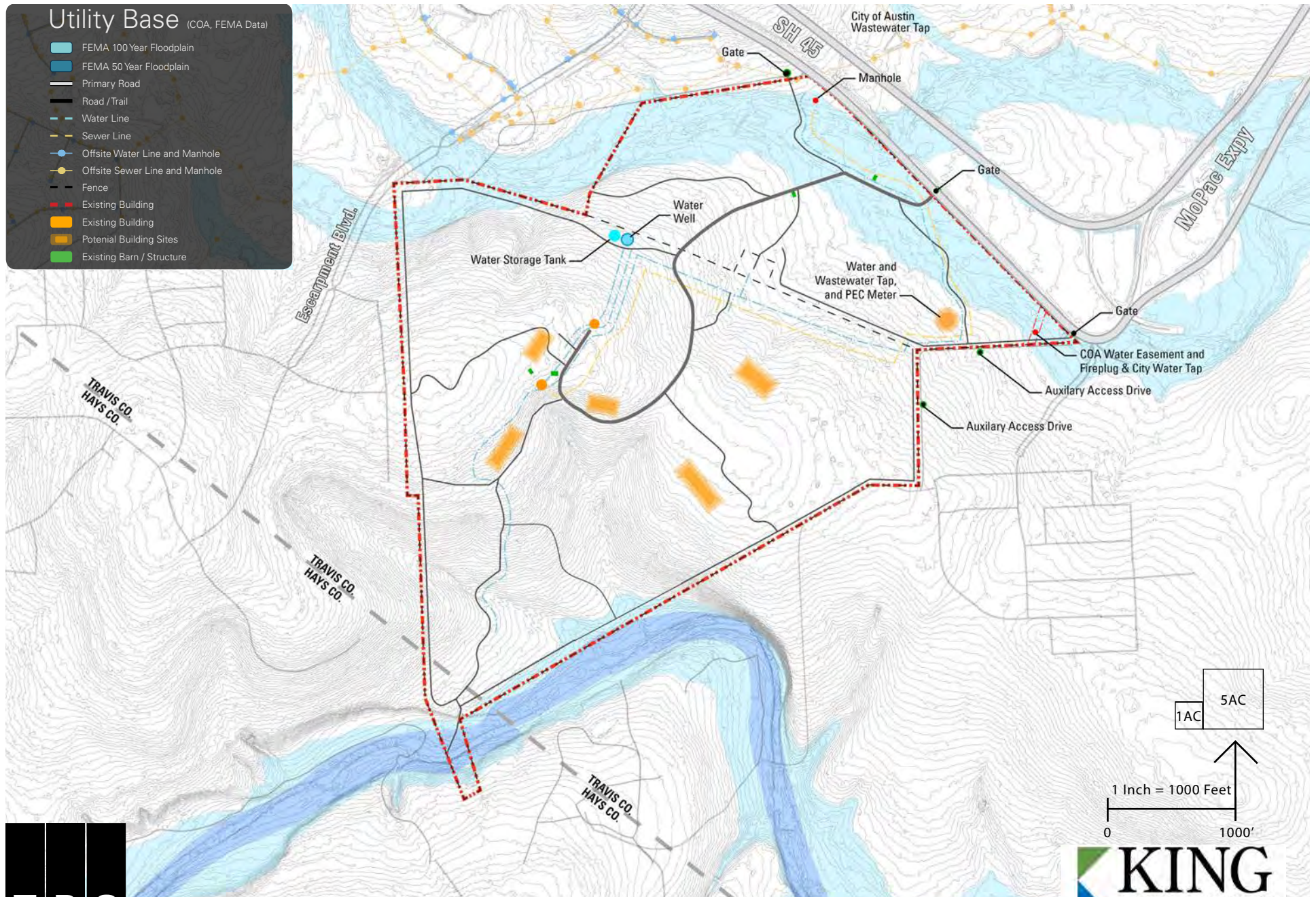
T B G Yates Ranch



Yates Ranch

Utility Base (COA, FEMA Data)

- FEMA 100 Year Floodplain
- FEMA 50 Year Floodplain
- Primary Road
- Road / Trail
- Water Line
- Sewer Line
- Offsite Water Line and Manhole
- Offsite Sewer Line and Manhole
- Fence
- Existing Building
- Existing Building
- Potential Building Sites
- Existing Barn / Structure



1 Inch = 1000 Feet
0 1000'

1AC 5AC

KING
LAND & WATER

Protecting Clients. Conserving the Land.

T B G Yates Ranch



Escape the city hustle and bustle via your own private scenic drive.



Arrive home to grand vistas, solitude, vast night skies.



Sit, relax, and enjoy the panorama.



Enjoy protected views across thousands of acres of Austin Conservation Lands.



Experience deer, turkey, and dove hunting, football and dinner downtown, and return to your home on the ranch, which is literally in Austin.

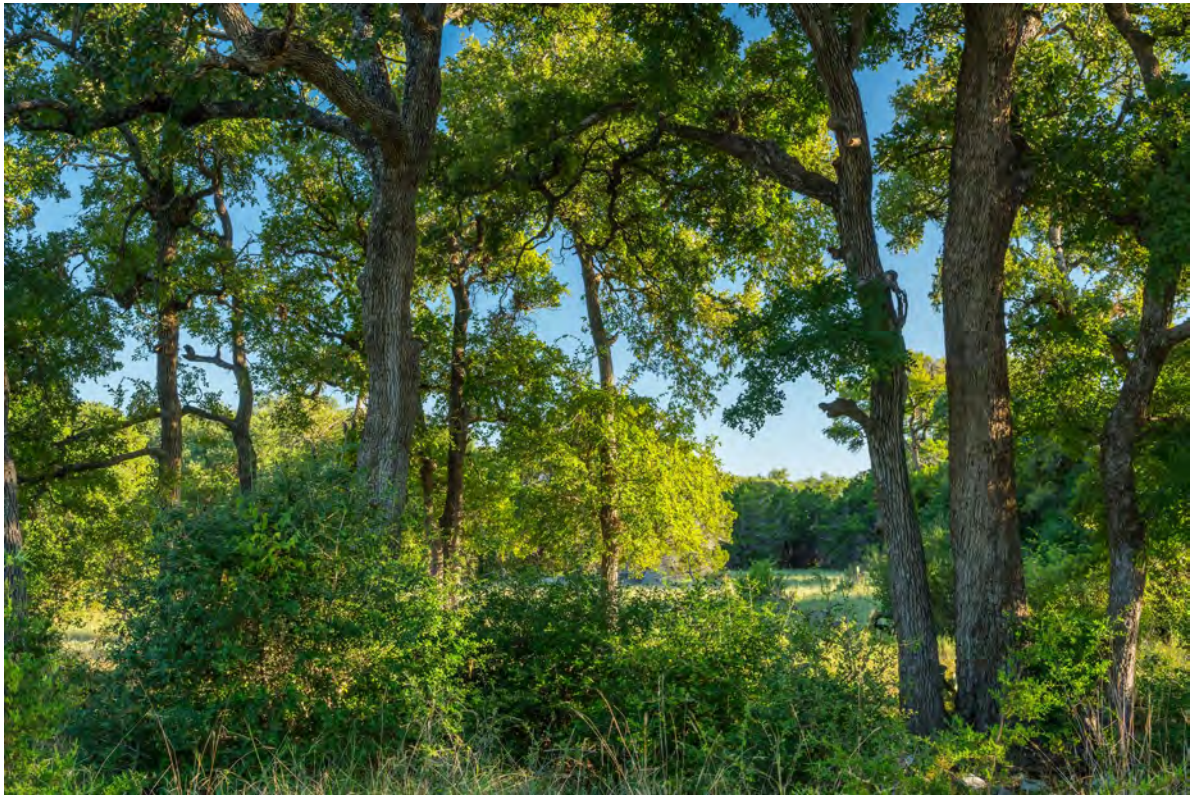




A canopy of hardwood trees lines the road to Bear Creek.



Fish or swim in Bear Creek.



Explore the groves of oaks, elms, and Mountain Laurel.



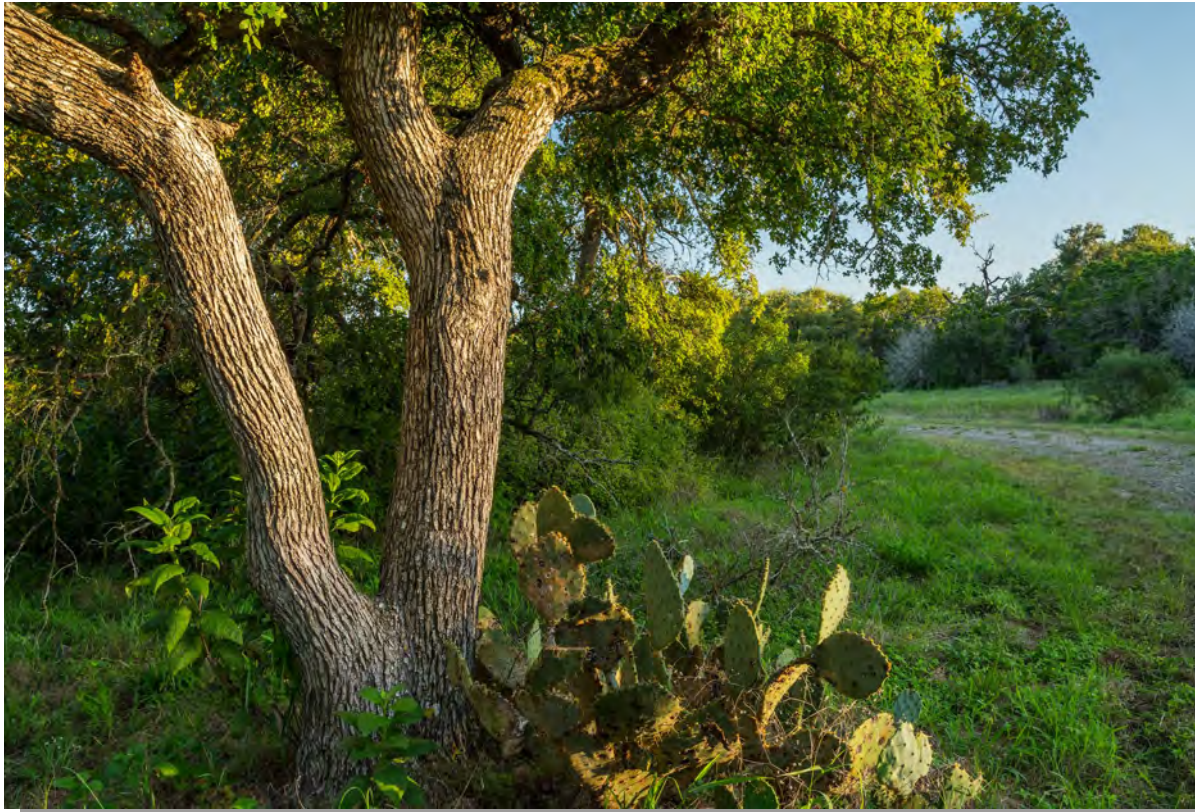
Hike through oaks and grassy meadows.



Discover the rare 1968 Futuro House, designed by Marrti Suuronen of Finland and known locally as the “POD”, the original south Austin tiny house.



Long-established Agricultural Valuation provides tax relief and a Wildlife Exemption is available if livestock is not desired.



A private and natural place to escape



The habitat offers opportunities for birding, hunting, and recreation



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date