



★ ARROWHEAD RANCH ★



**PEACEFUL AND BEAUTIFUL AREA READY FOR HUNTING AND RANCH LIFE**  
Kempner, Burnet County, Texas • 1,626± Acres • \$ 8,937,500







**Spectacular ranch about 1-hour NW of Austin. The diverse land gives the property** lots of variety and character. The ranch has over 150 ft in elevation changes and there are big views from numerous locations. Good tree cover, consisting of live oak, Spanish oak, pecan, mesquite, and cedar. There is approximately 100 acres of productive river bottom. Abundance of water for recreation, livestock, and game. There is fishing from several ponds, including one around 2.5 acres. An intermittent creek meanders through the property and is an ideal lake site. One mile of Lampasas River frontage, provides fishing, kayaking, and swimming opportunities. The ranch is high fenced and has been and game managed. The Seller has added \$100,000 of high-quality whitetail the last 3 years. In addition to the deer there is great dove and turkey hunting. A variety of exotics can be purchased separately. In the river bottom is a multi-acre Indian campground, where arrowheads and artifacts have been found.







Very nice improvements, but not over the top. A 4-bedroom, 2.5 bath limestone house sits on a hill and overlooks the Lampasas River valley. The home has a climate-controlled wine closet, study, and a 2-car garage. A second home is a neat log home that has 4 bedrooms and 3 baths. There is a large living area with a huge fireplace and covered porches front and back.



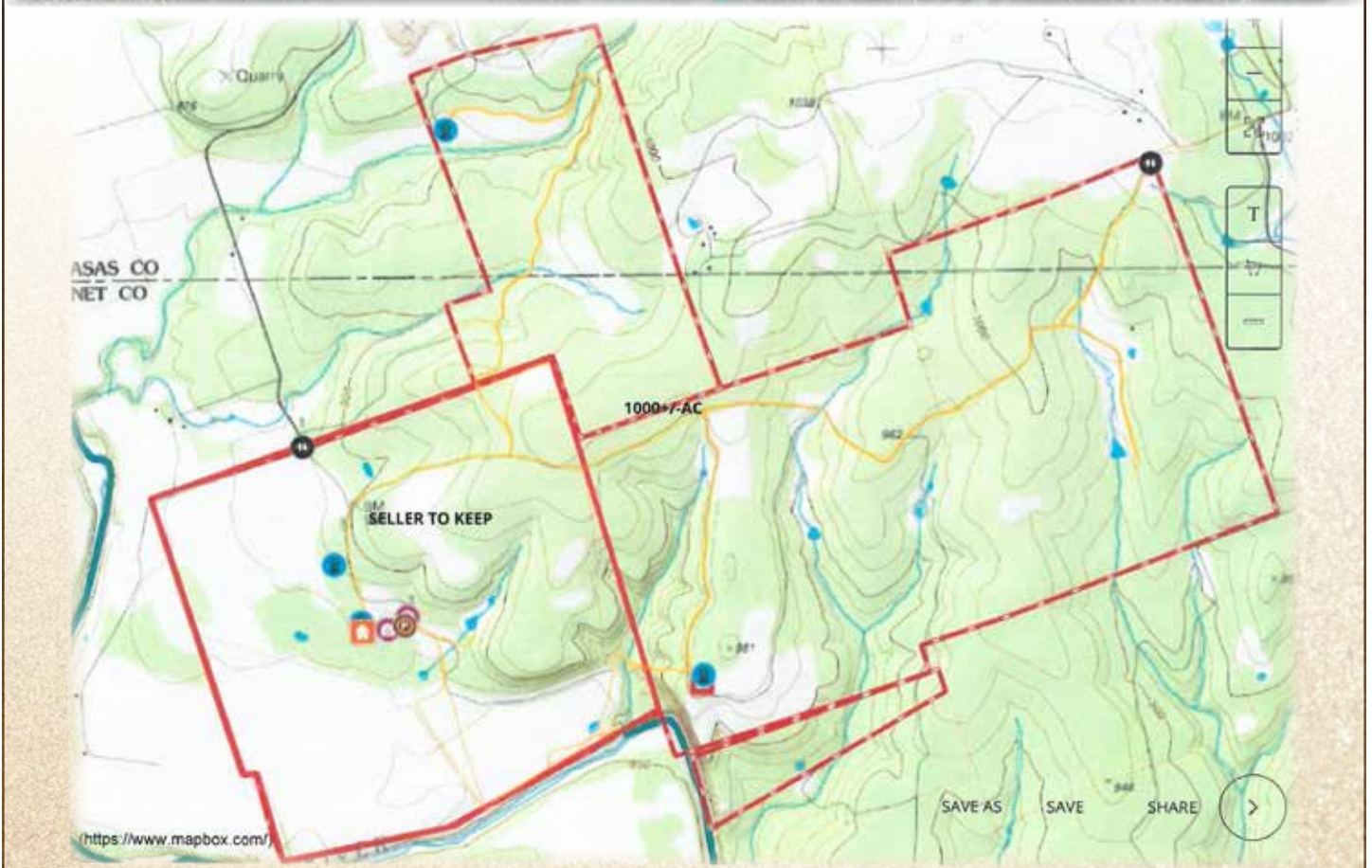




A recently constructed 40x120 metal barn/workshop is fully air conditioned. Other improvements include a metal pole barn, bunkhouse, and working pens.









## ★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

**NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.**







**THE LEADERS IN HILL COUNTRY FARM & RANCH SALES**

**★ PUT US TO WORK FOR YOU ★**

**313 S. Main Street, Burnet TX 78611**

**512-756-7718 / INFO@TXRANCHBROKERS.COM**

**TXRANCHBROKERS.COM**

AMERICAN  
**AFR**  
FARM + RANCH

*Note: Buyer's agent must be present at initial showing to participate in real estate commission. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice. Texas law requires all real estate licensees to give the following information about brokerage services to all prospects:*  
<http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf>





## 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 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.

<b>Texas Ranch Brokers LLC</b>	<b>9003375</b>	<b>info@txranchbrokers.com</b>	<b>(512)756-7718</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Bacon</b>	<b>273134</b>	<b>mike@txranchbrokers.com</b>	<b>(830)940-8800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Drew Colvin</b>	<b>202616</b>	<b>drew@txranchbrokers.com</b>	<b>(512)755-2078</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TAR-2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date