



★ **THE VINEYARD B&B AT LOST CREEK** ★

Sunrise Beach, Texas • 3.14 ± Acres • \$1,650,000





The Vineyard B&B at Lost Creek

DESCRIPTION: Welcome to The Vineyard B&B near Sunrise Beach Texas. This beautiful boutique property sits on just over 3AC with 2AC of Shiraz vines planted which currently receives an Ag Valuation on the property taxes. The B&B is being sold fully furnished and equipped with approx. 3200sqft event/dining hall, large commercial kitchen along with a spectacular circa 1800's bar from the rowdy Dodge City days. There is a stone fireplace and wood fired pizza oven. A large basement room serves as the laundry area complete with a table for folding linens and shelving for extra catering equipment and guest supplies. There are 6 immaculate fully furnished guest rooms, each with private bath and mini fridge. A 7th room/large suite serves as manager's quarters. The 2400sqft barn is insulated with updated A/C. It has previously been used for wine production and climate-controlled storage. Outback is a large shaded amphitheater for live music, fun and fellowship. The B&B has recently served and as a corporate event and wedding venue and top tier/nationally recognized B&B. Great location, less than an hour from Austin! Just minutes to Horseshoe Bay Resort and Lake LBJ.

Directions: From Austin go West on Hwy 71 approx. 45 miles turn Right onto Ranch Road 2233 go 1 Mile and Vineyard B&B will be on Left.

Contact Listing Agent Brad Wilcox at 512-461-7042























































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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Regulated by the Texas Real Estate Commission

TXR-2501

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

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Information available at www.trec.texas.gov

IABS 1-0 Date

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INTRO ON



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