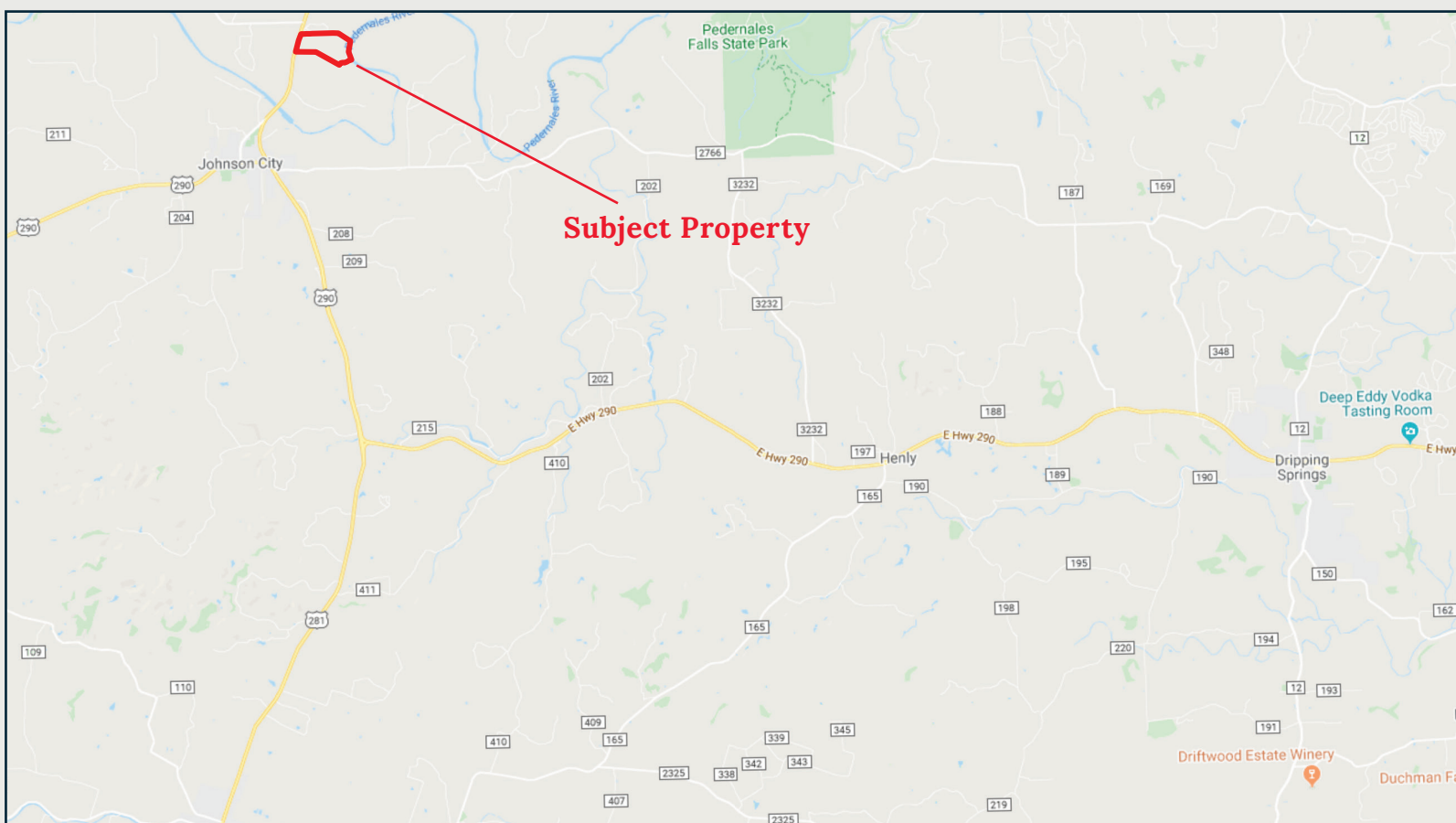


Big Oak Ranch

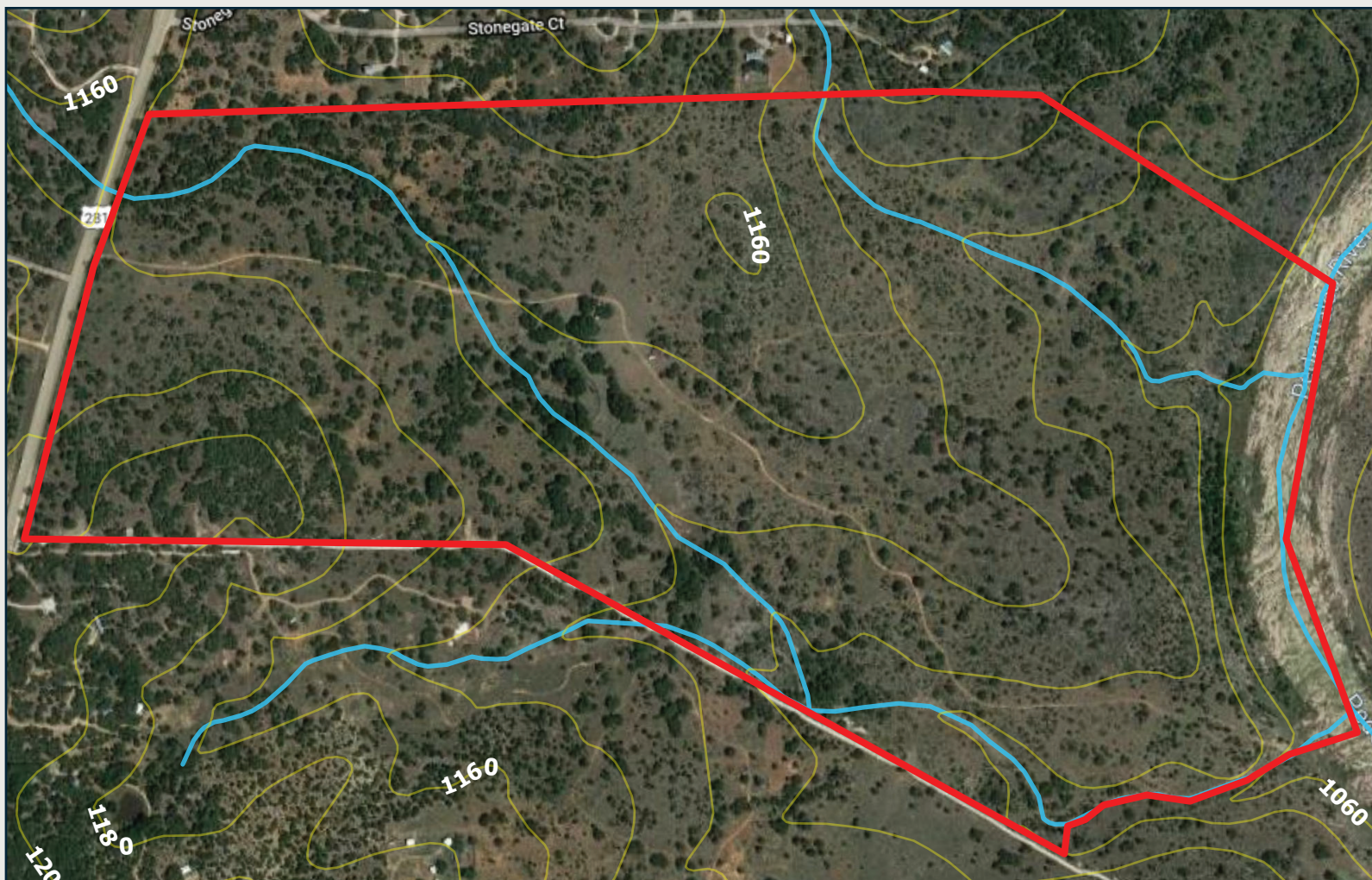
Johnson City, Blanco County, TX
+/- 253 acres



Big Oak Ranch

Johnson City, Blanco County, TX
+/- 253 acres

LOCATION:	Big Oak Ranch is located on Highway 281, just 2 miles north of Johnson City in Blanco County, Texas and fronting on the Pedernales River.
SIZE:	Approximately 253 acres
PRICE:	\$5,200,000 (\$20,553.36/acre)
FRONTAGE:	Approximately 1,800 feet of frontage on the west side of Highway 281, only 2.3 miles north of Main Street in Johnson City.
WATER:	The main highlight of the Big Oak Ranch is the approximately 1,900 feet of frontage on the Pedernales River that has been manicured to allow immediate enjoyment. The Pedernales is gentle and readily accessible on foot or by car. Fantastic stone bluffs are found on the north end of the frontage and a seasonal tributary to the Pedernales. A second seasonal spring fed creek traverses the property and meanders to the southern boundary of the property.
SCHOOLS:	Johnson City ISD
TAXES:	2019 taxes \$446.92 (agricultural exemption)
LAND FEATURES:	The property has varying topography with two high points affording panoramic viewing of the Hill Country sloping towards the remarkable Pedernales River frontage. In this location the Pedernales is wide and shallow with a distinctive bedrock riverbed that creates assorted pools and rapids. The property is well maintained to accentuate the natural features including the live oaks, rock formations, hill country scenery and seasonal creeks. Wildlife includes white tailed deer, dove and turkey.
UTILITIES:	Well on property, septic at buyer expense.
IMPROVEMENTS:	There are not any physical improvements to the property other than fencing and ranch roads.
COMMENTS:	This property is an excellent opportunity for a small gentleman's ranch in the heart of Johnson City with close proximity to Austin, San Antonio, and Fredericksburg. The property lends itself to future development with potential for either residential or commercial uses.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Riley-McLean Land

9004156

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date