

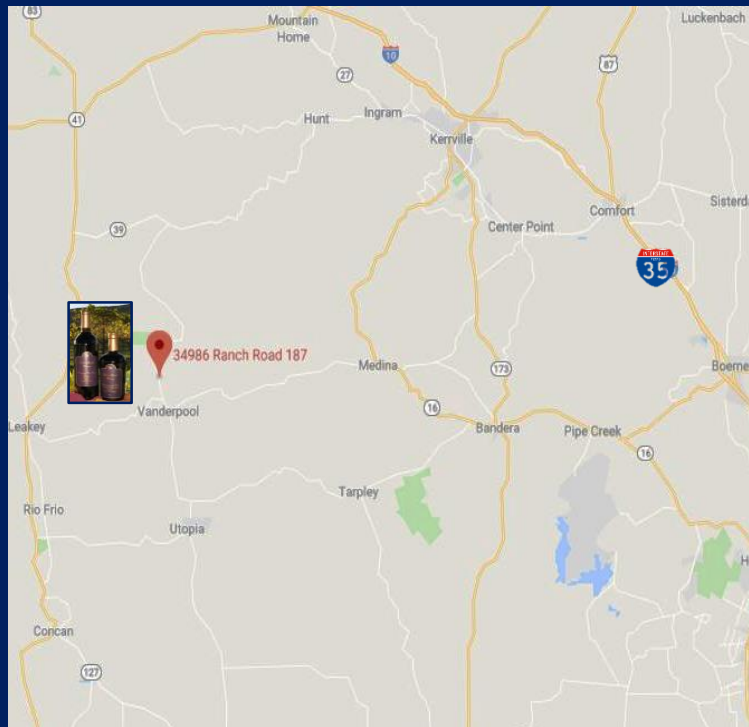
# FOR SALE: LOST MAPLES WINERY AT POLVADEAU VINEYARDS & POLVADEAU RANCH

34986 RANCH ROAD 187 | VANDERPOOL | TX 78885



## Property Highlights:

- Winery - 16 +/- Acres  
Ranch - 62 +/- Acres (Perfect for Hunting)
- 2000 sf of Sabinal River
- Bandera County
- Price: Winery - \$6,750,000  
Ranch - \$3,750,000  
\$10,500,000 for Both
- 3000 +/- Vines producing over 30,000 grapes
- First commercial vineyard and winery located in Bandera County.



### JORGE RODRIGUEZ

*V.P. Investment Sales*

International Investments Group

(210) 366-1400 Ext. 120

[jrodriguez@rohderealty.com](mailto:jrodriguez@rohderealty.com)

### KEVIN WILLIAMS

*Farm & Ranch*

International Investments Group

(210) 394-7484

[kwilliams@rohderealty.com](mailto:kwilliams@rohderealty.com)

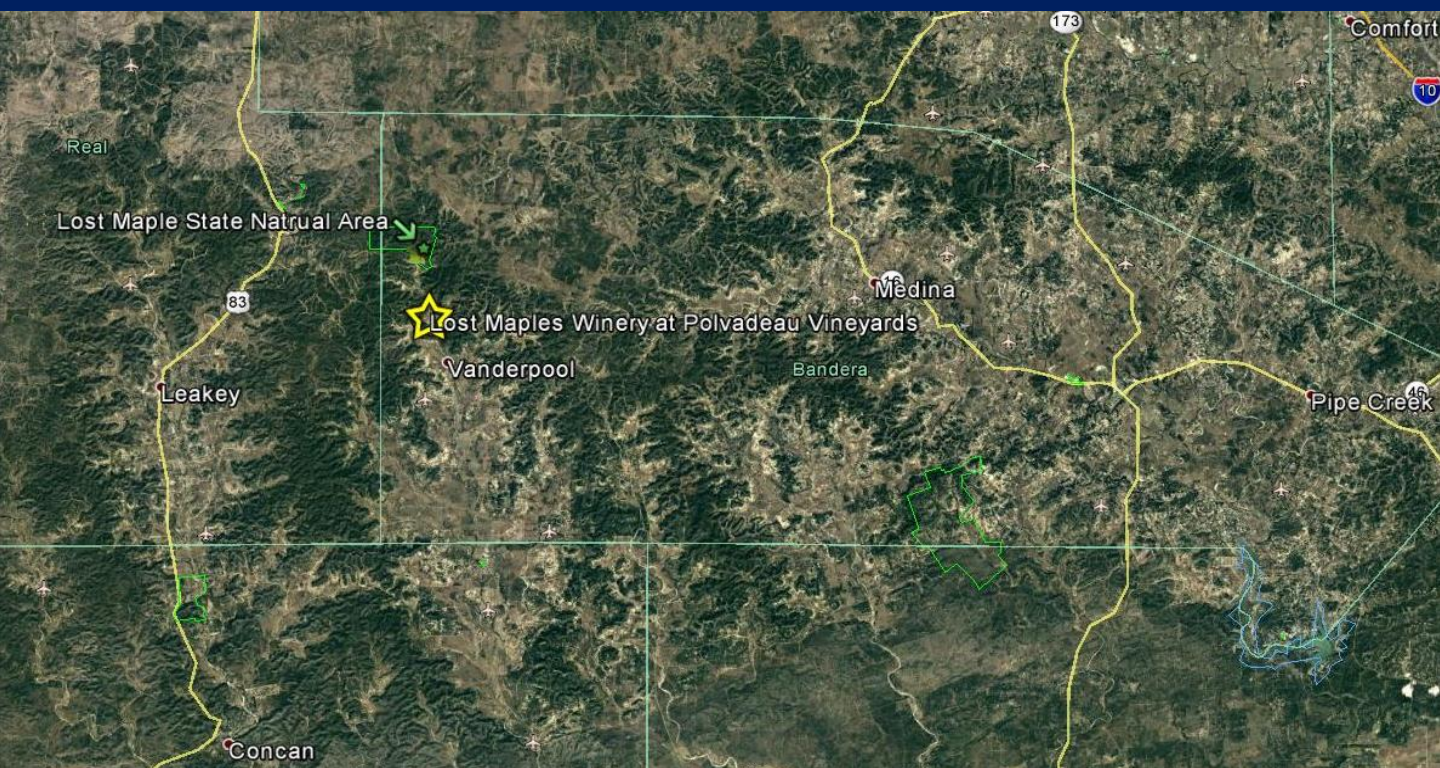
Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.



# FOR SALE: LOST MAPLES WINERY AT POLVADEAU VINEYARDS & POLVADEAU RANCH



34986 RANCH ROAD 187 | VANDERPOOL | TX 78885



**JORGE RODRIGUEZ**  
*V.P. Investment Sales*  
International Investments Group  
(210) 366-1400 Ext. 120  
[jrodriguez@rohderealty.com](mailto:jrodriguez@rohderealty.com)

**KEVIN WILLIAMS**  
*Farm & Ranch*  
International Investments Group  
(210) 394-7484  
[kwilliams@rohderealty.com](mailto:kwilliams@rohderealty.com)

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.



# FOR SALE: LOST MAPLES WINERY AT POLVADEAU VINEYARDS & POLVADEAU RANCH



34986 RANCH ROAD 187 | VANDERPOOL | TX 78885



The project is nestled in a canyon alongside the crystal clear waters of the Sabinal River, just 65 miles from San Antonio, two miles from the beautiful Lost Maples State Park and 14 miles from Garner State Park – truly one of the most beautiful and picturesque parts of Texas' Hill Country region. The lost Maples Region is the heart of the Texas Hill Country. This areas is known for spectacular scenery and wildlife and breathtaking drives that are unmatched anywhere else in the state. Lost Maples Region serves as a destination for those who love nature, local cuisine, Texas wine and wonderful accommodations. The Villa at Polvadeau Vineyards is your ideal accommodation for relaxing and romantic getaway which sits on the same property as the winery. The boutique winery offers a selection of award winning wines and the tasting room is just a moment's walk from the Villa.

## JORGE RODRIGUEZ

*V.P. Investment Sales*

International Investments Group

(210) 366-1400 Ext. 120

[jrodriguez@rohderealty.com](mailto:jrodriguez@rohderealty.com)

## KEVIN WILLIAMS

*Farm & Ranch*

International Investments Group

(210) 394-7484

[kwilliams@rohderealty.com](mailto:kwilliams@rohderealty.com)

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.



# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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 confidential 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.

<u>Rohde Ottmers Siegel Realty</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Alfred William Rohde, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ernest L. Brown, IV, CCIM</u>	<u>0345892</u>	<u>ebrown@rohderealty.com</u>	<u>(210) 366-1400</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 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](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

Rohde Ottmers Siegel Realty, 11503 NW Military Hwy San Antonio, TX 78231  
Masahiko Kamata

Phone: (210) 366-1400 Fax:  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

9258 Culebra