



COUNTRY ROAD RANCHETTE



Burnet, Burnet County, Texas • 20± Acres • \$400,000





Country Road Ranchette

Small acreage is hard to find - this one you can clear your homesite or getaway cabin. Quiet, paved county road. 20 Acres to be surveyed out of a larger tract. Only minutes from Burnet, Texas and 45 minutes from Austin, Texas. Property has thick cover in oak, elm, and cedar. Game includes deer, turkey, dove, hogs, and varmints. Electric is near and available. Water well required, water well partition required, convenient road access. Light restrictions.

Directions: Go on Hwy 281, north towards Lampasas approximately 7.6 miles. Take a left on CR 108 approximately 7.6 miles should arrive to the ranchette.

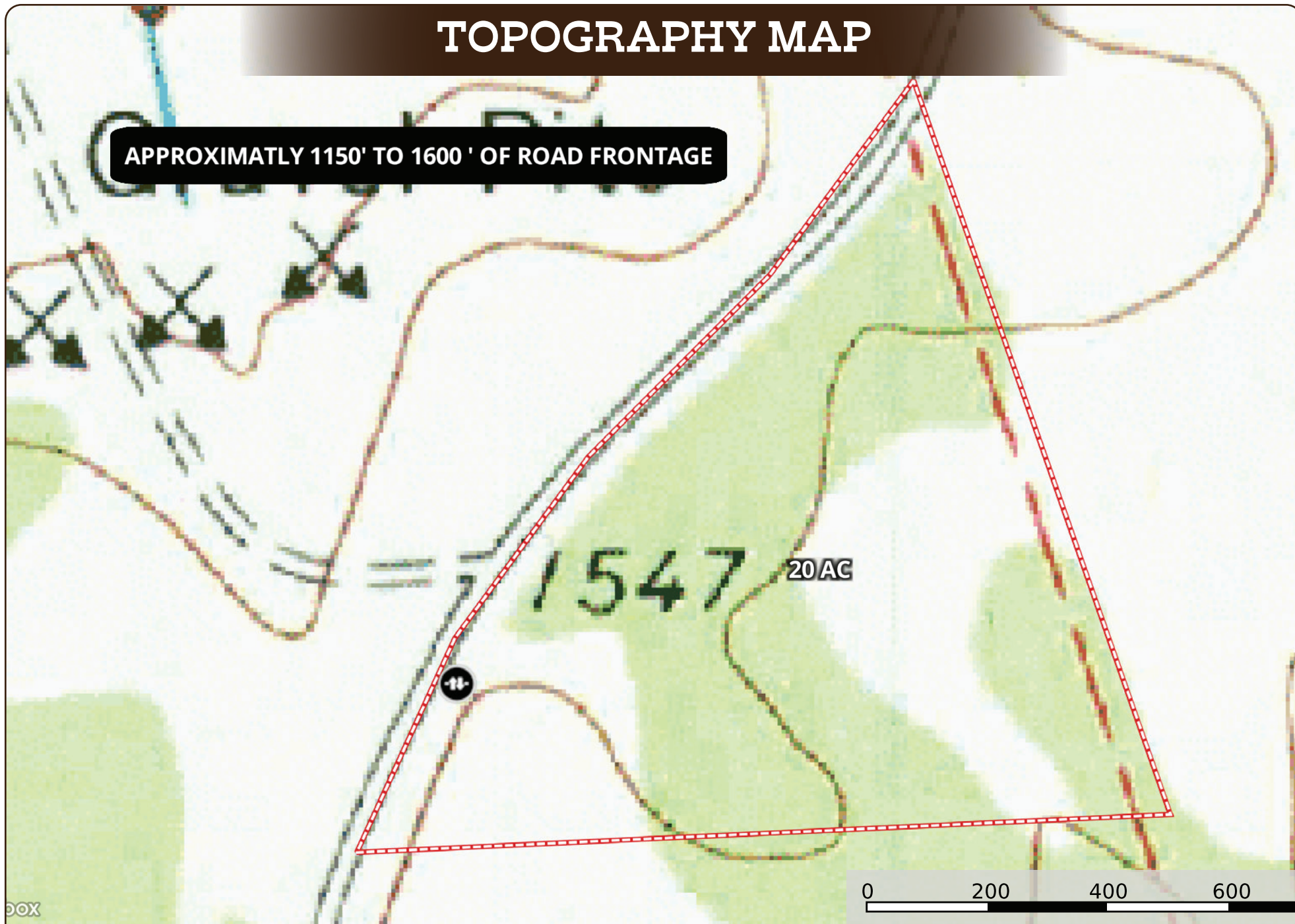
Contact Listing Agent for more information: **Mike Bacon** at 512-940-8800 or **Drew Colvin** at 512-755-2078.





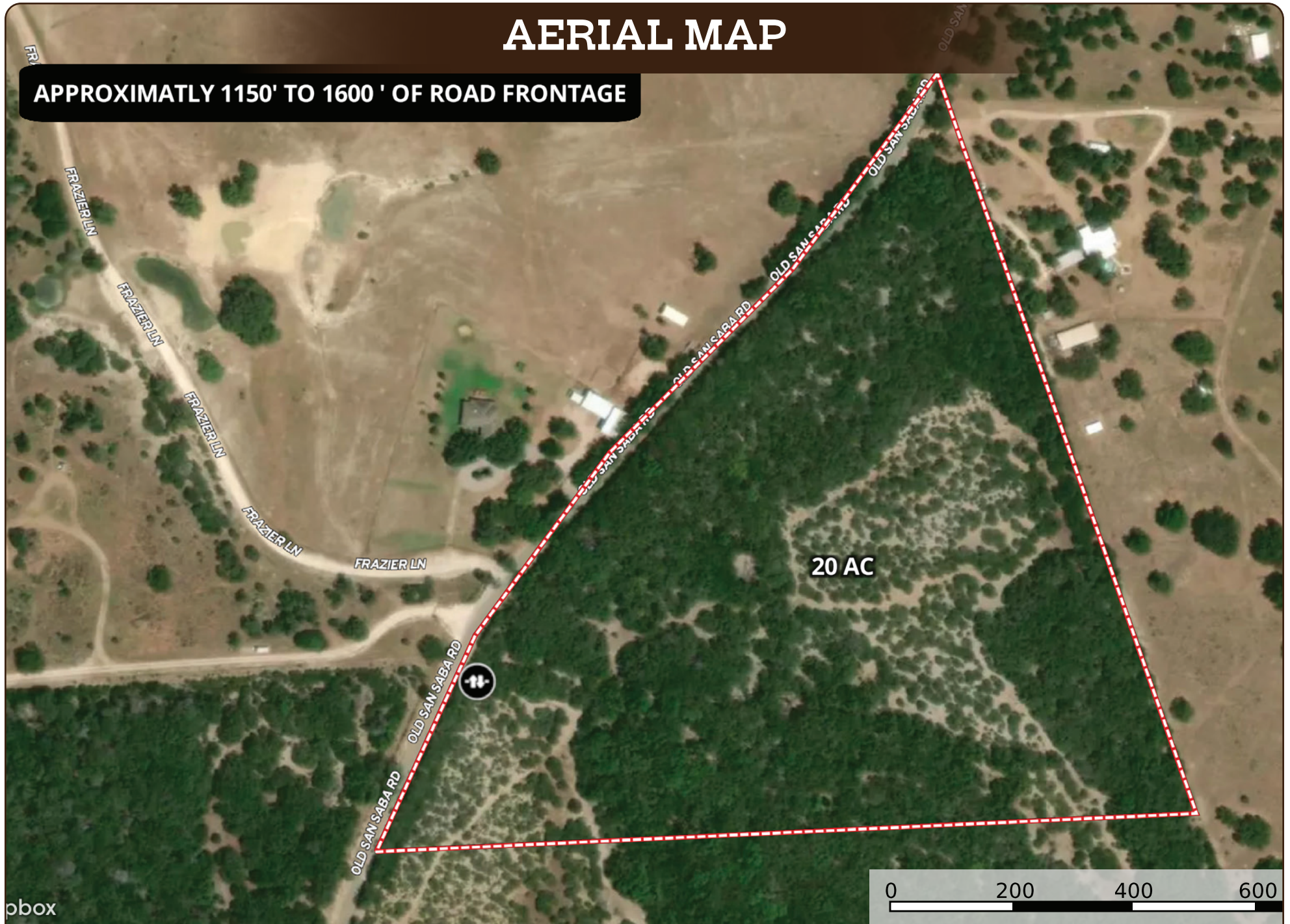
TOPOGRAPHY MAP

APPROXIMATELY 1150' TO 1600' OF ROAD FRONTAGE



AERIAL MAP

APPROXIMATELY 1150' TO 1600' OF ROAD FRONTAGE



pbox



Boundary



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
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Primary Assumed Business Name				
Designated Broker of Firm		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

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet, TX 78611

Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

INTO ON

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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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**A M E R I C A N
F A R M + R A N C H**

DISCLAIMER The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause 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 should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/58wahue8> & <https://tinyurl.com/y6qo4o5w>