

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

POPE BEND RIVER RANCH

41± Acres | \$3,034,740 | Bastrop County, Bastrop, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

Pope Bend River Ranch consists of 41± acres on the Colorado River situated between Austin and Bastrop in close proximity to active residential, industrial, and other significant developments. The unimproved property has been utilized for recreational purposes along with a current cattle lease.

ASSOCIATE CONTACT

LINDSEY HOLUBEC
Republic Commercial Land & Brokerage, LLC
Sales Associate
(512) 629-5525
lindsey@rclb.com

CHARLES DAVIDSON
Republic Ranches
Partner/Broker Associate
(210) 415-5570
cmd@republicranches.com

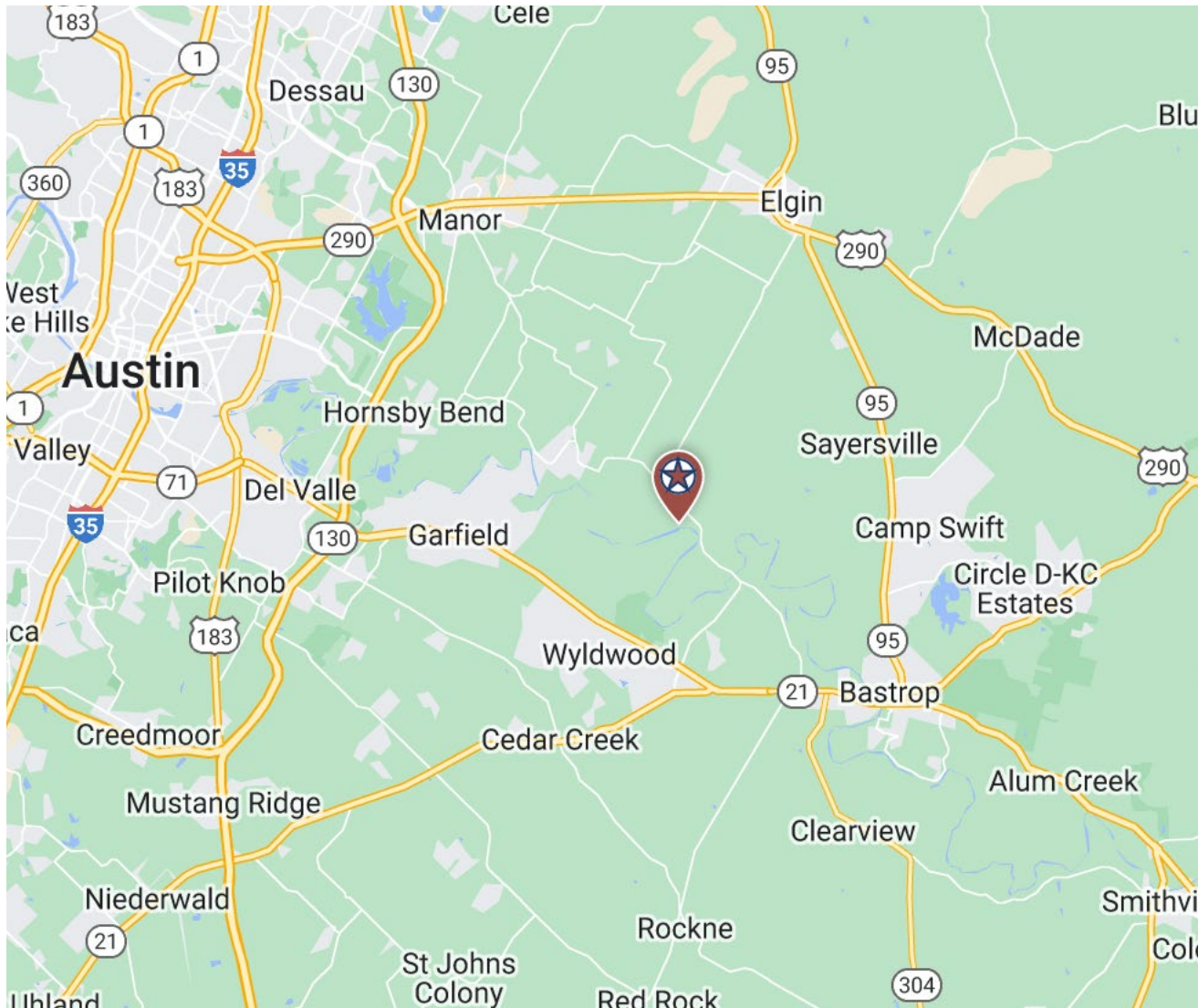
GARRETT YARBROUGH
Republic Commercial Land & Brokerage, LLC
Sales Associate
(512) 924-9236
garrett@rclb.com



Co-Listed with Republic Commercial Land & Brokerage

LOCATION

Pope Bend River Ranch is located only 15 miles northwest of Bastrop, +/- 17 miles from Austin-Bergstrom airport and +/- 25 miles from Downtown Austin. In addition, the property is situated between Tesla Gigafactory (+/- 17 miles) and Boring Company/Space X (less than 10 miles). Less than two miles from Hyatt Lost Pines Resort and less than 3 miles from Rocking S Estates and Double Eagle ranch, both large lot residential developments with recent home sales in the \$600's. The property lies within the City of Bastrop ETJ Area-A and Bastrop ISD school boundary zone. City of Bastrop ETJ Area A is not regulated by Bastrop County, any developments in this area go through the City of Bastrop.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property consists of +/-29 acres of level cleared pasture and some wooded areas. The pasture transitions to a mix of Pecans and other hardwoods offering a natural privacy buffer as the property slopes toward the Colorado River.

WATER

Pope Bend River Ranch features over 1,500 feet of serene Colorado River frontage that is unobstructed by rooftops or any other structures. A ½ acre stock tank can be found in the northwest corner of the property.

UTILITIES

Bluebonnet Electric Co-op services the property. There is currently no well on the property, broker can provide a recent quote for well service. The property is within Aqua WSC-Water CCN and Lower Colorado River Authority – Sewer CCN.

AREA HISTORY

The fast-growing county and city of Bastrop is known for its pro-business environment and historic small-town charm with big-city amenities offering an exceptional quality of life. Affordable cost of living, quality of education, and large skilled workforce are important to the city especially as it continues to grow. Nearby attractions include but are not limited to McKinney Roughs Nature Park, Lake Bastrop North Shore Park, Buescher State Park, Colorado River, Lost Pines Nature Trails, and Rocky Hill Ranch. From 2010-2020, the population in Bastrop County has grown by 31.1%. Top employers include Bastrop ISD, Hyatt Regency Lost Pines, Bastrop County, MD Anderson Cancer Center, and the University of Texas Science Parks.





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker’s Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent’s Supervisor’s Name	License No.	Email	Phone
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate’s Name	License No.	Email	Phone
Garrett Yarbrough	706982	garrett@rclb.com	(512) 924-9236
Lindsey Holubec	9013147	lindsey@rclb.com	(512) 629-5525
Buyer/Tenant/Seller/Landlord Initials		Date	

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