

★ SANCTUARY ★

Beautiful Hill Country Home Blanco, Blanco County, Texas • $54.9\pm$ Acres • \$2,150,000



Sanctuary

This home is a must see! Beautiful Hill Country Home located in Blanco Texas. The main house has 4 bedrooms with full baths and three fireplaces, extensive covered outdoor living entertaining areas, guest living quarters, 4 car garage with storage and main level apartment with full bath, screened in porch, pool, hot tub, tankless hot water heaters, fire pit, home gym, courtyard, stocked fishing pond, 1500 sq. ft. barn, remote generator, rain water collection 30,000 gals, Well 465' 65 gallon per minute, in-ground propane tank, wildlife management program, security system, Smart Home System (Savant Pro 8), HOA, gated community, cattle pens, hunting allowed, deed restrictions.

Property is being co-listed with Ledord Realty

Call Listing Agents Mike Bacon at 512-940-8800 or Drew Colvin at 512-755-2078 for more info.

Directions: From Blanco Texas take FM 1623 9.7 miles turn Right on Sanctuary Lane. From Stonewall Texas take FM 1623 10 miles turn left on Sanctuary Lane.



WILDLIFE:

• Wildlife management program

HUNTING:

- Hog, Turkey, Whitetail Deer
- Tank stocked with bass and bluegill

UTILITIES:

- Street/Utilities
- All Weather Road Asphalt
- Community Mailbox
- Outside City Limits
- Septic Well

FENCING:

- Automatic Gate
- Barbed Wire
- · Partially Fenced

WATER:

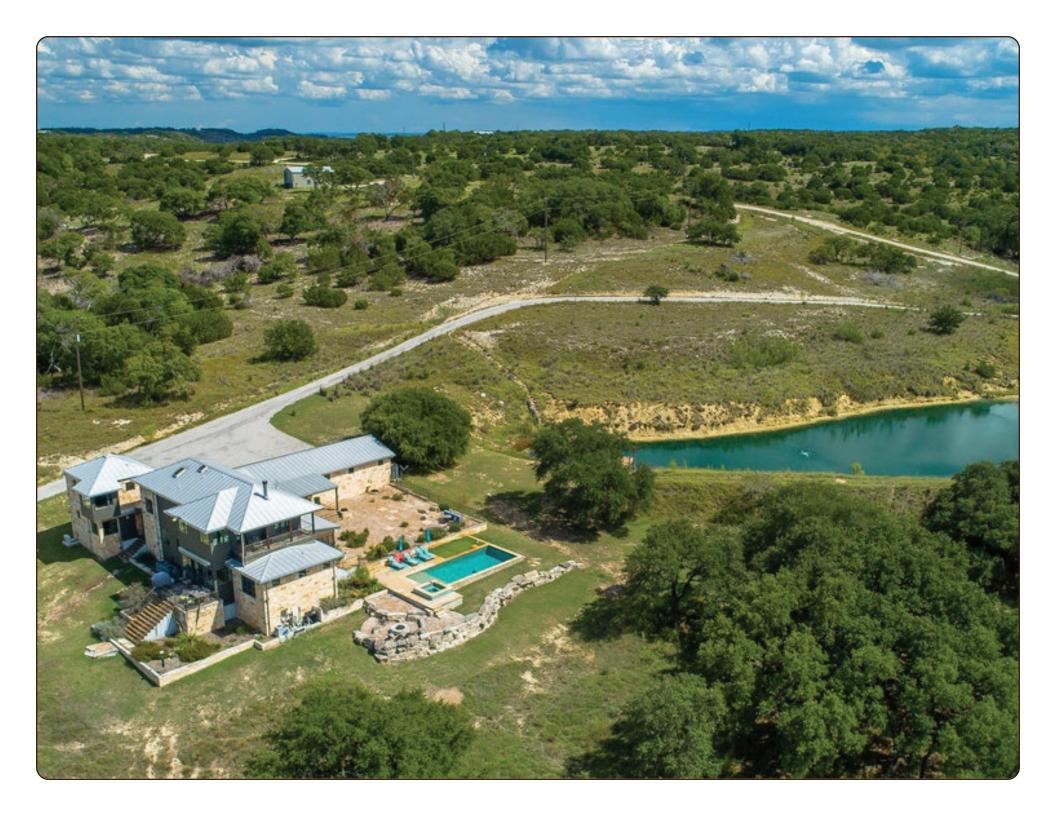
• Well, I of Stock Tanks (water under I acre)

EASEMENTS:

• Electric, Telephone, Utilities

RESTRICTIONS:

• Deed Restrictions

















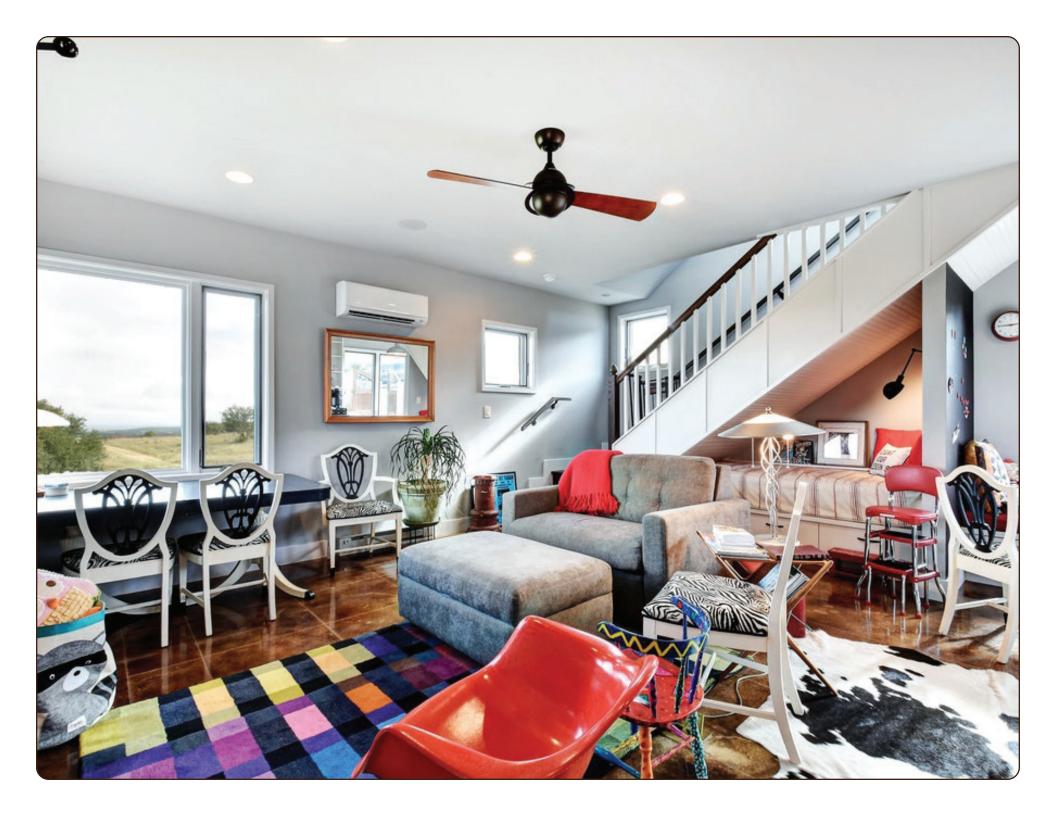


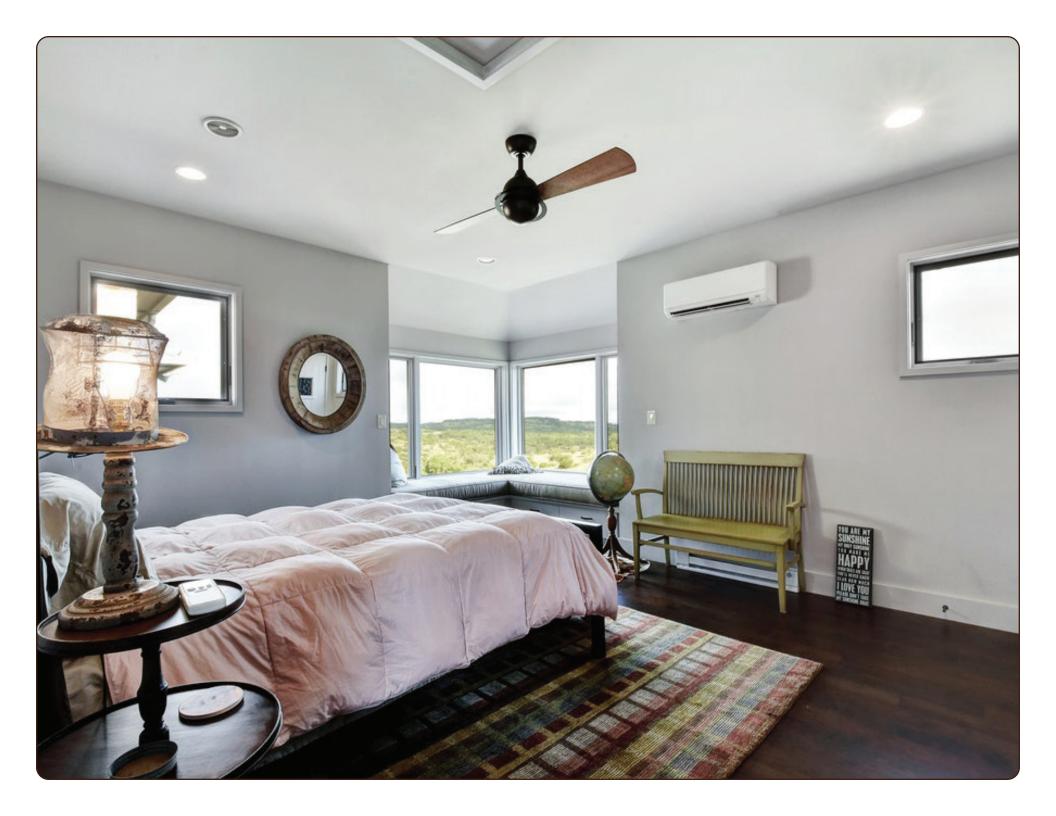












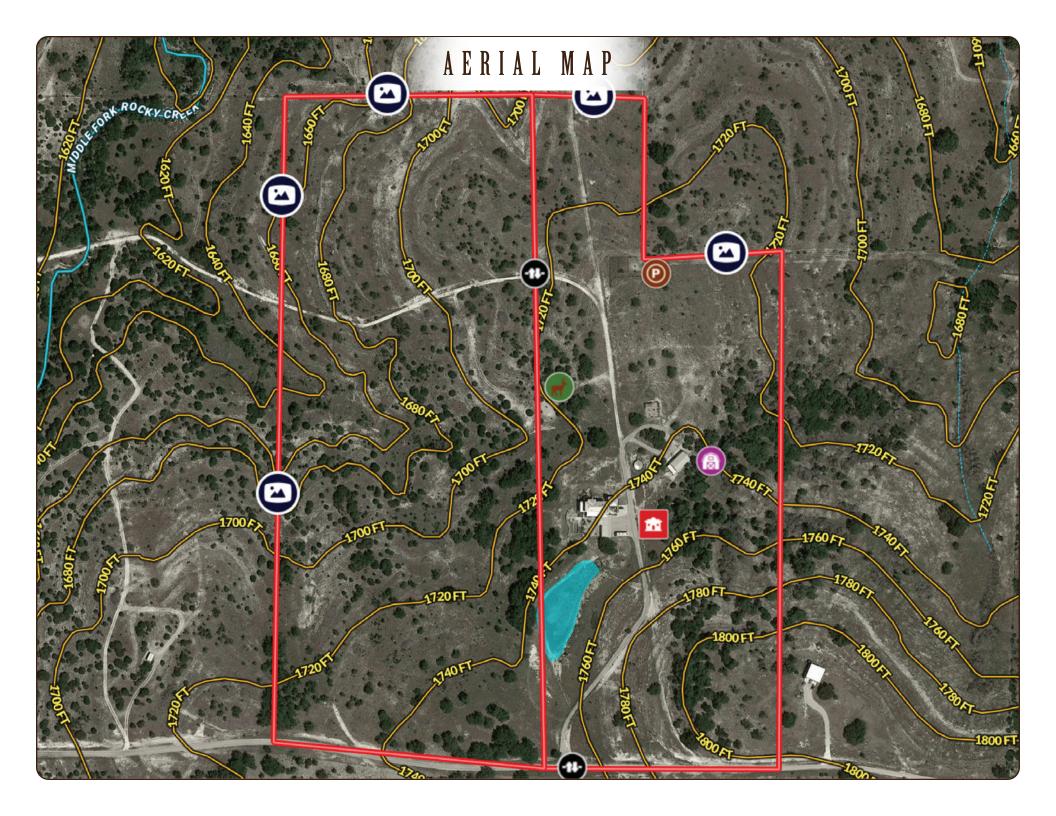


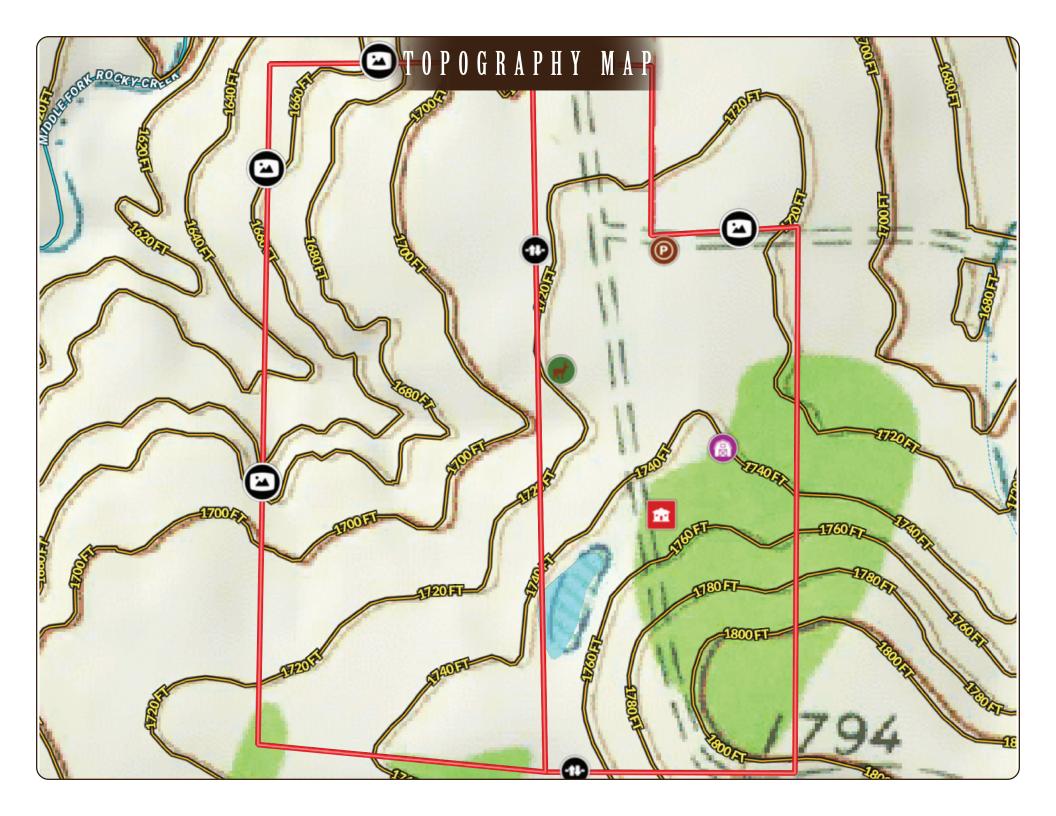


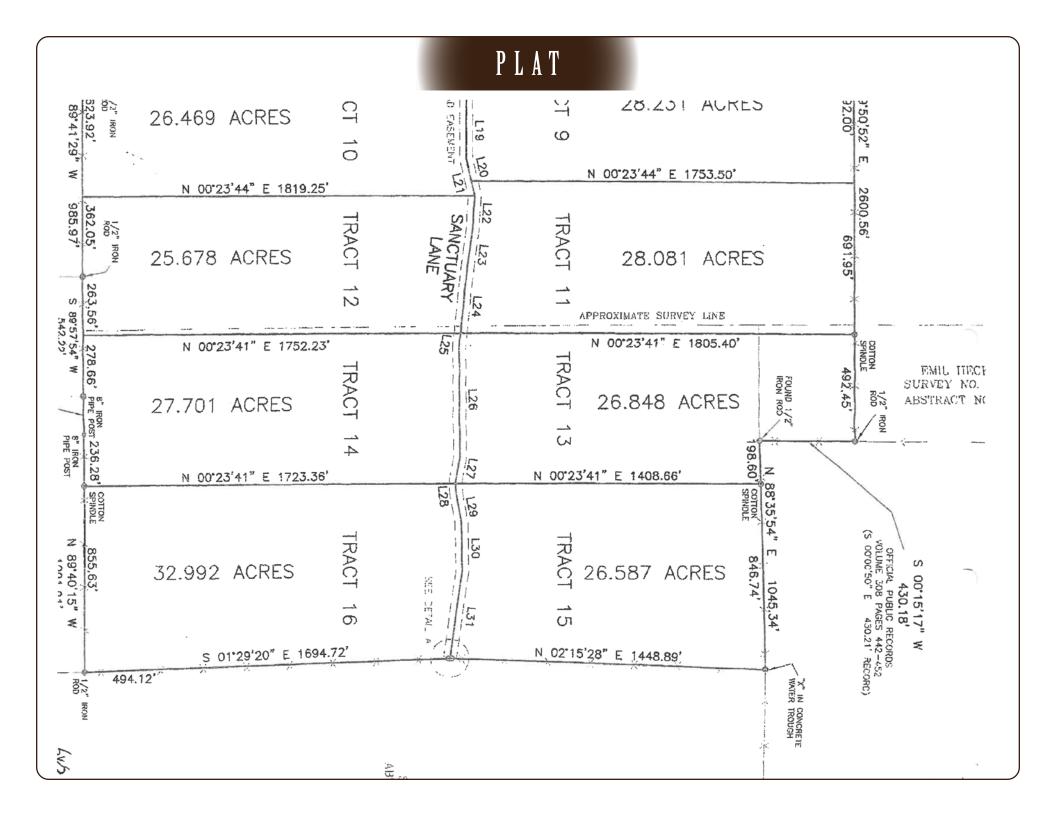














Information About Brokerage Services

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:

information disclosed to the agent or subagent by the buyer or buyer's agent. above and must inform the owner of any material information about the property or transaction known by the agent, including usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner,

material information about the property or transaction known by the agent, including information disclosed to the agent by the seller written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

- Must treat all parties to the transaction impartially and fairly;
- 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: May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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
- disclose, unless required to do so by law any confidential information or any other information that a party specifically instructs the broker ⊒. writing not ಠ

buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the

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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

Bu	Sales Agent/Associate's Name	Associate Drew Colvin	Licensed Supervisor of Sales Agent/	Michael Wallace Bacon	Designated Broker of Firm	Texas Ranch Brokers, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name
Buyer/Tenant/Seller/Landlord Initials	License No.	202616	License No.	273134	License No.	9003375 License No.
Date	Email	drew@txranchbrokers.com	Email	mike@txranchbrokers.com	Email	info@txranchbrokers.com Email
	Phone	(512)755-2078	Phone	(512)940-8800	Phone	(512)756-7718 Phone





Listing Agents:

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DISC LAIMER 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/y6q0405w