



★ BENT TREE RV PARK ★



GREAT LOCATION AND AMENITIES

Lampasas, Burnet County, Texas • 35.58 Acres • \$525,000



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



Come take a look at this beautiful RV ranch for sale! Located only 45 minutes from Austin, it's only a short drive from Burnet and Lampasas. Mature oak and mesquite trees cover the 35 acres, and with highway frontage this property has lots of potential for growth! Three acres of this beautiful ranch are designated for the RV park and the remaining land is for agricultural use. The park has 29 spots available for RV hookup, and a 3-bedroom, 2 bath mobile home is on the property. This amenity provides a full-sized kitchen, living room, and shower, as well as washer and dryer. As an added convenience, guests staying at this lovely park can rent storage units without leaving the park. It also has two water wells, one for the RV's and one for the Mobile Home. It also has two ponds on the property. A separate engineered well is dedicated for RV park use, and is treated monthly to meet TCEQ regulations. An aerobic septic system is in place. Don't miss the opportunity to own this great piece of central Texas! Directions: From Burnet Texas head west on US 281, approximately 9.5 miles. Entrance will be on left side of the road.





★ 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.





★ TRICIA SINGLETON ★

Tricia Singleton grew up on a 1,000 acre six generational family ranch in Burnet county and raised her three sons by herself on the same legacy ranch. Tricia has an eye for land and lends her expertise to buying and selling ranches, farms, estates and high end luxury properties.

Since graduating from Abilene Christian University in 1993, Tricia has been self-employed marketing, selling and locating acreage for clients all over the Texas Hill Country from Austin to Llano to Fredericksburg, all around Lampasas County, She is passionate about the outdoors from hunting and fishing and any activities outdoors. She has handled every aspect of running a working ranch, from horses to cattle to leases and management. She knows all of the rare, rural retreats and dream properties her clients hope to find.

Tricia expertise stems from life-long first hand ranching and hunting. She has a broad knowledge base that she is able to pass along with relentless dedication and enthusiasm.

EMAIL TRICIA AT: TRICIA@TXRANCHBROKERS.COM
CALL TRICIA AT: 512-556-1398



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

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DISCLAIMER

The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction.

When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC. 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.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7718
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date