



★ WINDY HILL RANCH ★

Burnet, Burnet County, Texas • 100± Acres • \$1,804,500



Windy Hill Ranch

The Windy Hill Ranch is the perfect country getaway. Exceptionally scenic and private with nice views and in a prime location. Located about forty-five minutes from northwest Austin, three hours from Dallas or Houston and just minutes from Bertram and Burnet. This ranch is well suited for use as a family retreat, entertaining, hunting, and all types of recreation. The topography on the ranch offers scenic views, rolling landscape, lush green pastures, areas of good cover for hunting, stately shade trees and several stock tanks. A portion of the land is still farmed and potentially could be utilized as a hay farm or possibly even a vineyard. The rustic cabin is approximately 960 square feet under roof and offers a nice front porch, open floor plan, 1 bedroom down, loft that can be utilized as second bedroom with one bath and a two-car carport. Just a few steps away from the cabin, nestled under a majestic oak tree is a huge flagstone patio perfectly situated to enjoy the views and gather with family and friends. The property is completely fenced and carries a wildlife exemption that helps to lower property taxes. There are 3 excellent water wells, one being solar powered. The main water system is protected by a fully enclosed metal building. A ranch would not be complete without a barn and accessory structures. The drive-through metal barn is a welded 60 x 40 structure on slab, with one side used for equipment storage and the other side as an enclosed and insulated shop. A second metal barn is used for storage and there is also an older set of working pens. Rounding out the ranch are two fenced hay pastures each with automatic water troughs. This unrestricted property is a true country getaway that many desire, but rarely find.

Directions: From Burnet, head N US 281, then turn right onto FM 963 go .07 miles.

Turn right on Shady Grove Rd/ CR 200, and go 09. miles. Keep straight for 4.8 miles, on left you will be on the property.

For a private showing, contact Listing Agents **Drew Colvin** at 512-755-2078 or **Mike Bacon** at 512-940-8800.













































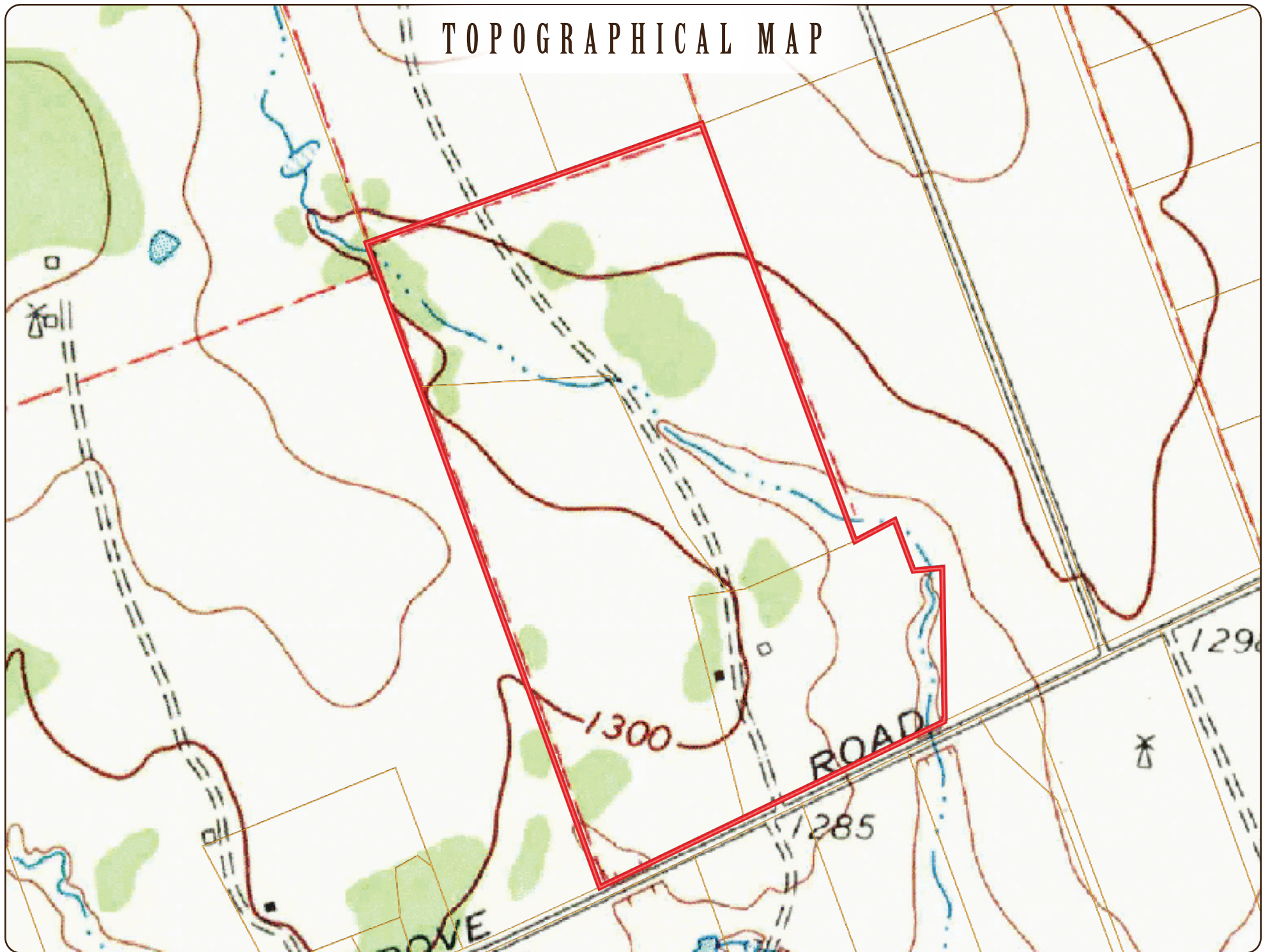




SATELLITE MAP



TOPOGRAPHICAL MAP



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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.

Texas Ranch Brokers, LLC	90033375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date INFO ON



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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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