

★ **ESCONDIDO RANCH** ★

Gatesville, Coryell County, Texas • 105.65 ± Acres • \$1,800,000



The Escondido Ranch

The Escondido Ranch, an incredible live water ranch for sale in Coryell County, is located just 15 minutes South West from Gatesville, providing high-style ranch living and commercial opportunities. An end of the road property, surrounded by large ranches. The land includes both spectacular hills and open meadows; all easily accessible by good ranch roads. Free flowing Cow House Creek; crystal clear, rock bottom pecan tree lined creek banks compliment a diverse tree canopy with hidden clearings, creating a park- like setting. It is also home to a nesting pair of Bald Eagles. Coryell County has a rich Native American history, explore for arrowheads along Cow House Creek. The ranch boasts a 3-acre private lake that is stocked with bass, perch and other native species, delivering abundant surface water and recreational opportunities such as swimming, canoeing and kayaking. All three homes water supply is currently being provided by Multi-County Water Supply, Gatesville, Texas and a private well with storage.

This high fenced ranch is home to native whitetail deer that have been improved by genetic introduction, plus turkeys, axis, fallow deer, oryx and black buck antelope to name a few. Hunting has been extremely limited and the number and quality of the animals is very high. There is also an uninsulated metal equipment barn (30'x 36' with two 12' roll up doors with electric).

The ranch headquarters occupies a commanding spot upon a ridge that provides a sweeping view of the surrounding Hill Country. The two-year-old three-bedroom, two bath, w/loft, house is very refined, tastefully decorated and welcoming. A well-appointed outdoor kitchen, as well as a rock fire pit, set the stage for entertaining. The homes front and rear of the home has covered patios. In addition, there are two guest houses that offers income possibilities or gives friends and extended family their privacy. A two-bedroom 1 bath guesthouse with a large kitchen and living area close to the lake and walking trails. Enjoy watching the animals in the morning with coffee or take in the gorgeous sunsets. Most often, there is a breeze rolling up from the valley every evening. The second a cabin with 2 large bedrooms, one bath, is nestled next to a shady creek. The cabin has a warm and inviting atmosphere with a rustic interior pine finish. Large windows invite the natural light and the outdoors in. Own a special getaway, this quite-105.65-acre hidden paradise will revive your spirit and soul. Just 15 minutes from town and 45 minutes from the airport. Make your appointment now to experience it before its gone.

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

Directions: From Gatesville, West on 84 to RR 116, Right to FM 1175, Right to CR 65, Left then to end of the road.

www.EscondidoRanchTX.com • www.AirBNB.com/Rooms/18348089 • www.Facebook.com/HagemeierRanch/



MAIN HOME:

- Rock Home with Wood Beams, 3 Bed, 2 Bath
- Loft
- Pipe Fence Around Main House
- Composition Roof
- Rain Gutters
- Attic Vents
- Slab Foundation
- Covered Front Porch with Recessed Lighting and Chandelier
- Covered Back Porch
- Counter Top, Sink and Refrigerator
- Open Concept Living and Dining Room
- Vinyl Plank Flooring
- Outdoor Sitting Around Large Fire Pit
- Spray Foam Insulated
- High-Efficiency HVAC
- Insulated Low-E Windows
- Tankless/On-Demand H2O Heater
- Septic Tank
- Well Water
- Public Water Line Offered

KITCHEN:

- Leathered Granite Counter Tops
- Custom Vent Hood
- Recessed Lighting
- Under-Cabinet Lighting
- Stainless Appliances
- Under-Cabinet Microwave
- Pot/Pan Drawers
- Side by Side Refrigerator with Ice Maker
- Dishwasher
- Disposal
- Trash Compactor
- Gas Cook Top (Propane Gas)
- Convection/Double Oven (Electric)
- Center Island with Bar Seating
- Copper Farm Sink
- Walk-In Pantry
- Propane Tank

LIVING ROOM:

- Wetbar
- Wired for Sound

- Wooden 22-Foot Vaulted Ceilings
- Decorative Lighting
- Heat Pump Heating/Air System, Zoned
- Loft
- Prairie Ceiling Fan
- Rocked Wood-Burning Fireplace with Gas in Living Area
- Built-in Media Cabinets Next to Fireplace
- Large Master Bedroom with High Ceilings and Cedar Beam
- Master Bath Walk-In Shower
- Master Bath Double Vanity Extra Storage Area
- Separate Door Entry to Back Porch From Master Bedroom

UTILITY ROOM:

- Separate Utility Room
- Electric Dryer Connection
- Washer Connection
- Gas Hot Water Heater
- Fire/Smoke Alarm



FEATURES

GUEST HOME:

- 2 Bedroom, 1 Bath with Loft and 1 Attached Carport – 1,760 sqft
- Cedar Framed Exterior
- Outside Lighting
- Kitchen has Stainless Appliances
- Electric Range
- Built-in Microwave
- Side-by-side Refrigerator with Ice Maker
- Granite Counter Top with Bar Seating
- Bathroom has Single Sink with Granite Counter Top
- Tub/Shower
- 2 Bedroom Loft Area with Ceiling Fan

GUEST CABIN:

- 1,560 sqft Cabin – Great for Guests
- Central Heat and Air
- Covered Front Porch, Great for Sitting On and Enjoying the View
- Built-in Microwave
- Electric Range
- Dishwasher

- Ceiling Fans
- Pine Paneling and Ceilings
- 1st Bedroom is Big Enough for Two Queen Beds (Upstairs)
- 2nd Bedroom is Big Enough for Two Queen Beds (Upstairs)
- Nice Size Living Area
- Flooring is Carpet and Hard Vinyl
- Outdoor Seating and Fire Pit

OTHER IMPROVEMENTS:

BARN

- 30x36x12 with Electric and Water
- Separate Entry Door
- Drive Through 12' Tall Double Roll-Up Garage Doors
- Windows
- Exterior Lighting
- Interior Florescent Lighting
- Plumbed for Water

ADDITIONAL

- Wildlife Exemption

- 3-Acre Lake Stocked with Perch and Bass
- Cow House Creek
- Well with Storage Tank
- Gravel Roads Throughout Ranch
- Fruit Tree Orchard with Auto-Irrigation
- 15 Trees: Peach, Plum, Apple, Apricot, Blackberry, Blueberry
- Automatic Gate
- High Fenced for Game
- Crossed Fenced/Pasture
- No Restrictions, Horses Allowed, Mobile Homes Allowed
- Cow House Creek
- Private 3-Acre Lake with Pier/Ladder – Great for Swimming
- Densely Wooded/ Tree Clusters
- Rolling Topography
- Access by Easement
- Gravel Roads
- NO HOA/POA



105.65 Acres





Main House - 2,272 Sq Ft - 3 Bedroom, 2 Bath

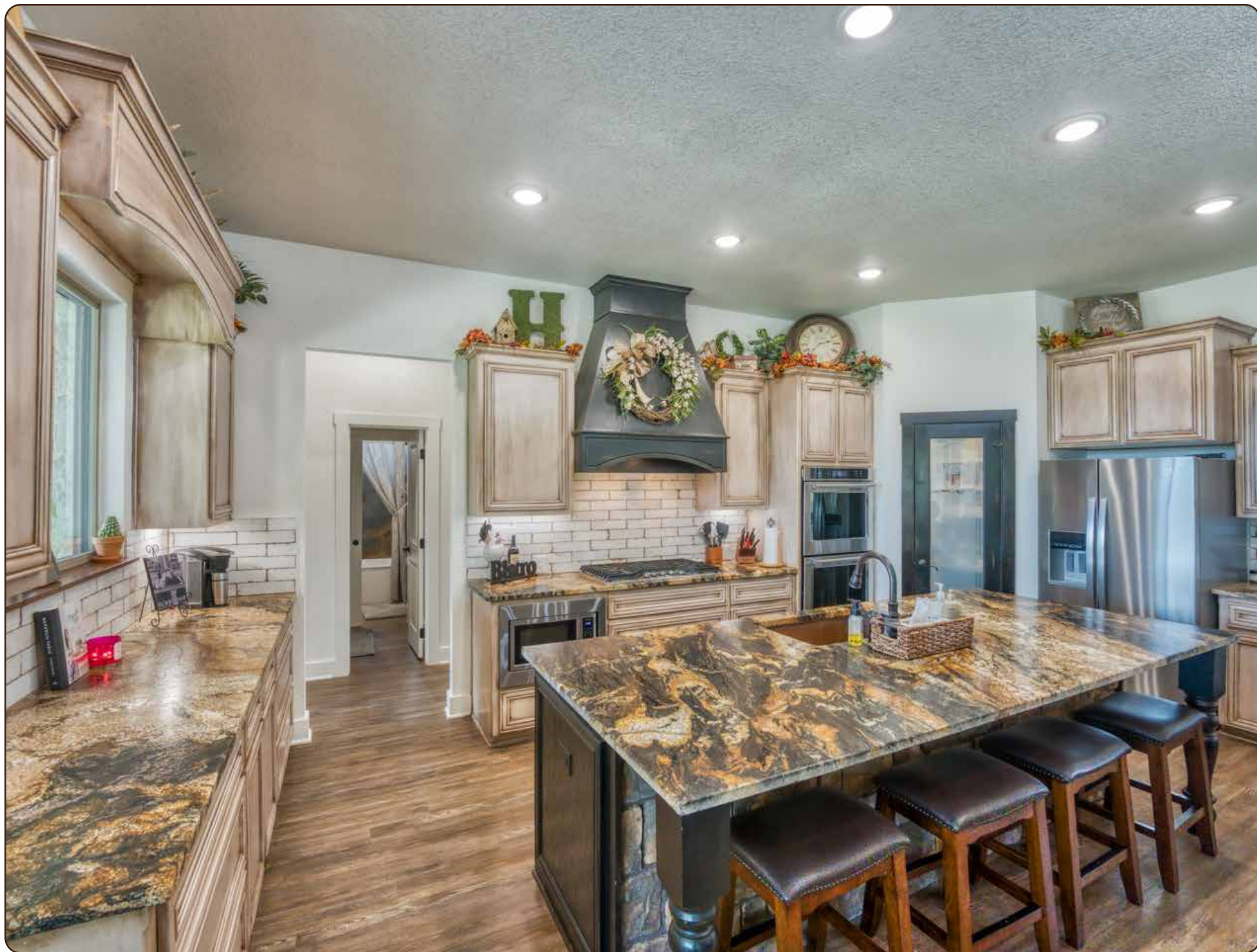


Family Room





Open Area Dining Room

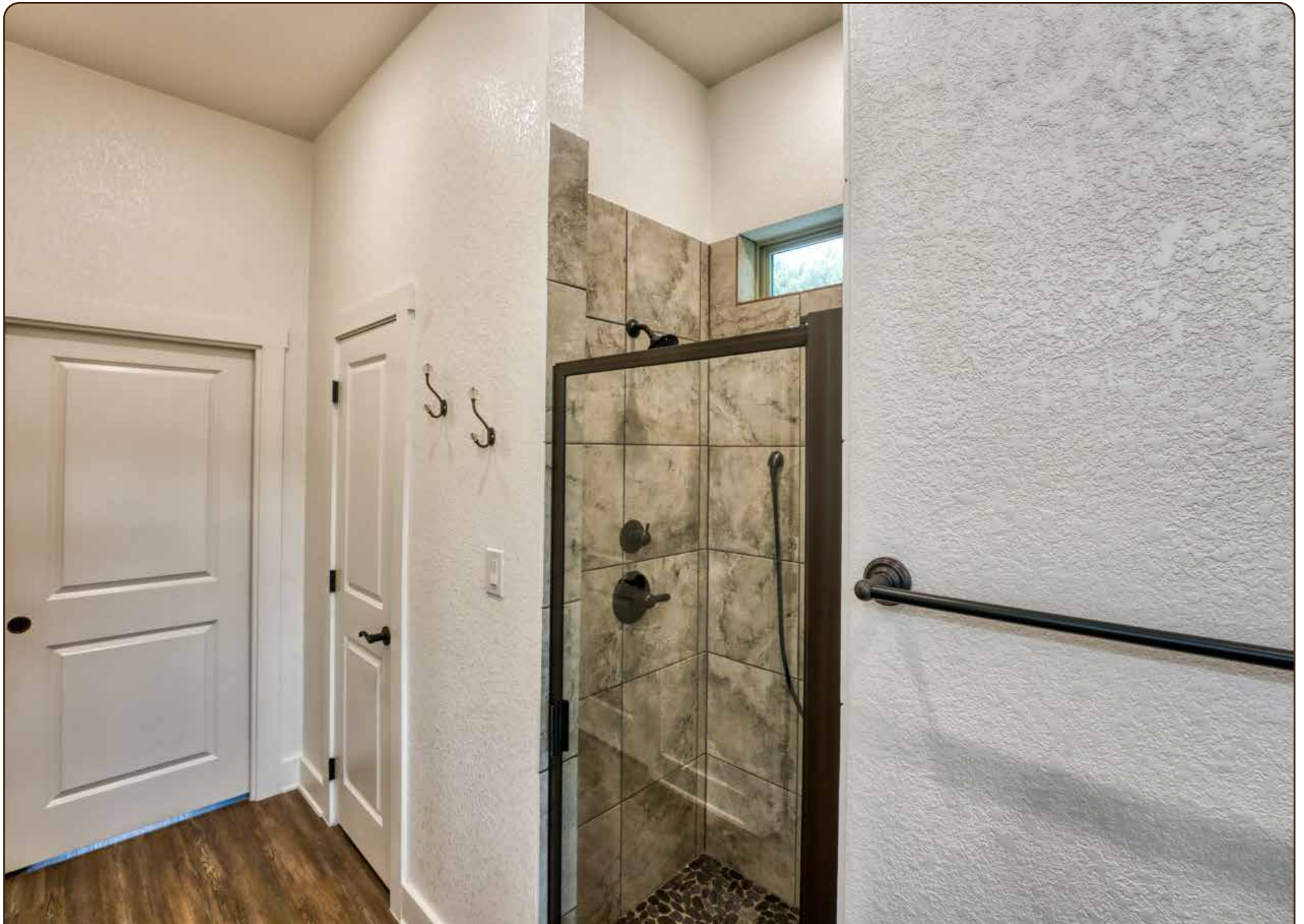




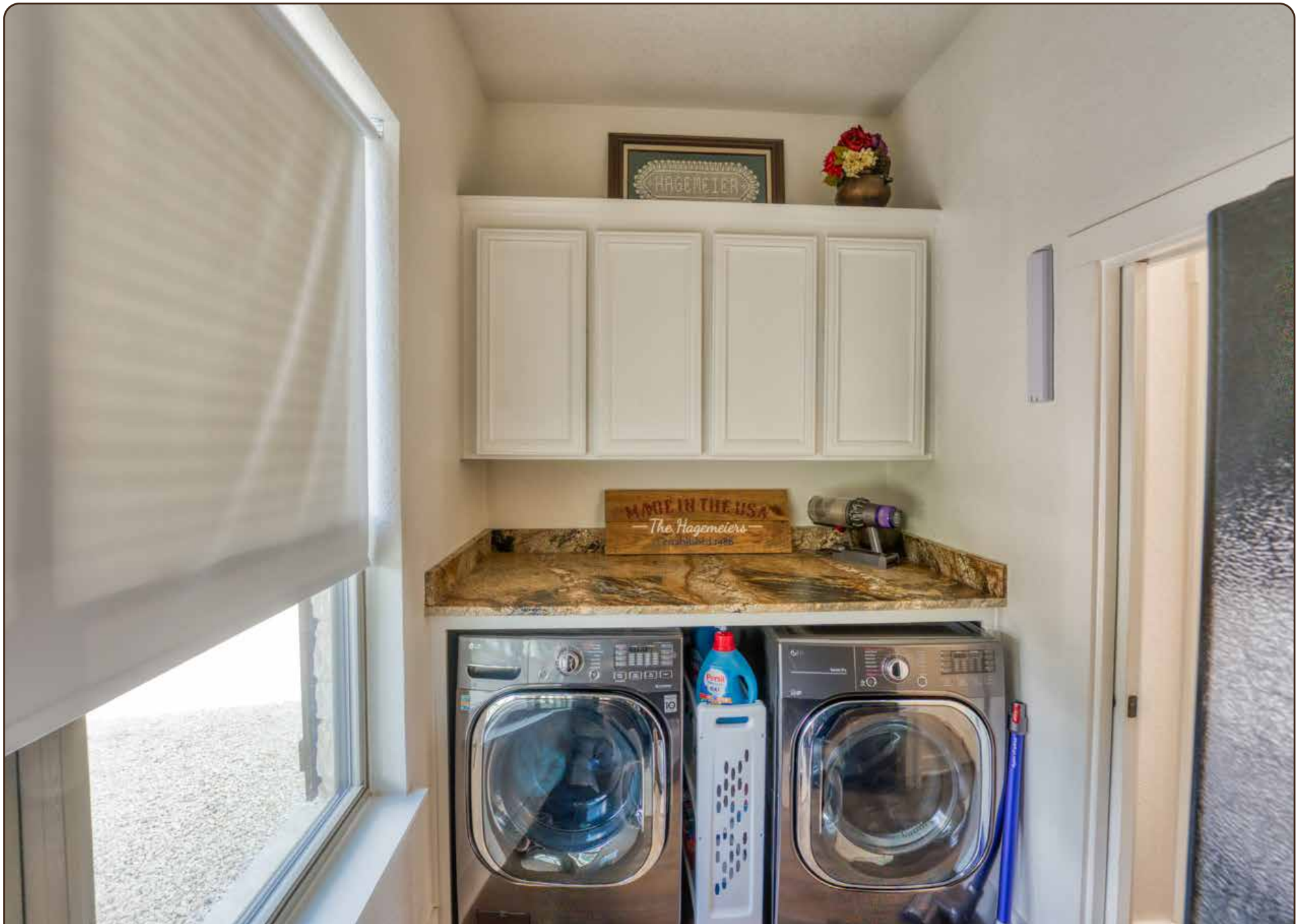
Master Bedroom



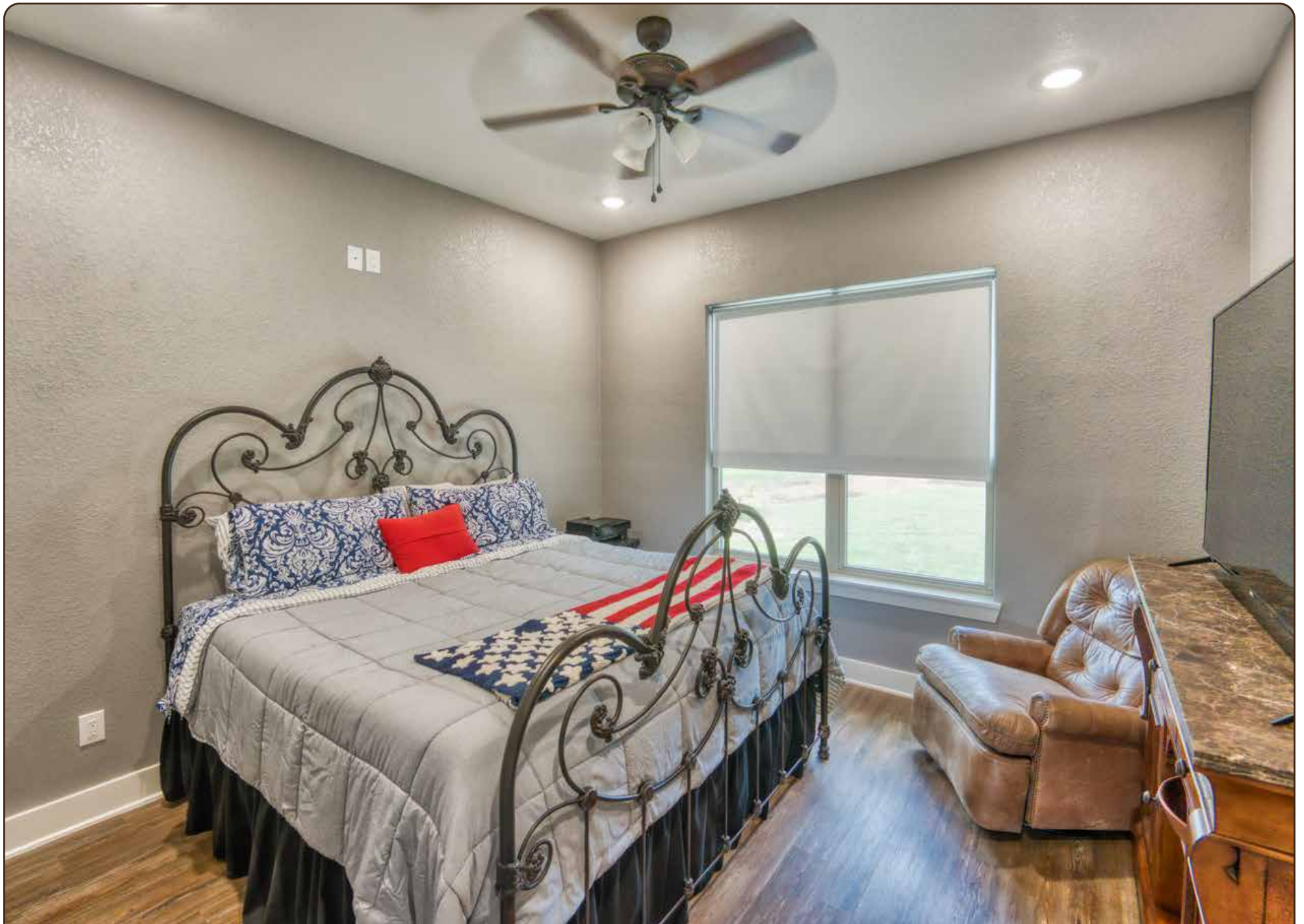
Master Bathroom



Master Bathroom Walk-In Shower



Utility Room



Second Bedroom



Second Bathroom



Third Bedroom



Loft



Back Porch



Outside Seating and Firepit





Tree Orchard with Irrigation





Guest House - 2 Bed, 2 Bath with Loft



Guest House Family Room



Guest House Bedroom



Guest House Bathroom



Guest House Second Bedroom



Guest House Bathroom



Guest House Loft



Guest House Firepit



Cabin - 2 Bedroom, 2 Bath



Cabin Porch



Cabin Kitchen



Cabin Bathroom



Cabin Living Room



Cabin Bedroom



Cabin Second Bedroom



Cabin Firepit and BBQ Area



30'x36' Metal Barn with Two 12' Rollout & Drive-through Doors





Family Time at the Three Acre Private Lake









Fun Times in the Cow House Creek







Great Trails for Four-Wheeling and Family Time

























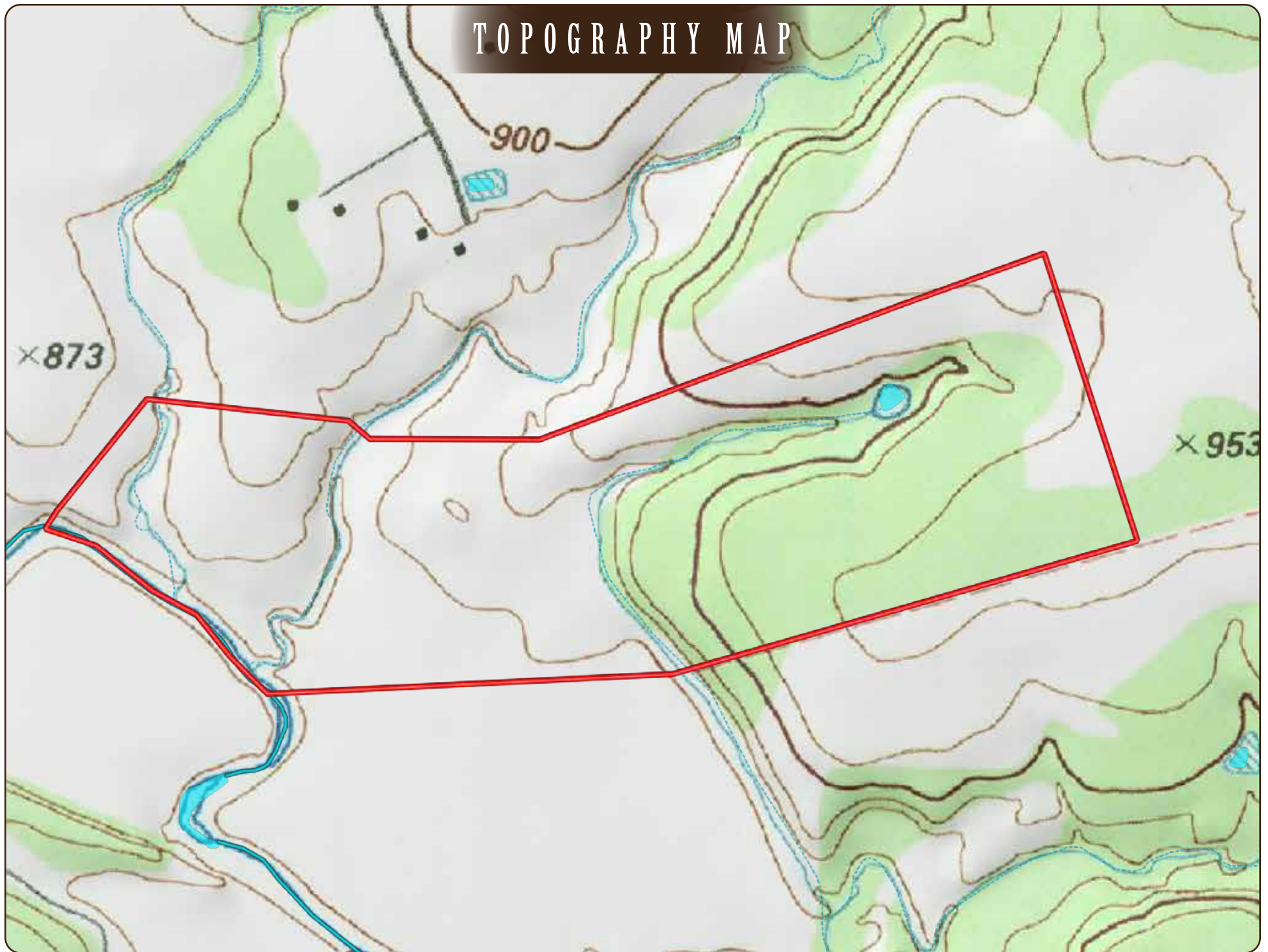


Come and Enjoy the Sunset

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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Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

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Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

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INFO ON



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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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