



★ TIPPS TOP RANCH ★

310 Valley View, Burnet Texas, Burnet County • 67± Acres • \$1,289,000



Tipps Top Ranch

Tipps Top Ranch is ±67 acres high fenced with a service entrance and an automatic gated entrance for convenience with keypad for invited guests. Perfect location in the Hill Country being within 1 hour of Austin and close to everything the Highland Lakes Area has to offer. State parks, lakes, mountain biking, caverns, camps, airport, restaurants are all nearby! The Tuscan ranch style custom home is 3,069 sq ft and has magnificent high ceilings, hardwood floors and recessed lighting. Master bedroom has two large walk-in closets. Huge master bath has Jacuzzi tub and walk-in shower, separate vanities. Guest bath also has walk-in shower. Kitchen has a Jenn Air Range framed out in stone, stainless double ovens, granite counter tops, island and split-level stone bar with sink. Living area has a warm fireplace. The study would make a great home office or another guest bed. Full size laundry room. Three car garage. Awesome pool and patio area with hot tub, waterfalls and slide. Only some of the acreage has been cleared, leaving a natural habitat for the wildlife; Whitetail, Turkey, Dove, Fox, Bobcat and more. Tree cover is mostly Live Oak, Elm, Cedar. The atv/utv trails through the ranch make for fun on the four wheelers or side by side.

Call Listing Agent **Brad Wilcox** at 512-461-7042 for more info.

Directions: Burnet intersection Hwy29/281, West 1.9 miles to Light at Hoover Valley Rd Left, 4.6 miles, Right on Valley View East, Go .2miles Gate on Right. Kingsland Go North on 2342 Go 5.1 miles, Right on CR 116/Hoover Valley Rd, 2.6 miles, Left on CR 143, .2 miles at Yield Sign, Right on Valley View .4 miles Gate on Left.



FEATURES

LAND:

- 67± Acres
- Automatic Entry Gate with Key Entry
- Cattle Guard
- High Fenced For Exotic Game
- Portion Of The Land Kept Native For Wildlife Coverage and Hunting
- Mature Trees
- Wet Weather Creek
- One Water Well
- Two Water Troughs
- One Wildlife Guzzler
- Deer Feeders
- Loafing Shed for Animals
- Iron Water Gaps
- Storage Shed
- Rv/Boat Cover

HOMESTEAD AREA:

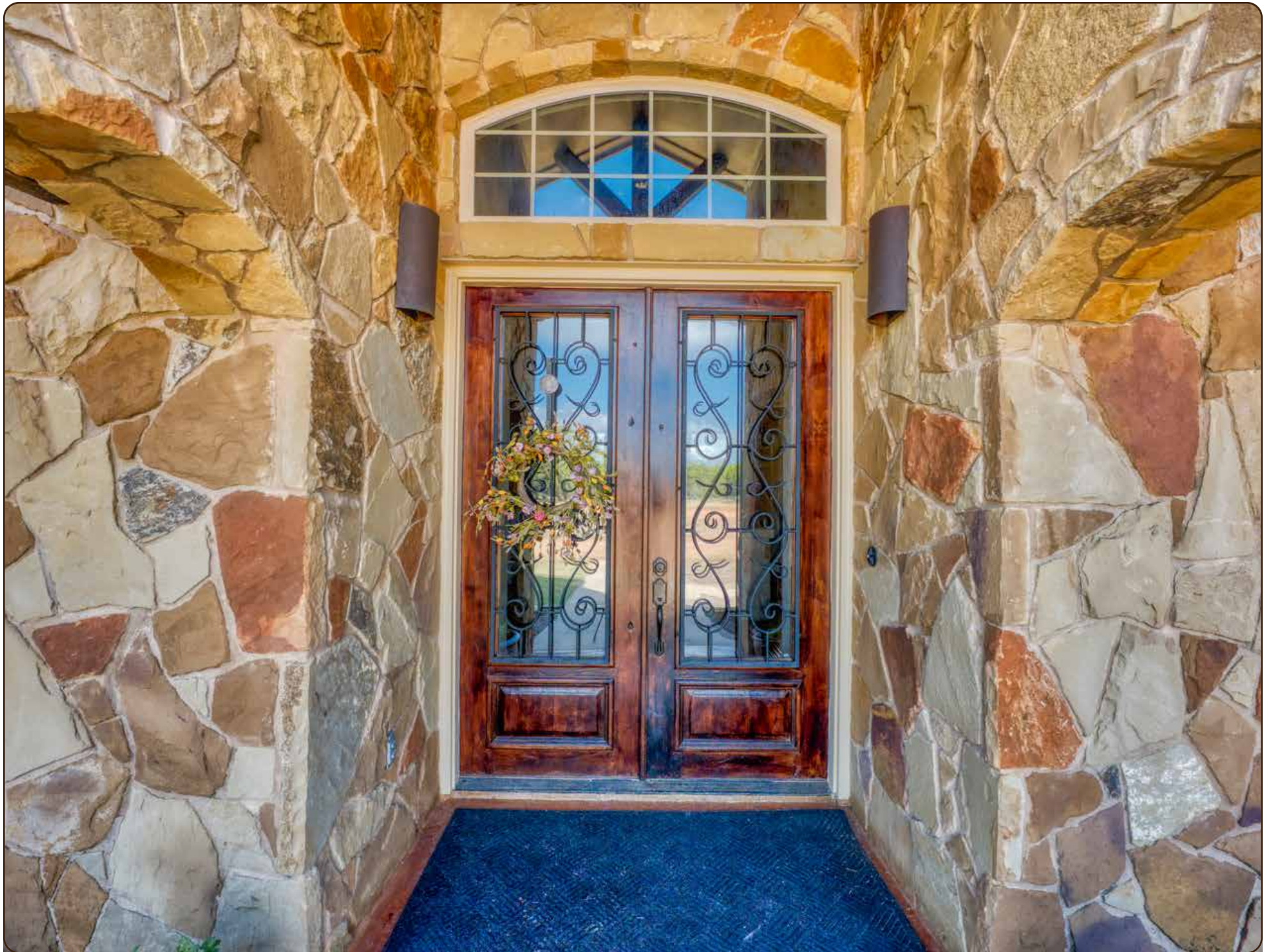
- Rock Mail Box
- Rock 4 Bed/ 3 Bath 3069 Sq Built In 2010
- Metal Roof
- Covered Front Porch
- Covered Back Patio
- Side Walk In Front Of House
- 3 Attached Car Garage with Automatic Openers
- Foyer Entry
- Jenn Air Range
- Stainless Double Oven
- Central Heat/Air Conditioner
- Granite Counter Tops
- Kitchen Bar Area
- Kitchen Island
- Family Room With Gas Log Fireplace
- High Ceilings
- Fire Detectors

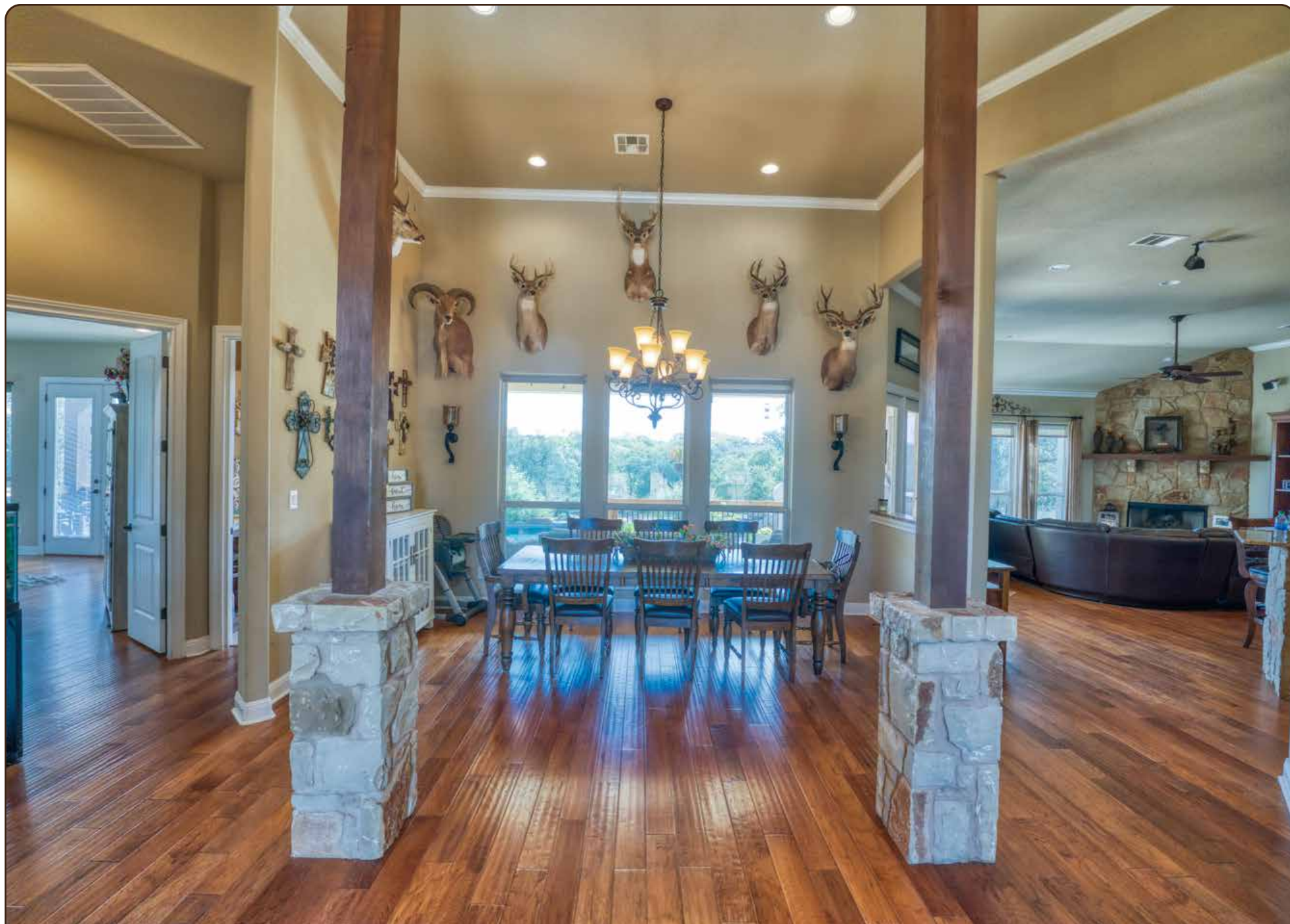
- Decorate Lighting
- Crown Molding
- Recessed Lighting
- 2 Cedar Beams With Rock
- Wood Floors And Hard Tile Flooring
- Built In Entrainment Center In Family Room With Sound System
- Large/Separate Utility Room With Custom Cabinets
- Sink In Utility Room
- Utility Room Has Electric Washer And Dryer Connections
- Decorative Windmill

IN-GROUND SWIMMING POOL:

- Pool Has Attached Hot Tub And Water Falls With Decorative Rocks
- Pool Has Slide







Open Eating Area



Family Room

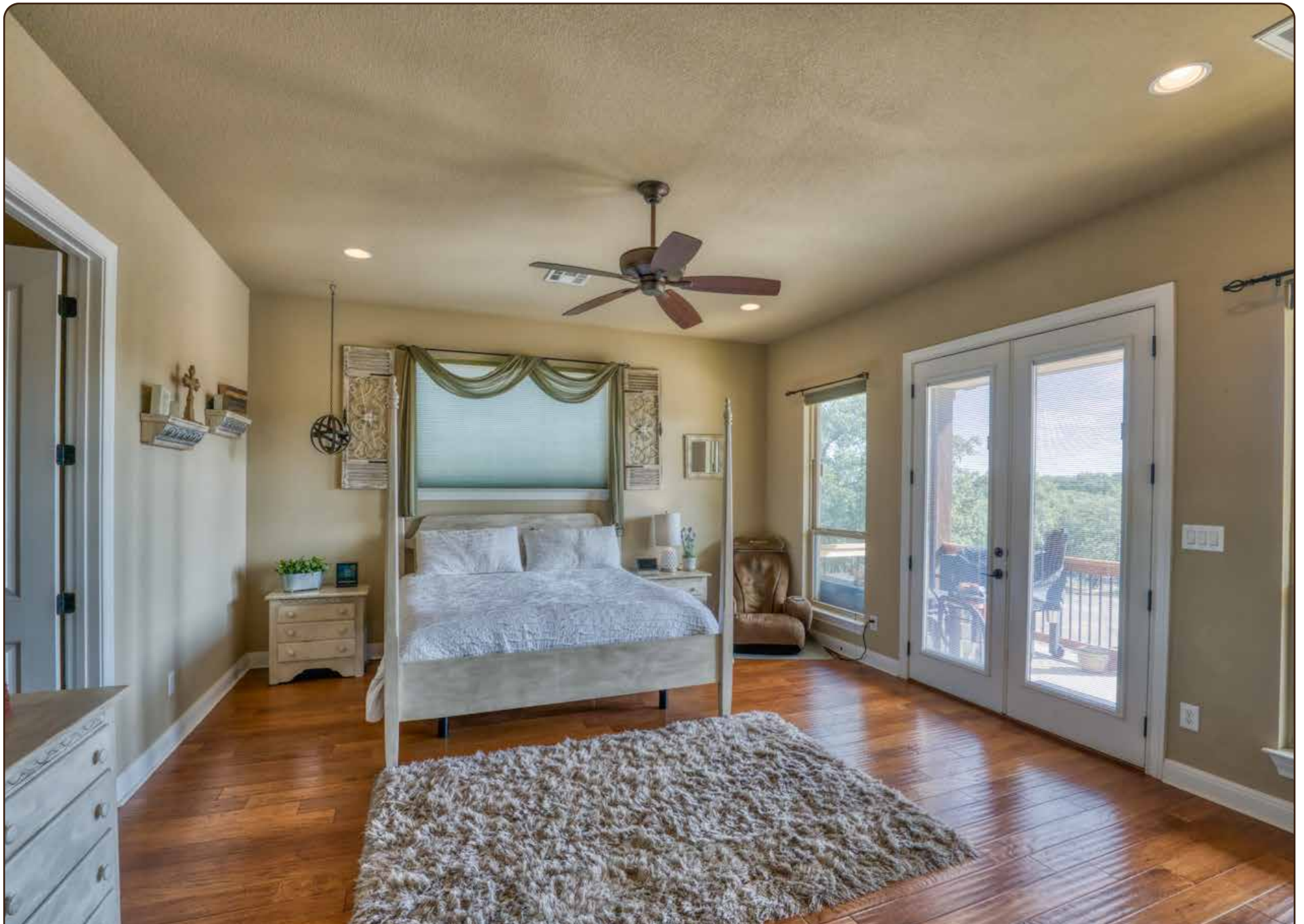












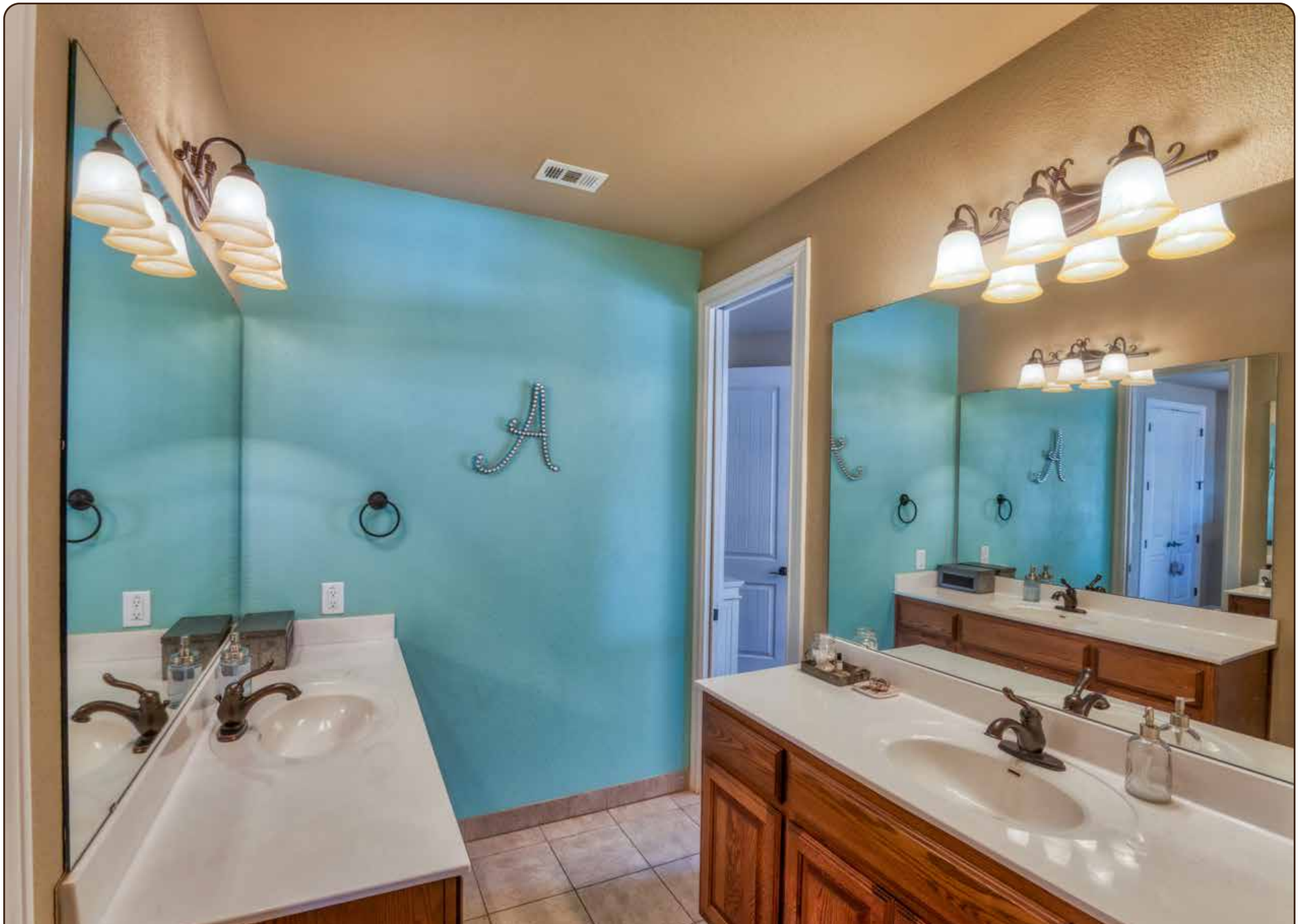
Master Bedroom Open to Back Patio Area



Master Bath



Bedroom 2



Bath 2



Bedroom 3



Bedroom 4



Bath 3



Laundry/Utility Room



Covered Patio



Swimming Pool with Hot Tub







Wet Weather Creek





High-Fenced for Wildlife

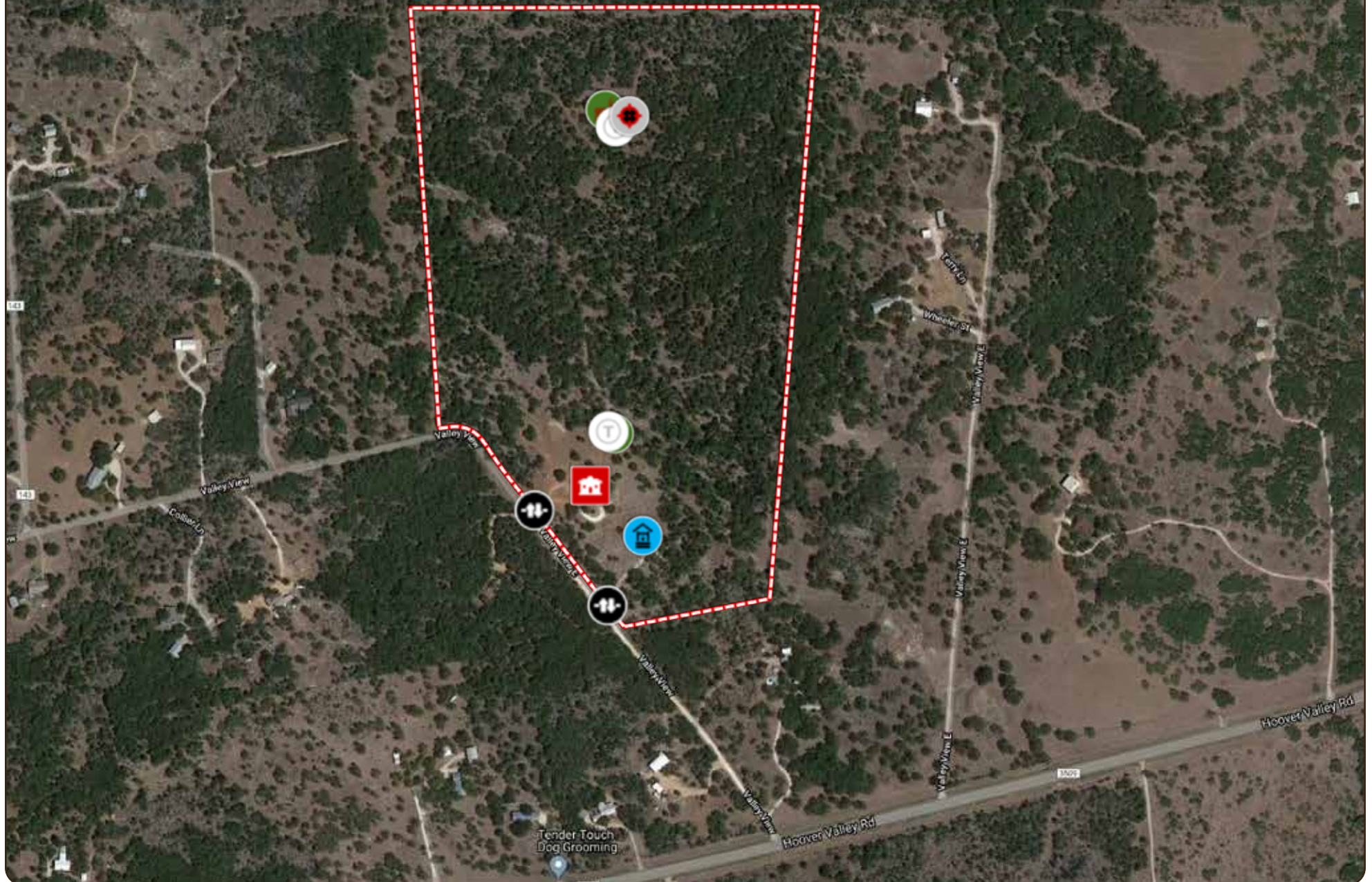


Deer Feeder/Water Trough

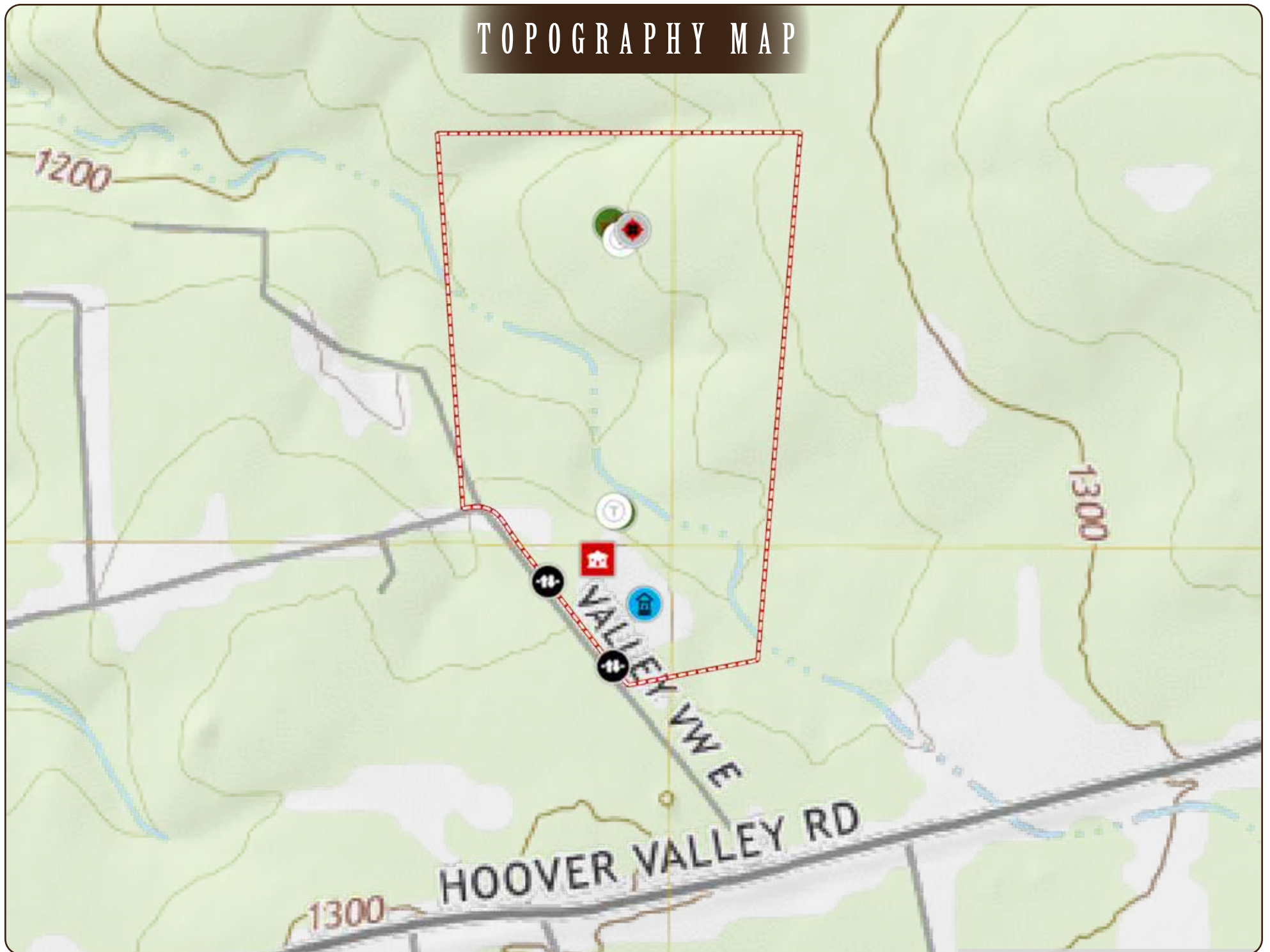




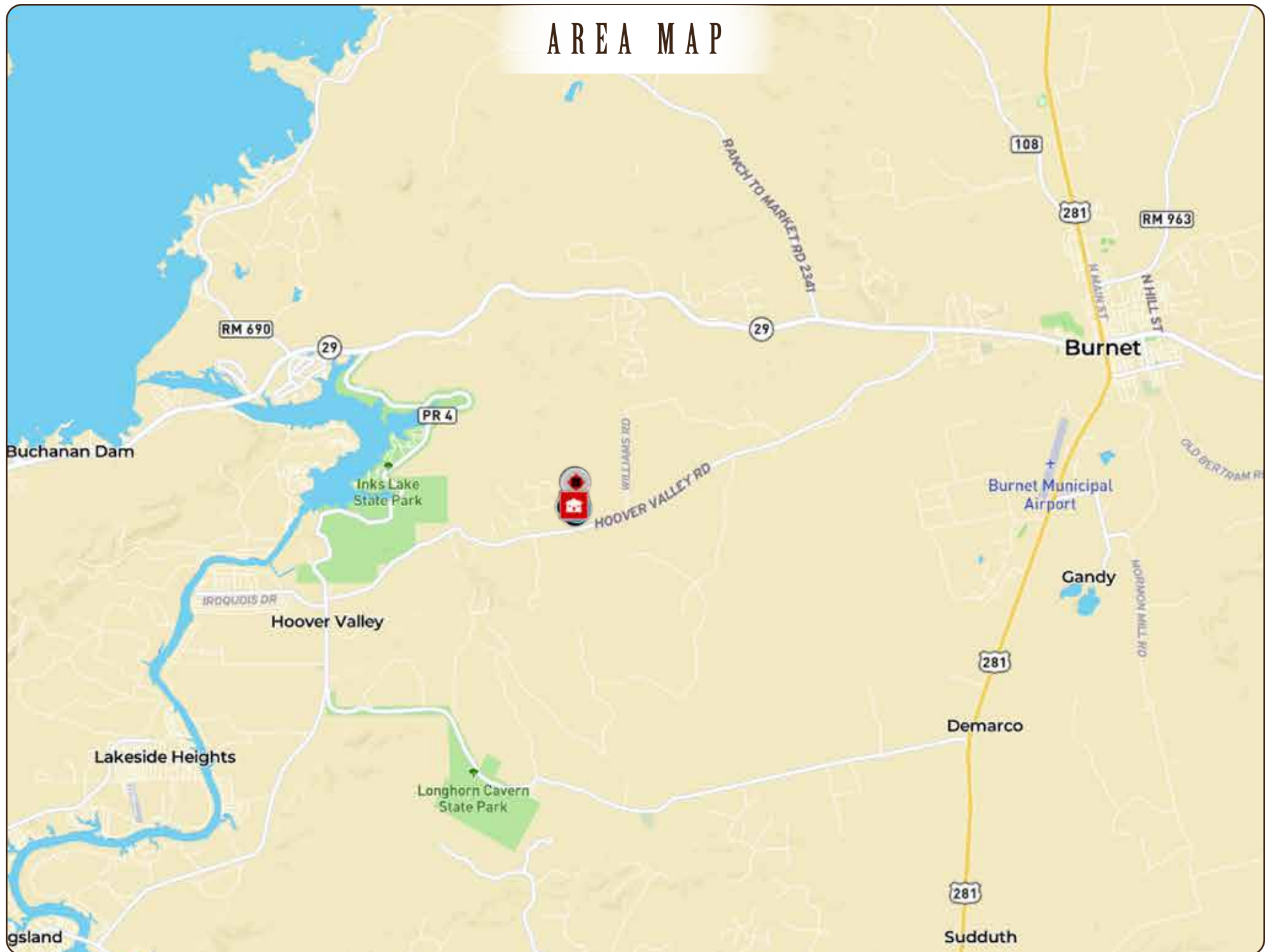
AERIAL MAP



TOPOGRAPHY MAP



AREA MAP





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.

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Regulated by the Texas Real Estate Commission

TXR-2501

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Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>