

DOUBLE J RANCH

\$2,460,000 | 80 acres
Bastrop County
Cedar Creek, Texas

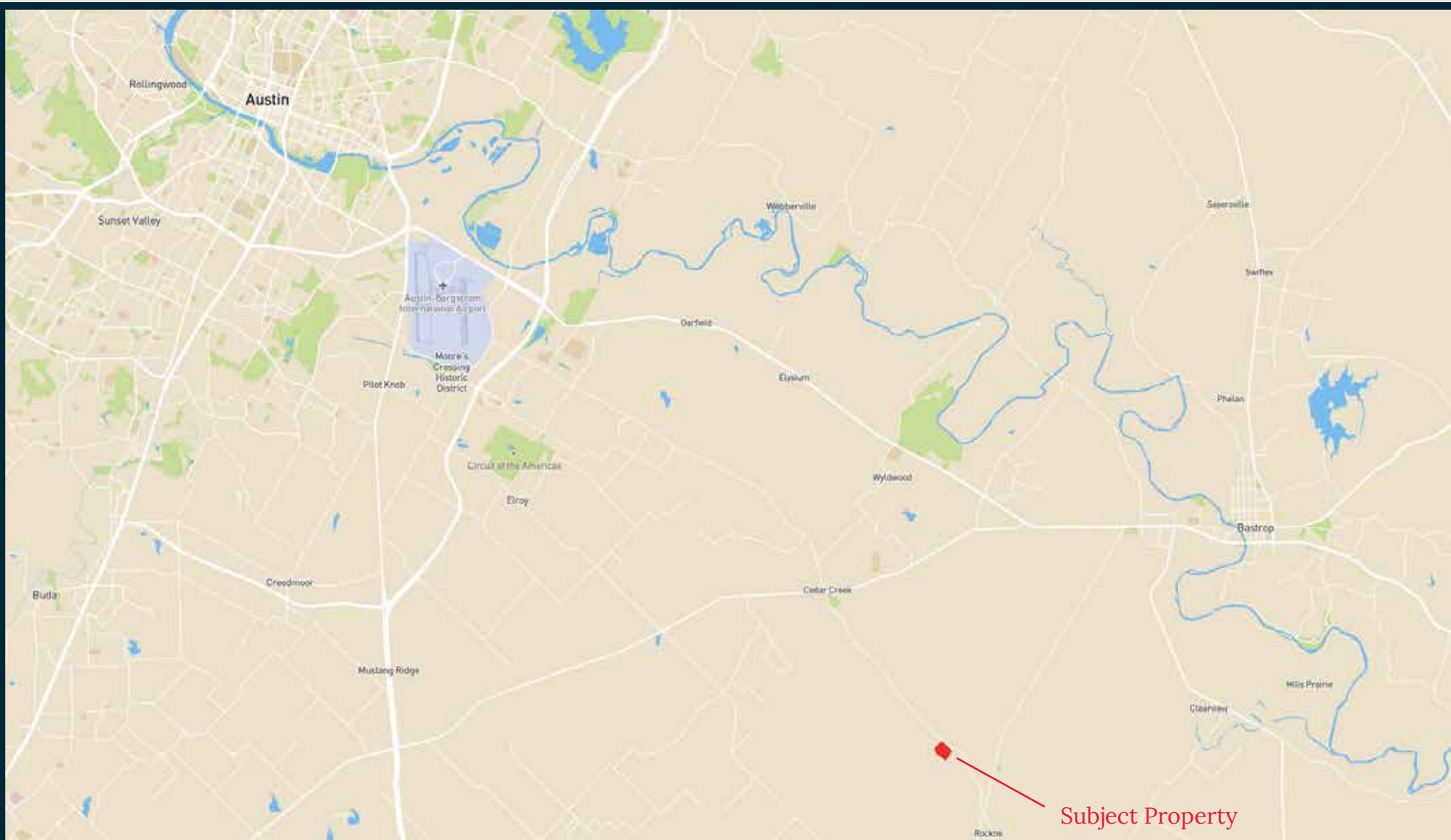
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Double J Ranch

Location Map

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Carlotta C. McLean | Tim W. Riley
512-960-4676 | www.RileyMcLean.com

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.



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Property Detail - Topography/FEMA Floodplain

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Property Summary

This remarkable, orderly property is located just 5 miles from Cedar Creek, +/- 17 miles from Austin-Bergstrom Airport, and +/- 22 miles southeast of downtown Austin. It is located at 4611 FM 535 Rd., Cedar Creek, Texas in Bastrop County.

SIZE	80 acres
PRICE	\$2,460,000 (\$30,750.00/acre)
UTILITIES	AQUA Water and Septic.
PARCELS	Bastrop County parcel #23116
TERRAIN	The property is rolling with a variety of fields and undulating land allowing pasture and rural views. Soils found throughout the property include sandy loam and clay.
TAXES	2020 Bastrop County Taxes for the 279.28 acres - \$19,136.69. 80 acres will be a portion of the total amount, most of the taxes are tied to the house and improvements. The property is taxed under the (1-D-1) Agricultural Valuation.
SCHOOLS	Bastrop ISD: Red Rock Elementary, Cedar Creek Middle School, Cedar Creek High School

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IMPROVEMENTS	A stone, gated entry and paved driveway lead to a private, 5,600 square foot, one-story home with a pool. The main house has 5 bedrooms, 3 bathrooms, a covered wraparound porch and a detached oversized two car garage with a storeroom. The main living space in the house features a great room that looks over the rolling pastures and has multiple living spaces, including: kitchen with bar, 2 dining areas, and living space with a wood-burning fireplace. A secondary game room/family room is ideal for entertaining with ample space for a pool table, sitting area, and a dining space with an additional wood-burning fire place. The home has a lookout tower that offers views of the property, ideal for a private office. A wood-rail fence wraps around the main house, which is beautifully landscaped with irrigation. A 2,400 square foot, three-bed, two-bath separate guesthouse (ideal for a ranch foreman) is attached to a large workshop and garage space. Between the main house and guesthouse is a graveled area with playscape for children. Behind the guesthouse/workshop, there is an additional covered structure that is currently being used for hay storage and trailer parking with RV hook-ups. Ample paved areas around the main and separate living quarters offer abundant parking.		
HORSE FACILITIES	The custom-built horse barn has 6 stalls with turnouts, an office with internet service, full bath, tack room, feed room, wash rack, automatic water system, and attached outdoor wash rack with horse stock. The custom-built 120 x 200 lighted riding arena, half of which is covered, has an automatic sprinkler system, beautiful hilltop views, a trap and small pasture attached that lead out to a larger pasture. There is a round pen constructed of cedar posts, 2 portable horse stalls, six horse walker, multiple coastal hay pastures, excellent fencing, covered hay storage and more are on the property. The equestrian facilities all have water, electricity and lighting. Facilities have been used for cutting horse training center, horsemanship clinics for adults and children, boarding and lesson facility. These facilities offer an excellent set up for cutting, sorting and roping with live cattle.		
COMMENTS	The Double J Ranch has all the necessary elements for immediate enjoyment. All land and structures are exceptionally well-maintained and offer tremendous privacy. Trainers for multiple equine sports are within close proximity. This is an exceptional opportunity for a turnkey equine operation that is well-maintained and is ideal for a personal equestrian estate, recreational ranch, investment property or potentially as an equestrian development.		
DISTANCE AND DRIVE TIMES	Cedar Creek	5 miles	6 min
	Downtown Austin	22 miles	45 min
	ABIA	17 miles	25 min
	San Antonio	85 miles	1 hr 30 min
	Houston	144 miles	2 hr 20 min
	Dallas	218 miles	3 hr 20 min

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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