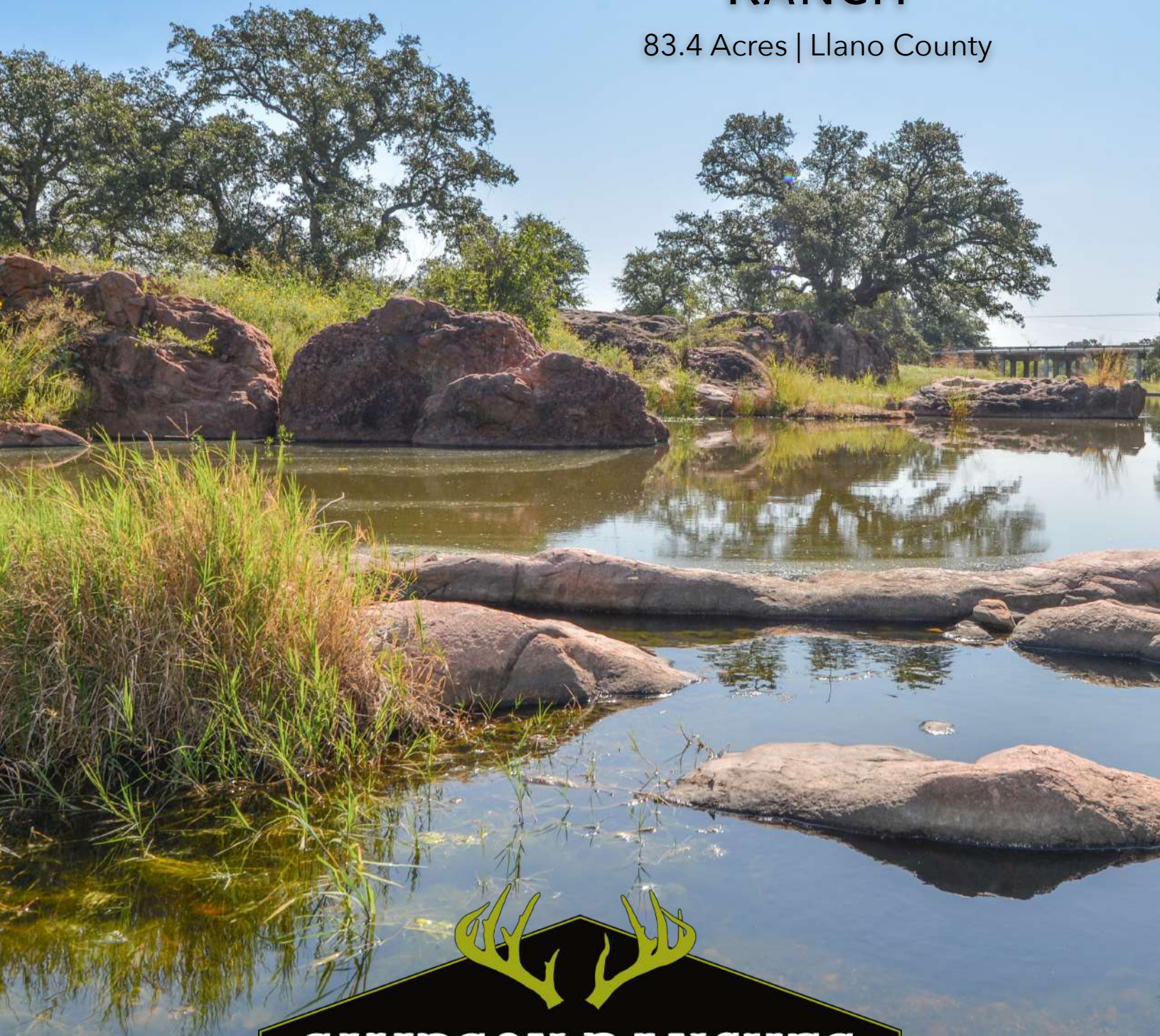


LLANO SEDONA RANCH

83.4 Acres | Llano County



Anthony Simpson-Broker
Office: 830.955.1725
Cell: 210.854.6365

SimpsonRanches.com
Anthony@SimpsonRanches.com

DESCRIPTION

Beautiful live water ranch just minutes from Llano! Great mixture of granite outcrops and treed cover for wildlife. The property features nearly 950' of both sides of Wright's Creek! A fully furnished 2,400 sq. ft. 3 bed, 3 bath rock home, separate garage and a barn round out the improvements located on the ranch.



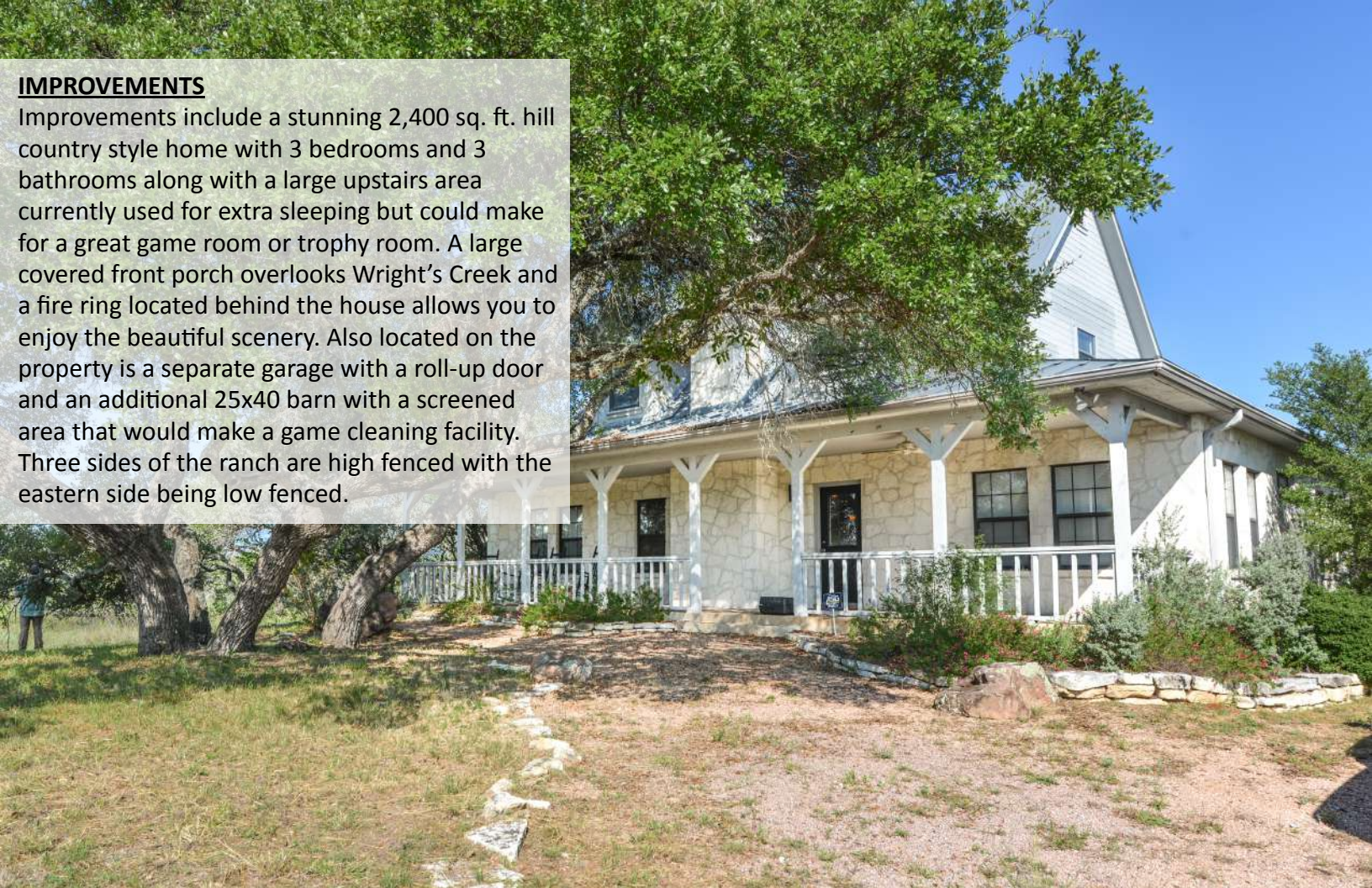
LOCATION

Located just under 4 miles from Llano with frontage on Highway 29. 45 minutes from Fredericksburg. 1 hour 30 minutes to Austin



IMPROVEMENTS

Improvements include a stunning 2,400 sq. ft. hill country style home with 3 bedrooms and 3 bathrooms along with a large upstairs area currently used for extra sleeping but could make for a great game room or trophy room. A large covered front porch overlooks Wright's Creek and a fire ring located behind the house allows you to enjoy the beautiful scenery. Also located on the property is a separate garage with a roll-up door and an additional 25x40 barn with a screened area that would make a game cleaning facility. Three sides of the ranch are high fenced with the eastern side being low fenced.



TERRAIN/HABITAT

Property has a great mix of granite outcroppings, mature oak trees, mesquite, other brush and grass cover that provides great cover and habitat for wildlife.



WATER

The ranch features nearly 950' of both sides of Wright's Creek in the Southwestern corner of the property. Water flows down through several granite outcroppings and is held very nicely by a dam that was constructed in 2017. Also located on the property is a nice pond.

WILDLIFE

White-tailed deer, dove, turkey, feral hogs and various varmints



EQUIPMENT TO BE CONVEYED

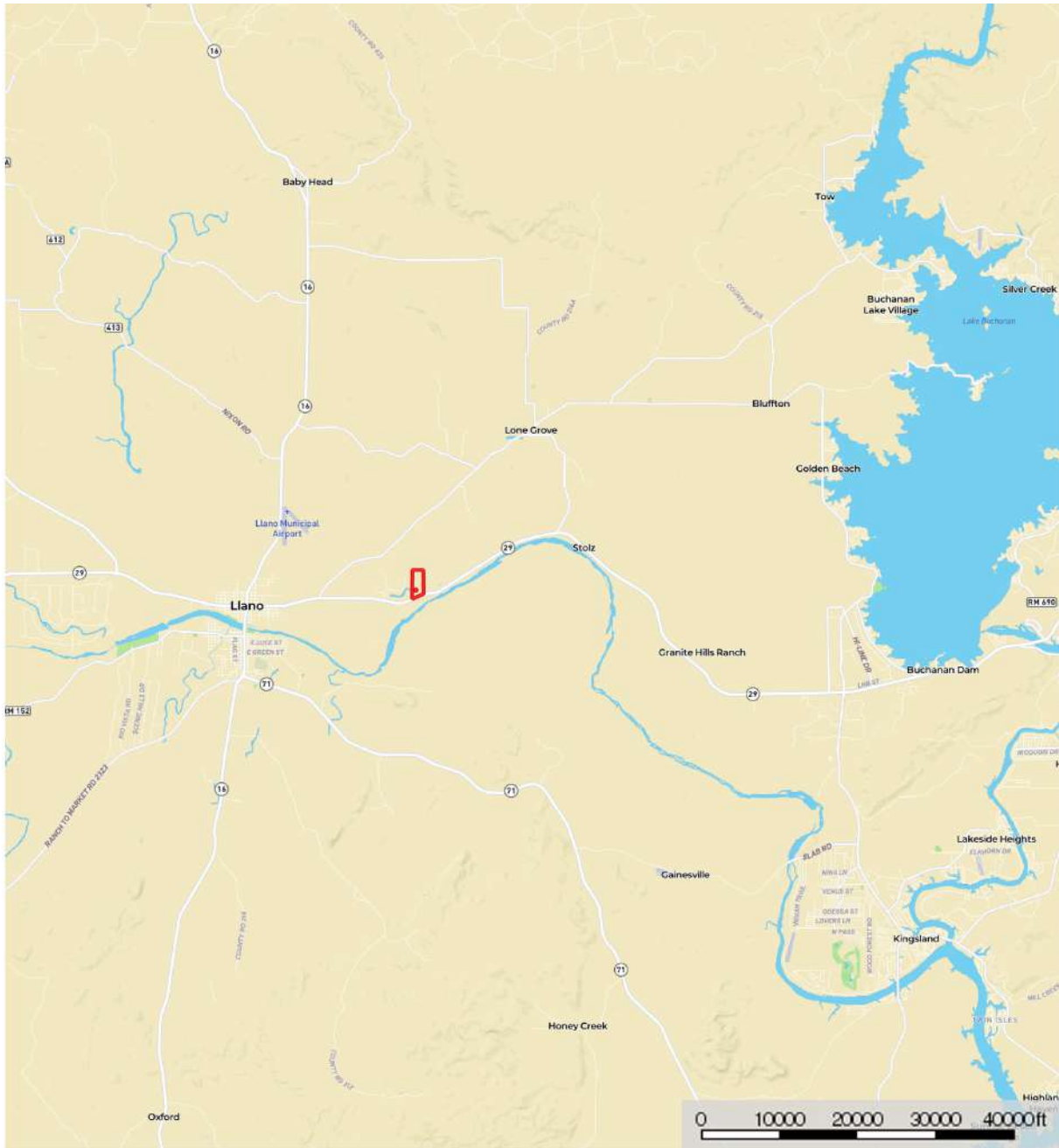
Two hunting blinds and two feeders.

DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused 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 of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



 Boundary

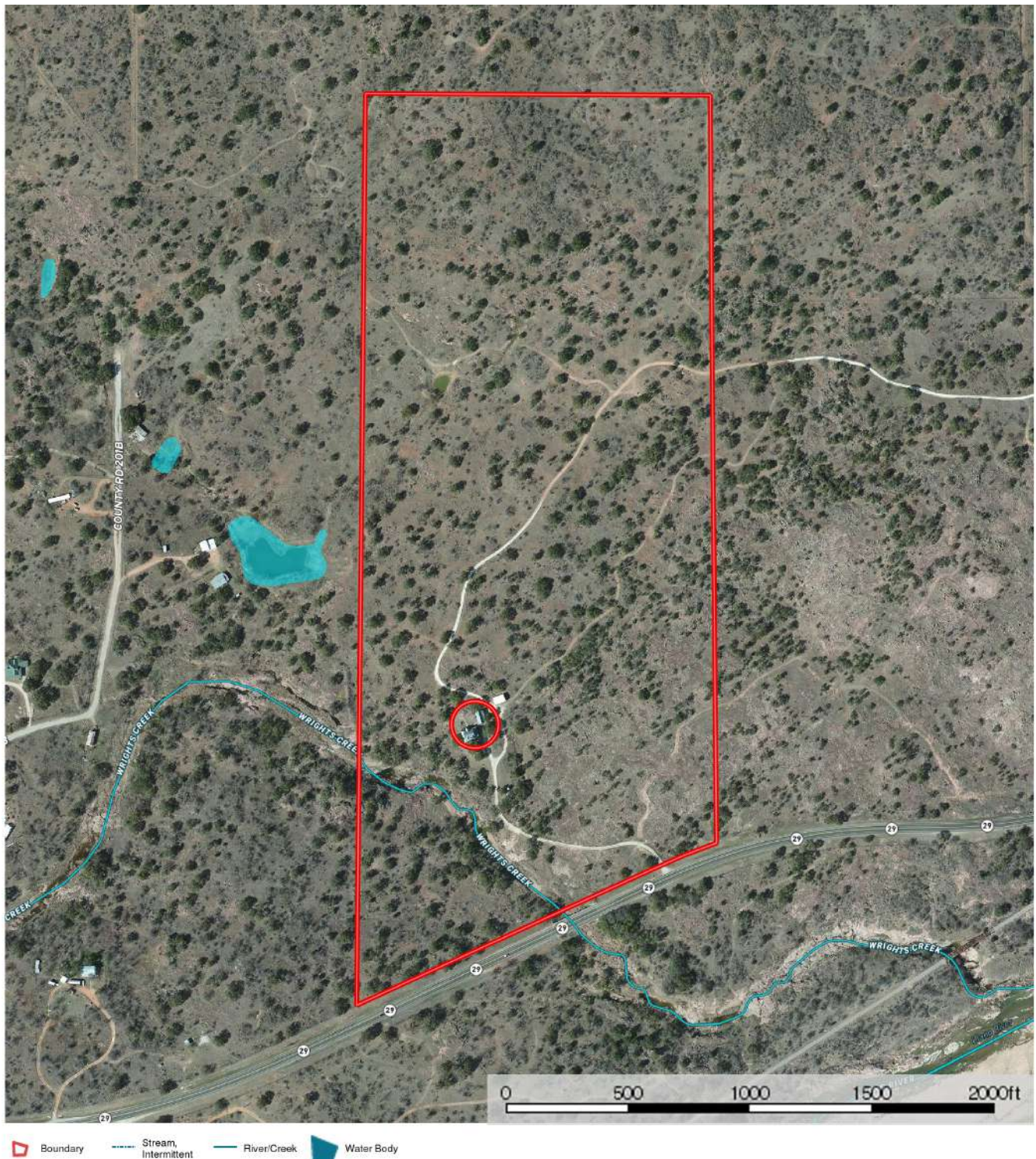
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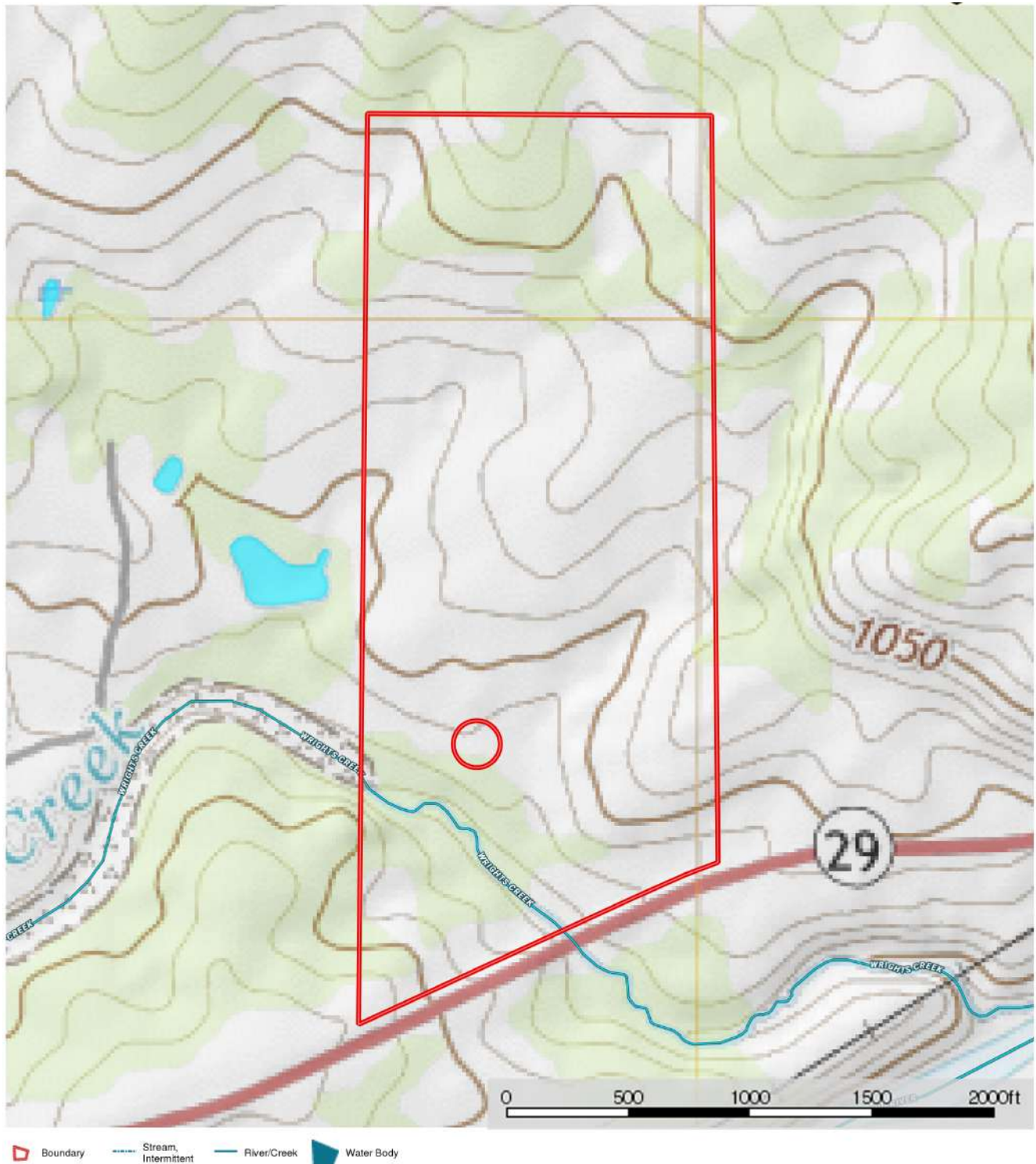
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Information About Brokerage Services

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.

Simpson Ranches & Land, LLC	9001555		830.955.1725
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Anthony Simpson	508054	<u>anthony@SimpsonRanches.com</u>	210.854.6365
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date