



★ OLD THOMAS RANCH ★



THE HIGHEST END OF AUTHENTIC TEXAS RANCH LIFESTYLE
Burnet, Burnet County, Texas • 420.76 Acres • \$ 3,625,000



★ OLDTHOMASRANCH.COM ★



OVERVIEW

Old Thomas Ranch can be found just 60 minutes from the hustle and bustle of Austin and features the highest end of authentic Texas ranch lifestyle. Established in 1864 by early Texas pioneers, the stewards of this historic Hill Country ranch have lovingly restored its sprawling period ranch house and transformed it with the very best in modern amenities. Sitting on the porch carries the owner and guests to a simpler time, while offering extensive comfort and convenience. The additions of two wonderful guest homes, equipment barn, arena and multiple other amenities make this ranch one of the finest offerings to be found in Texas.

The original owners had wisely placed the headquarters at the bottom of a hill to catch the heavier cool air, and next to a flowing spring for water, with massive oaks and pecan trees providing cool shade. Made of huge limestone blocks and adobe brick, the ranch house stays cool in the summer and warm in the winter.





IMPROVEMENTS

Large rooms with high timber beam ceilings accent this antique home. There are three bedrooms and two full baths in the main house, while the two guest homes each have a single bedroom, kitchen, living area and full bath. The main house includes large entry hall, den, spacious dining area, office area, a chiefs kitchen, separate pantry room , and full utility room. The main house also has numerous porch/patio areas to enjoy the lush native landscaping. Such features are the cool and inviting screened-in Texas-size patio with outdoor kitchen, big shady front porch, flag stone patio overlooking the spring and a fenced-in outdoor court shaded by massive oaks. One might believe that only in an Austin Historical District could you find this fine of a home.





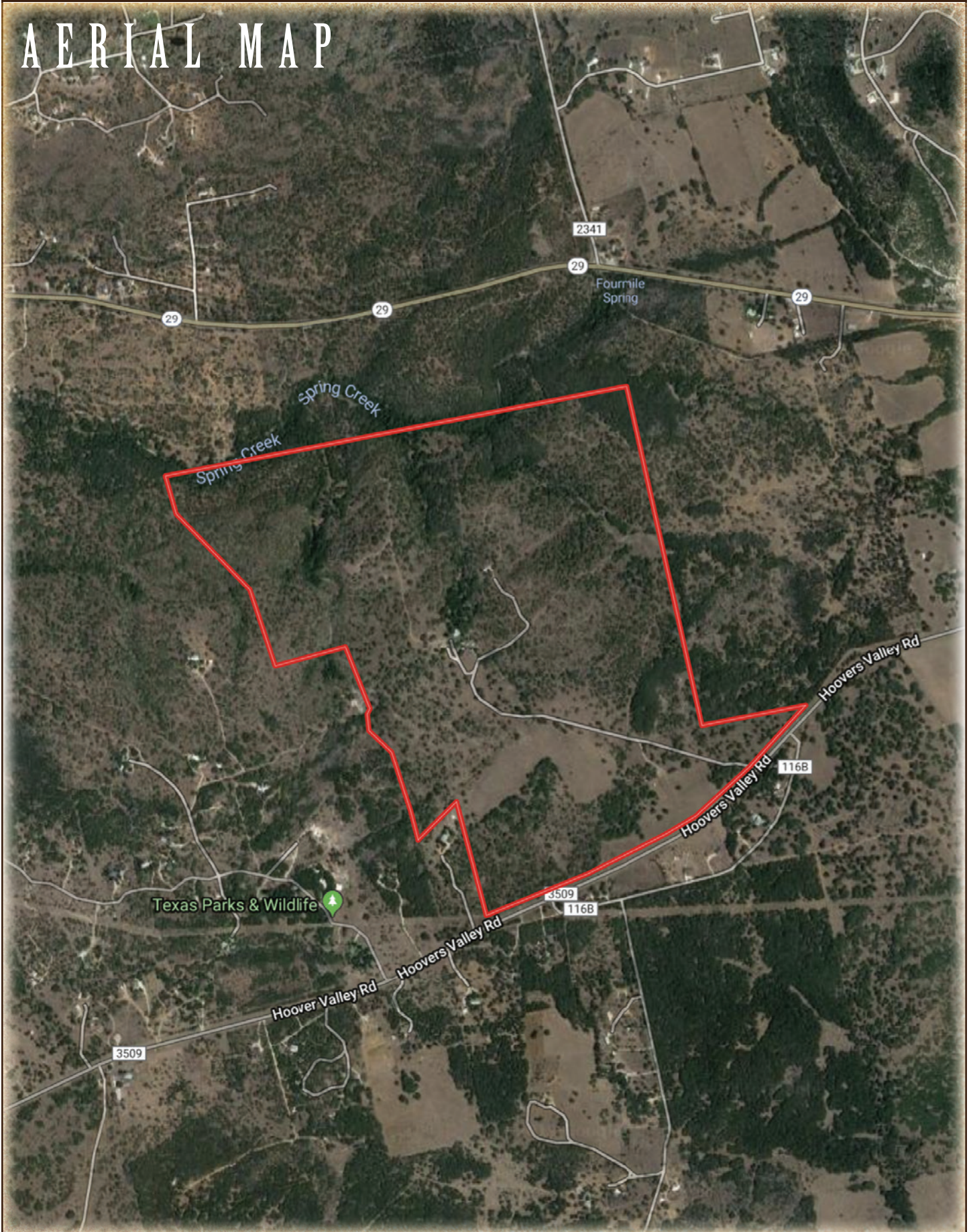
The ranch itself is located 4 miles west of Burnet, on top of Back Bone Ridge which overlooks the rugged red granite hills of the Llano uplift and sky-blue Highland Lakes off in the distant. The Highland Lakes are home to some of the best boating, skiing and championship Striper Bass fishing in all of Texas. Being over 420 acres of spectacular rolling topography, trees, 3 natural springs, abundant native game and scenic views. The property is low fenced and is sanctuary to an abundance of native wildlife. It is heavily wooded except for pastures and natural glades of native grasses. There are interior ranch roads suitable for ATV'S, hiking and horseback riding. The headquarters and outdoor arena are accessible by an all weather paved road. This is an exceptional ranch property with a lot of appeal and diverse options for recreation.

In the morning catch the serenity of nature and the world coming to life and, in the evening gusts can marvel at the spectacular sunsets at the overlook, then gather around the fire pit before bedding down in the main home or one of the guest houses.

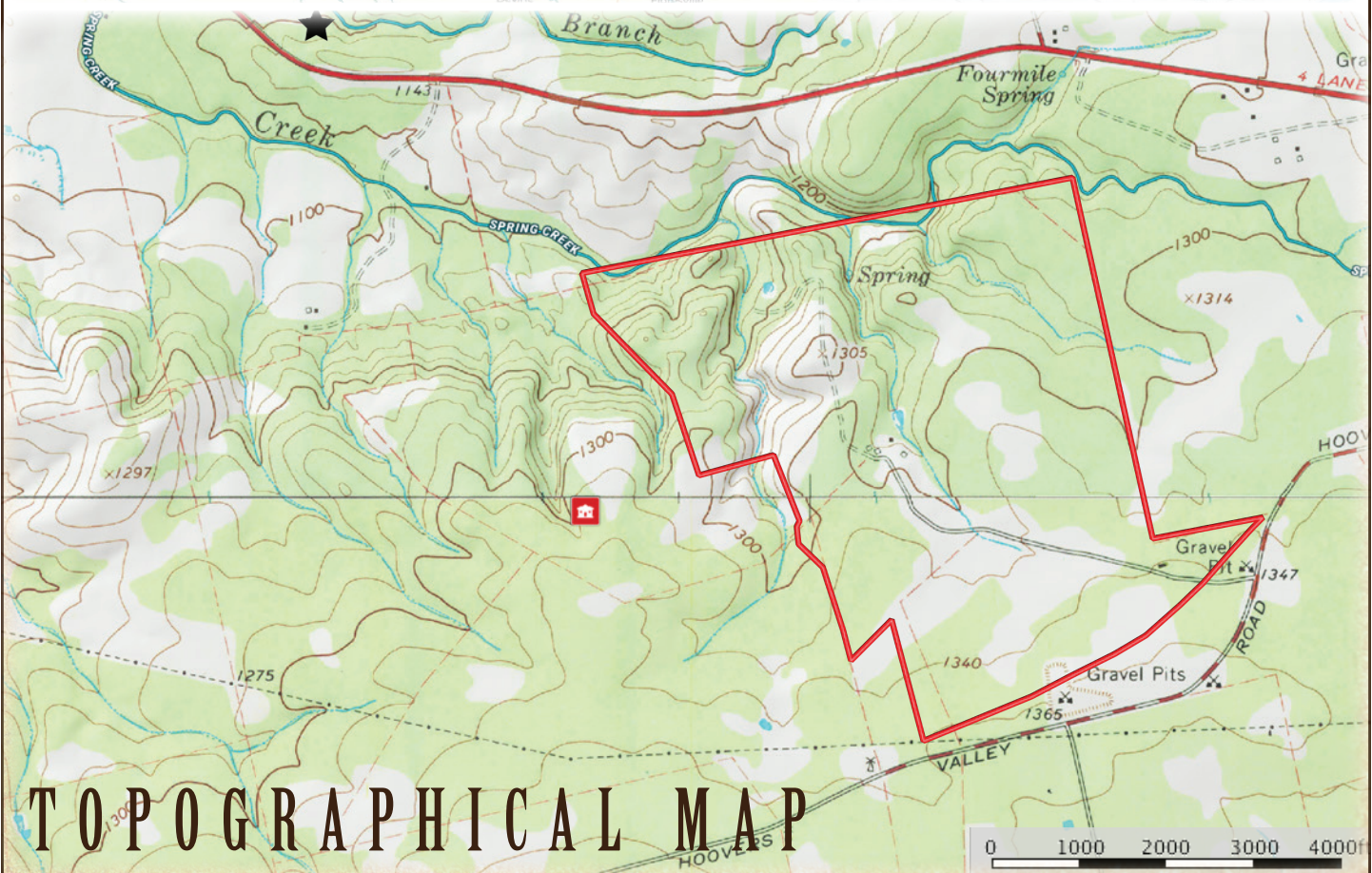
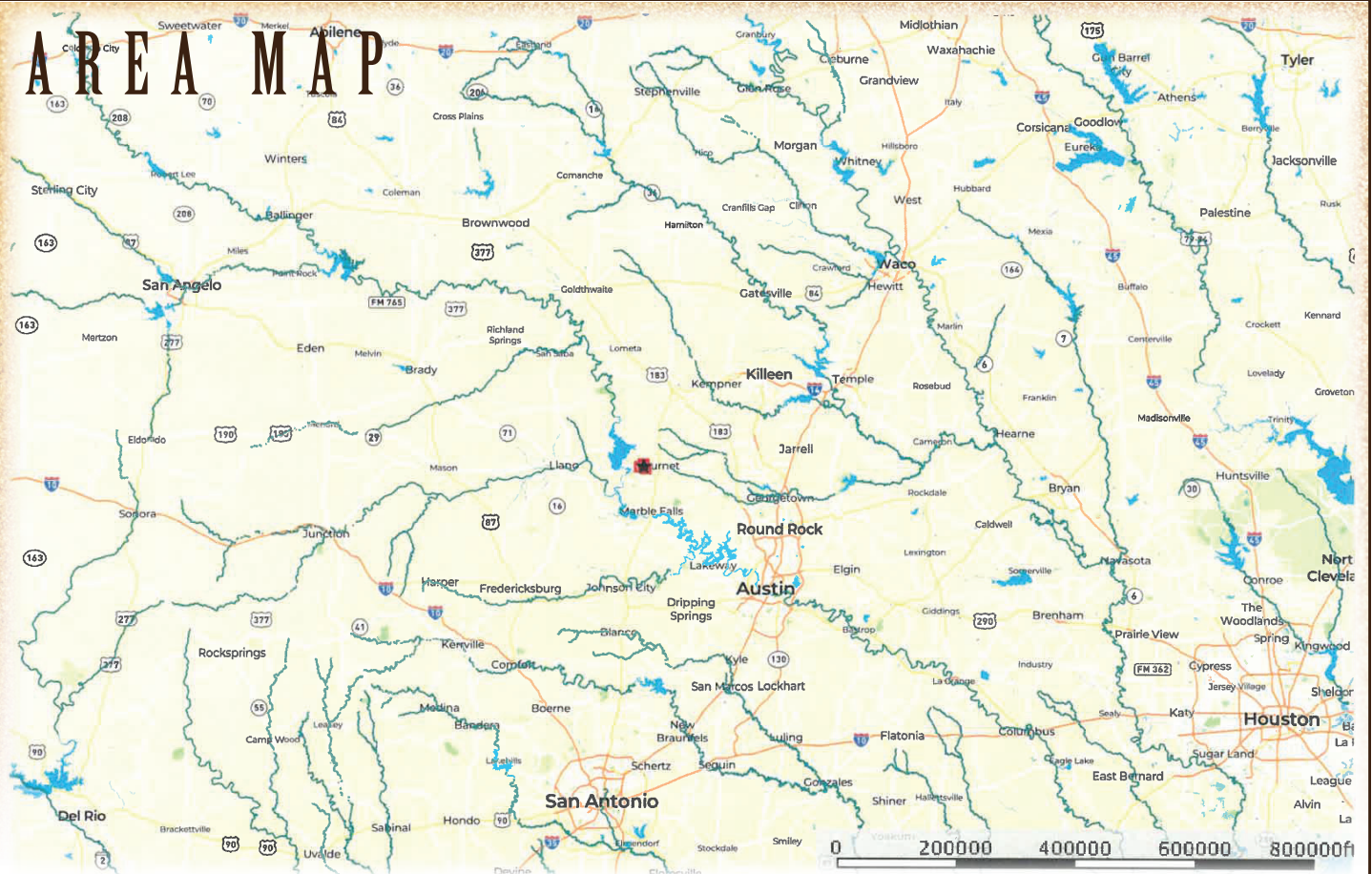
If you are looking for a truly special place to create unforgettable memories, the Old Thomas Ranch is just the place for you and your family. Come visit this Hill Country jewel and experience its magic.



AERIAL MAP

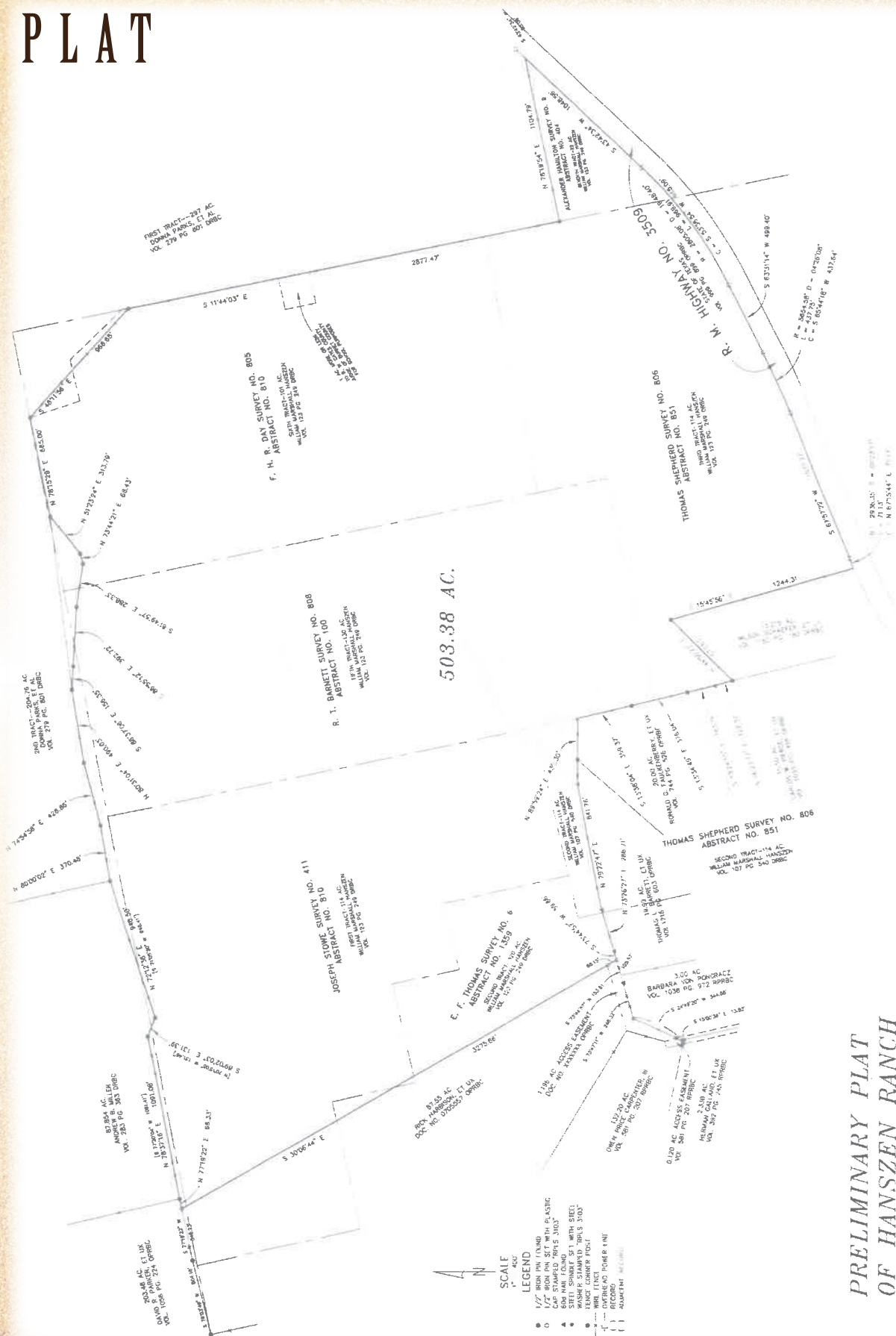


AREA MAP



TOPOGRAPHICAL MAP

OldThomasRanch.com



PRELIMINARY PLAT
OF HANSZEN RANCH

SHEET PROJ NO. 109/19/HANSRANCH

DATE: 5/07/07 SCALE

SCALE

SCALE

SCALE

PREPARE FOR:

BERGMAN ENGINEERING

THE HEADWAY

THE HEADWAY

THE HEADWAY

DATE	NO	DESCRIPTION	1
		REVISIONS	
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	
		DATE	

DATE	NO	DESCRIPTION	1
		REVISIONS	
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	
		DATE	

DATE	NO	DESCRIPTION	REVISIONS
	1		
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	

DATE	NO	DESCRIPTION	REVISIONS
	1		
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	

DATE	NO	DESCRIPTION	REVISIONS
	1		
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	

DATE	NO	DESCRIPTION	REVISIONS
	1		
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	

DATE	NO	DESCRIPTION	REVISIONS
	1		
		APPROVED	
		BY:	
		CHECKED	
		BY:	
		DESIGNED	
		BY:	

★ 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

OLDTHOMASRANCH.COM



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.

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	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	(830)940-8800
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