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| LOCATION: | Wilbarger Creek Ranch is situated on Upper Elgin Road in Elgin, Texas. The property is located just 8 miles south of Elgin and about 28 miles east of downtown Austin. |
| SIZE: | Approximately 185.74 acres |
| PRICE: | \$1,665,000 (\$9,000/acre) |
| UTILITIES: | Water provided by Aqua Water Supply Corp, tap at Upper Elgin River Road. No municipal wastewater service. |
| FRONTAGE: | Approximately 2,050 linear feet on Upper Elgin River Road. |
| JURISDICTION: | The property is outside of all cities limits and ETJ's. In Bastrop County. |
| SCHOOLS: | Elgin ISD (Elgin Elementary, Elgin Middle School & Elgin High School) |
| TAXES: | 2019 taxes - \$512.58 (agricultural valuation) |
| LAND FEATURES: | The property is mainly wooded with dense tree cover along the creek with a few open pastures in the uplands. The topography of the property is rolling with a gradual slope from the road to the creek. Wilbarger Creek traverses the back of the property for over 1,450 feet along with 3,700 feet along a tributary creek. There are four stock tanks scattered across the property. |
| FLOODPLAIN: | Approximately 52 acres of the property are within the 100-Year FEMA floodplain. |
| IMPROVEMENTS: | The ranch is largely unimproved but includes two small cabins with water and electric service. |





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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Date