



★ RIDGEBACK RIVER RANCH ★



GORGEOUS HOME WITH GREAT HUNTING GROUND

Kempner, Burnet County, Texas • 121.93 Acres • \$1,350,000



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



OVERVIEW

The Ridgeback River Ranch is an incredible property with a lot to offer. Located in Burnet County, the ranch is about hour from Austin and fronts CR 253A. Shopping, eateries and medical facilities are nearby in Lampasas or Copperas Cove. Most of the cedars have been cleared, leaving a variety of hardwoods, including live oak, elm, mesquite and pecans. Behind the home is a 25-acre field, suitable for improved grasses, sunflowers for the dove hunter or food plot for wildlife. The western boundary has around 1,500 feet of Lampasas River frontage. In addition to the river is a really cool feeder creek that has springs and a waterfall. Another intermittent creek offers the potential for series of ponds or a lake.





IMPROVEMENTS

The owners moved a farmhouse to the property and renovated the home. The 1,844 sq. ft. (BCAD) has 3 bedrooms, 2 bathrooms, CACH, fireplace, metal roof, and covered front and back porches. Near the home is a patio with a fireplace with was part of the original home on the ranch.

Wildlife includes deer, turkey, dove, hogs and varmints and the Lampasas River provides fishing for the angler.

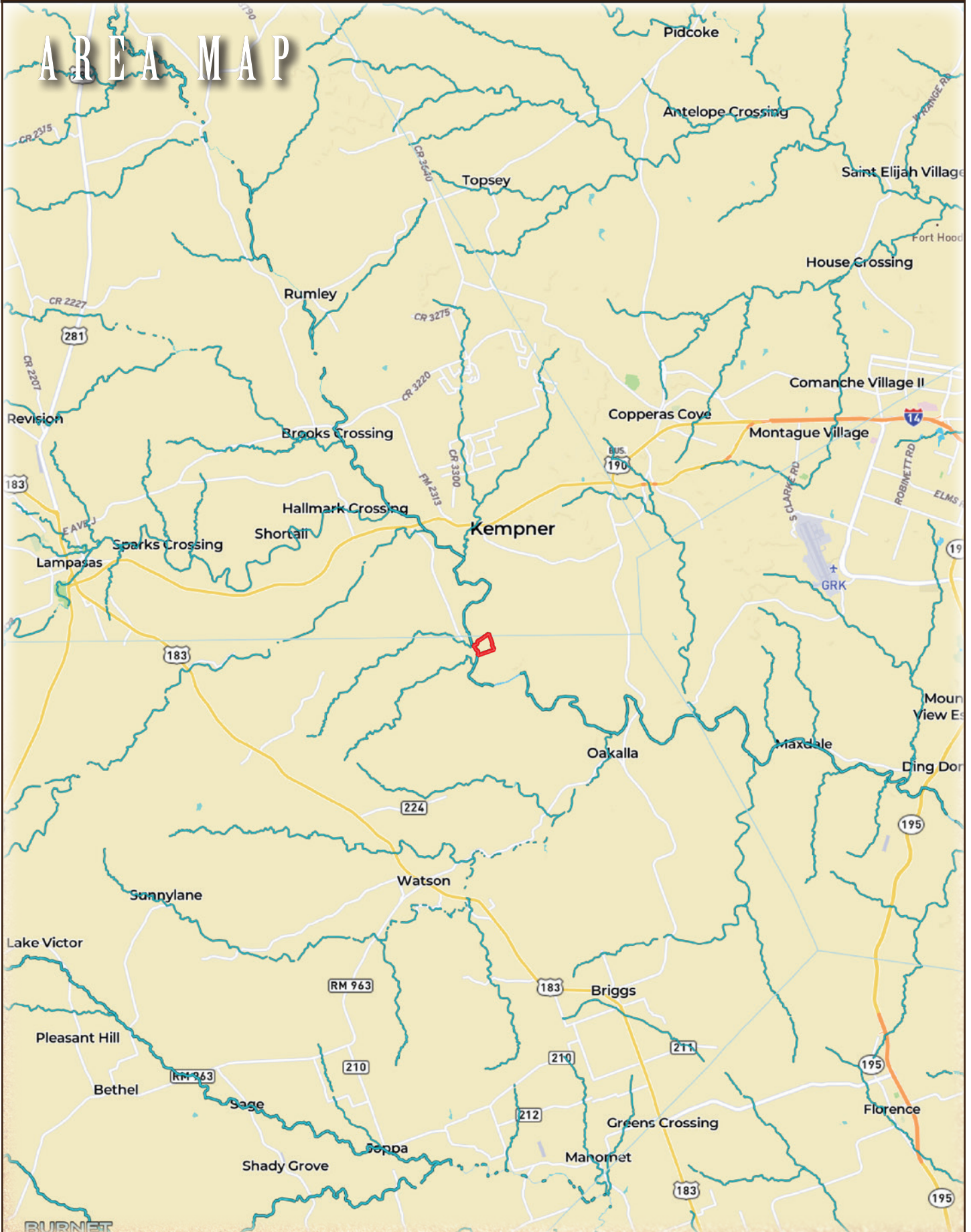
The Ridgeback River Ranch is a great family place for weekends or a permanent home place.

Directions:

From US-190, turn right on FM 2808, turn right onto CR 4630. Keep left stay on CR4630 Road. Name chances to CR 223A, Arrive at CR 223A.



AREA MAP

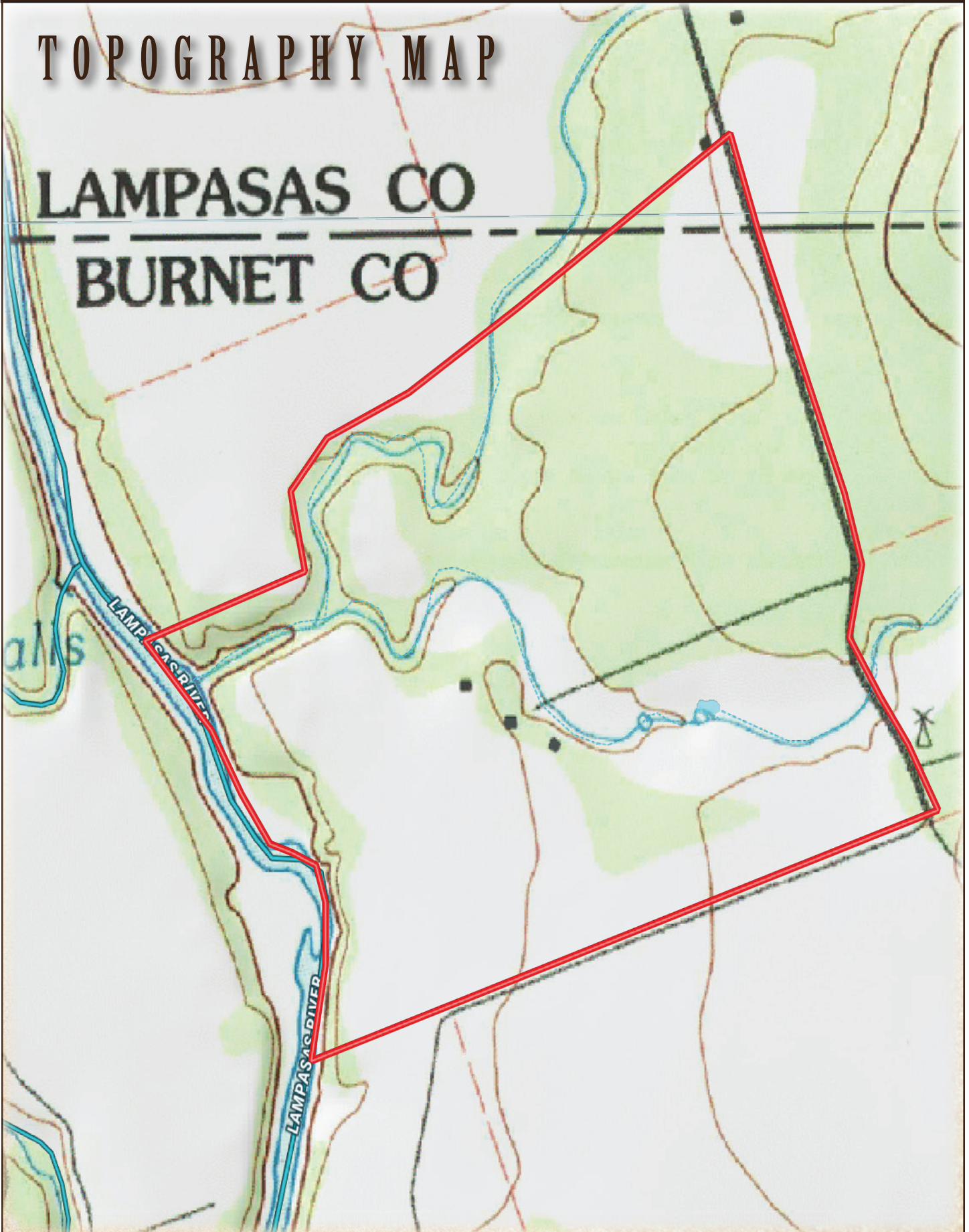


BURNET

TOPOGRAPHY MAP

LAMPASAS CO

BURNET CO



AERIAL MAP



★ 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.



★ DREW COLVIN ★



Drew Colvin is a Director and Partner of Texas Ranch Brokers LLC.

Drew was founder of Circle C Properties, a successful real estate company specializing in ranches, land, wildlife and commercial real estate investment properties. A native Texan raised in a ranching community, Drew combines his experience in executive management with his expertise in real estate brokerage throughout Texas and Northern Mexico.

Drew's experience was originally built on 20 years of experience as senior management for several distinguished international insurance brokerage firms whose clientele consisted of Fortune 100 multinationals in the international oil and gas sector.

Building upon this experience and lessons learned, in 2003 Drew and his wife Susan established Circle C Ranch Sales to serve a specialized and select clientele with an exceptional level of personal service, integrity, experience and professionalism.

**EMAIL DREW AT: DREW@TXRANCHBROKERS.COM
CALL DREW AT: 512-755-2078**

★ MIKE BACON ★



Mike Bacon is a Director and Partner/Broker of Texas Ranch Brokers LLC.

Mike established Bacon Investments, Inc. in 1984, whose primary focus was Hill Country and Central Texas land. Mike has enjoyed a great relationship with clients and fellow Brokers over 32+ years.

Mike strives to provide the highest level of service to Buyers, Sellers, and Brokers/Agents. His clientele includes executives, investors, developers, and families looking to purchase “Legacy” ranches for generational enjoyment.

Mike genuinely cares about the people he works with and values the friendships made during his career in land sales. He has a good working relationship with fellow brokers/agents in all parts of Texas. Integrity, loyalty, longevity, knowledge, and confidentiality are the hallmarks of his service. Repeat Buyers, Sellers, and referrals make up a large portion of Mike’s business.

**EMAIL MIKE AT: MIKE@TXRANCHBROKERS.COM
CALL MIKE AT: 512-940-8800**



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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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.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>



Information About Brokerage Services

11/2/2015

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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Mike Bacon	License No. 273134	Email mike@txranchbrokers.com	Phone (830)940-8800
Licensed Supervisor of Sales Agent/ Associate Drew Colvin	License No. 202616	Email drew@txranchbrokers.com	Phone (512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials 222W94		Date 01-25-19	

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Circle C Ranch Sales, P.O. Box 1338 Burnet TX 78611
John Colvin

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IABS 1-0 Date

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Joe and Wanda

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