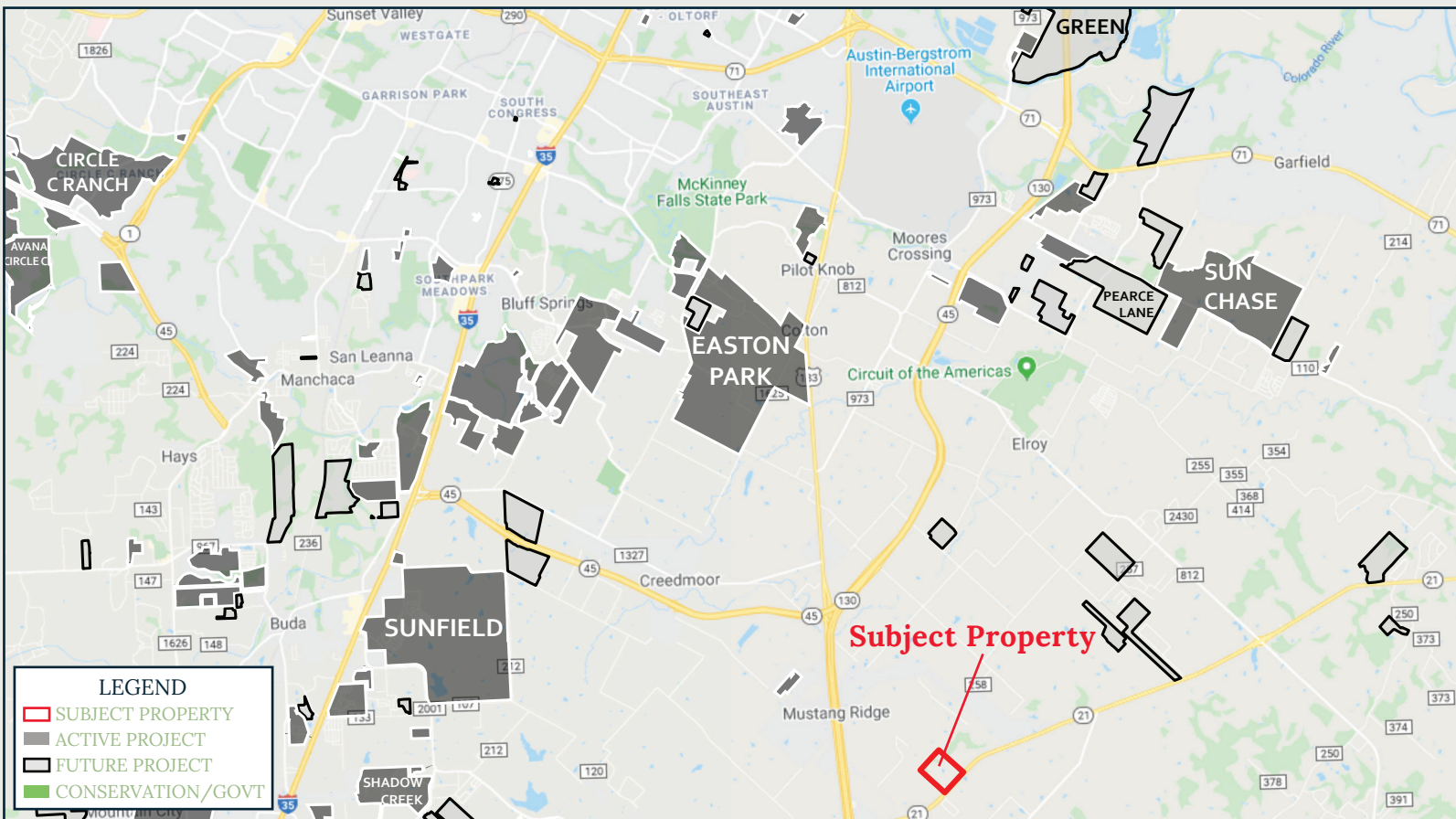


# Cedar Creek Farm

Mustang Ridge, Caldwell County, TX  
+/-162.7 acres



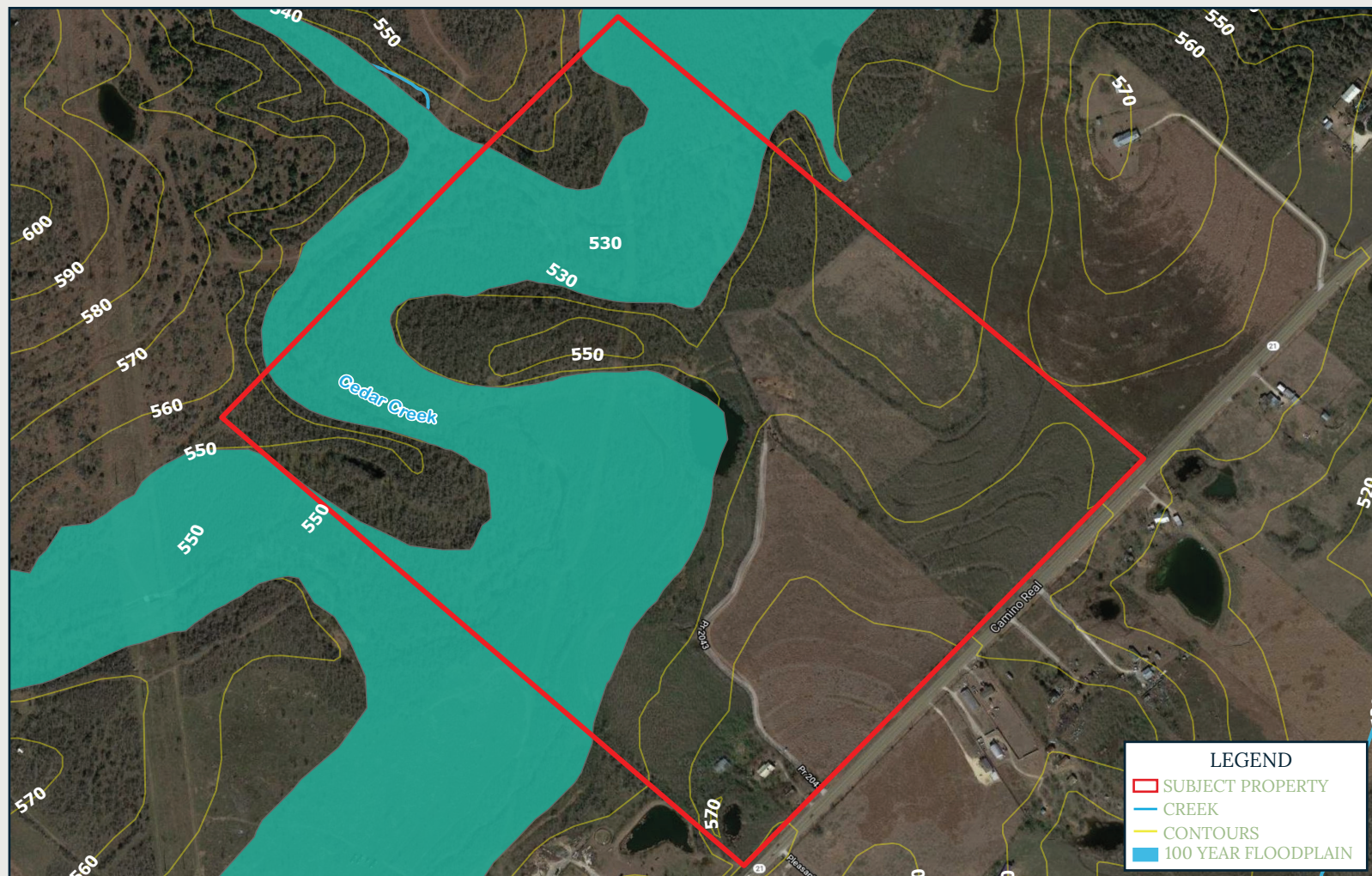


# Cedar Creek Farm

## Mustang Ridge, Caldwell County, TX

### +/-162.7 acres

LOCATION:	Cedar Creek Farm is located 1.75 miles east of the intersection of SH 130 and SH 21, in Mustang Ridge, 20 miles southeast of Austin.
SIZE:	+/- 162.7 acres
PRICE:	\$1,200,000 (\$7,375/acre)
UTILITIES:	Water - Creedmor-Maha Water Supply Corp (6-inch line along Highway 21 frontage) Wastewater - No municipal wastewater service
JURISDICTION:	Mustang Ridge City Limits (300 feet along Highway 21) remainder of property lies within the ETJ of Mustang Ridge.
SCHOOLS:	Lockhart ISD
FRONTAGE:	Approximately 2,400 Linear feet of frontage on SH 21.
LAND FEATURES:	The site varies from wooded areas along the creek to open pastureland along the frontage. The topography of the property is relatively flat sloping gradually from the highway to the creek. Cedar Creek traverses the back of the property for over 2,400 feet. There are three stock tanks ranging in size from ¼ acre to 1.5 acres. Approximately 60 acres of the property lie within the 100 Year FEMA Floodplain.
TAXES:	2019 Taxes - \$3,155
COMMENTS:	The farm includes an 1174 SF home built in 1977 which is currently occupied but would need improvement. Additionally, there is a 945 SF farmstead home built in 1905 and a 2,400 SF equipment barn.





## 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

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Tim Riley

549516

TWR@rileymclean.com

512-960-4676

Designated Broker of Firm

License No.

Email

Phone

Carlotta McLean

437483

CCM@rileymclean.com

512-960-4676

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Margaret Riggins

679476

MCR@rileymclean.com

512-960-4676

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date