

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

CAVE CREEK RANCH

50± Acres | \$2,195,000 | Washington County, Burton, TX

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





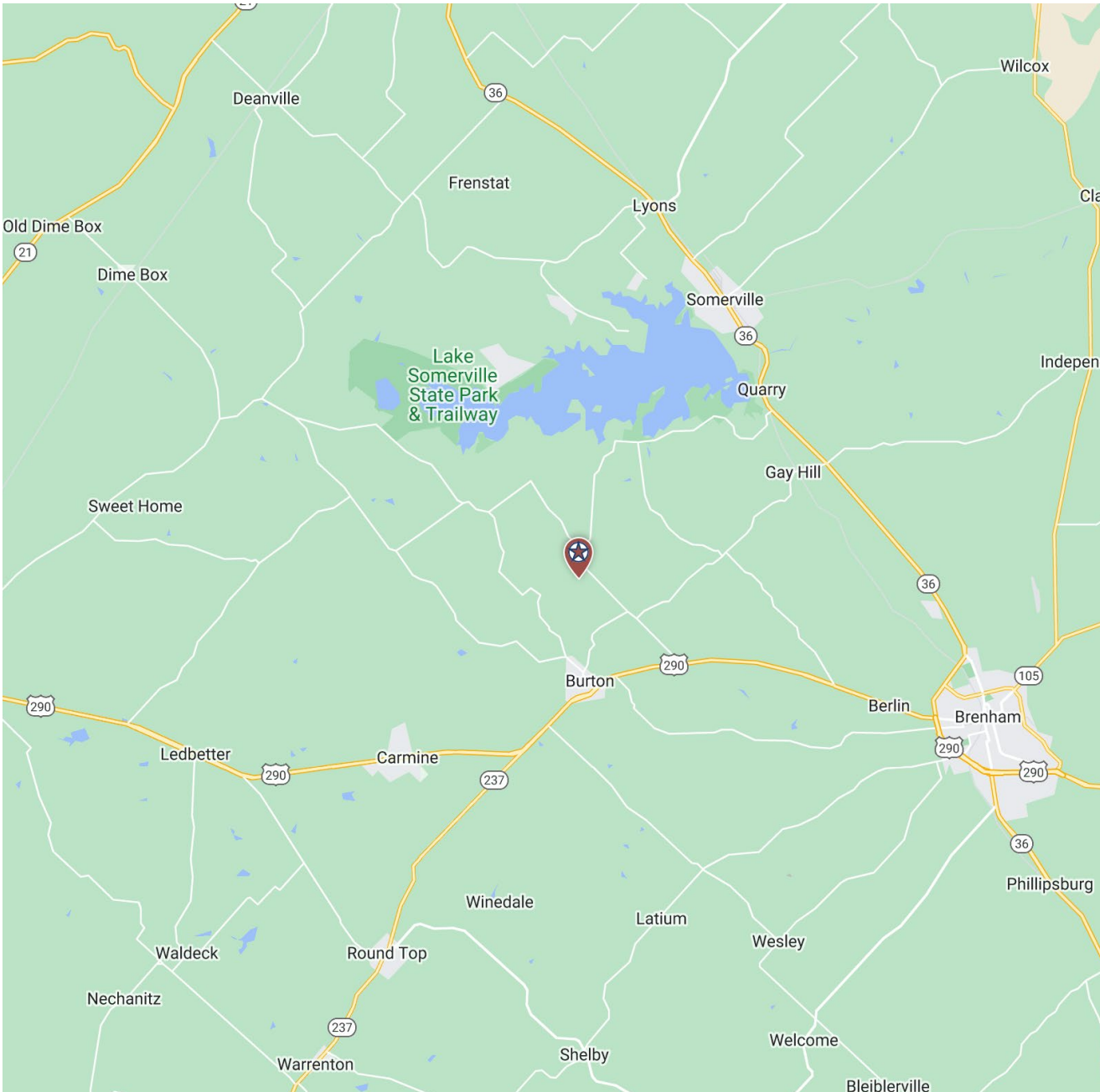
DESCRIPTION

This idyllic 50-acre property has it all! Five miles from charming Burton and 1 hour and 15 minutes from Houston and Austin, the location of this beautiful property is unmatched. Century-old live oaks grace the entrance of the property, leading to a charming 1920s farmhouse enclosed by a white picket fence. This property has something for everyone, including a chicken coop, horse stalls, and a huge barn - the activities are limitless. McCain Creek, with its rock bottom and clear water, meanders through the property offering excellent trail walking and a habitat for a wide variety of wildlife. The creek even offers a waterfall and cave - this truly is a special property! Enjoy the country life only 13 miles away from all the shopping and dining options in Round Top!

ASSOCIATE CONTACT

DRAKE HELLER
Broker Associate
(281) 546-7051
drake@republicranches.com

LOCATION



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

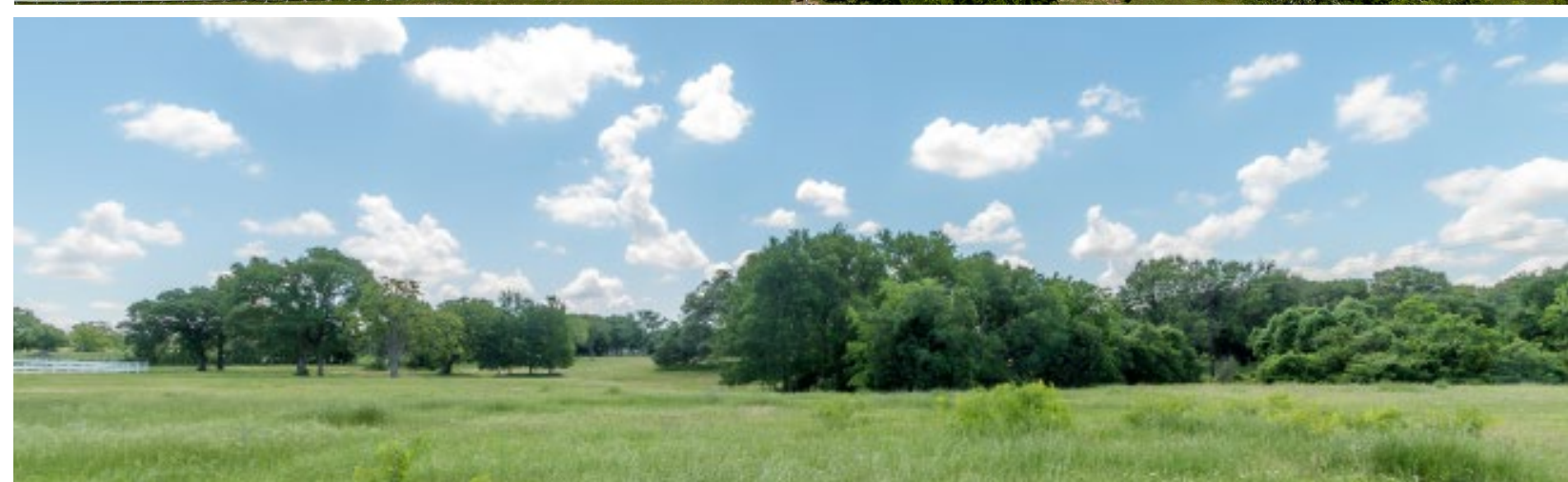
Thick woods along the creek open to beautiful meadows with thick grasses covered in giant trees (live oaks, post oak and cypress, to name a few).

IMPROVEMENTS

The two-bed, two-bath home was updated in 2022 with a new standing seam metal roof, tiled bathrooms, and an updated kitchen. The home boasts high ceilings and original hardwood floors. A large attic could easily be converted into an additional bedroom, office, or media room.

Additional improvements include an 80X50 barn located near the corner of the property. Historically, this barn has been used for storage of ranch equipment, but with old wooden beams and concrete floors, this barn is begging to be converted into a pavilion for parties!

Multiple other buildings provide storage for ranch equipment, ranch toys or antiques!





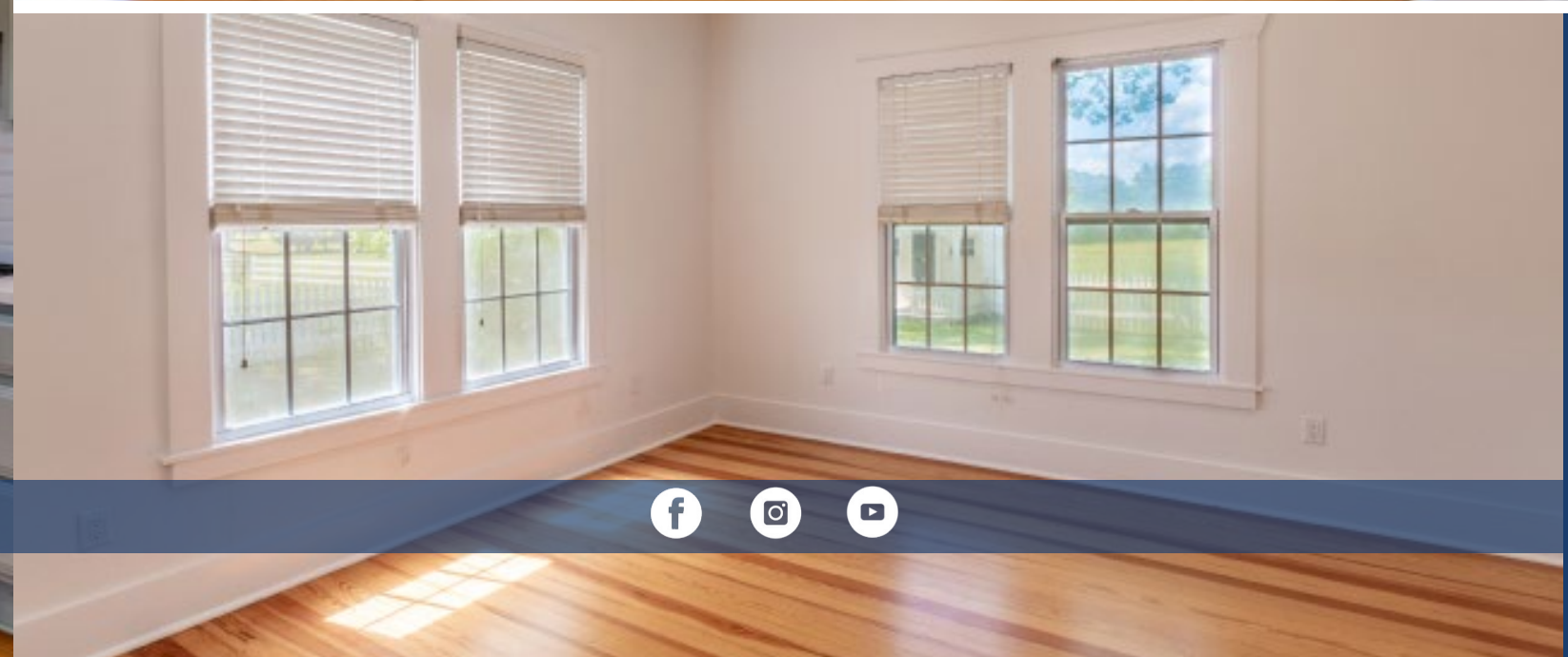
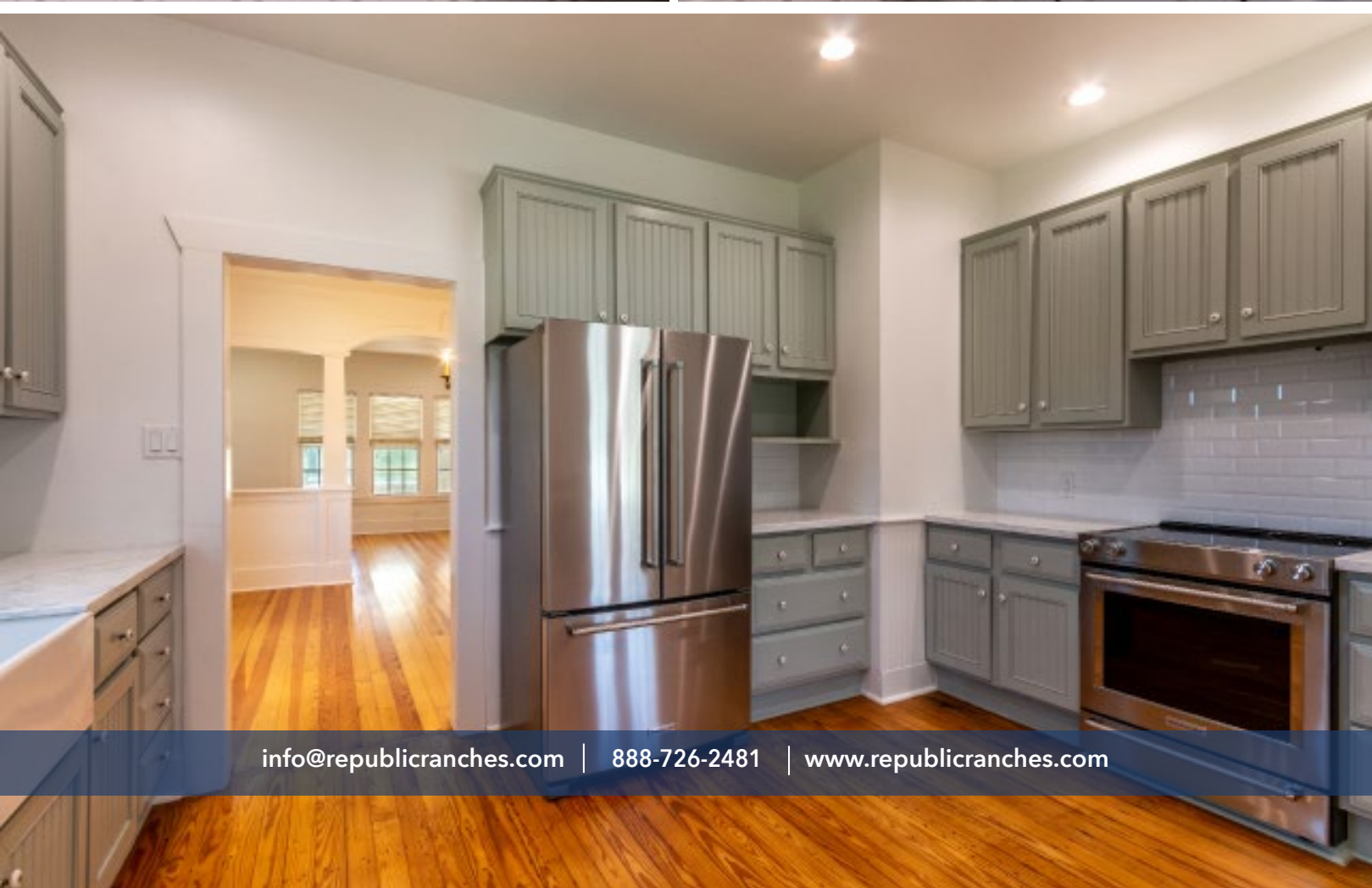


Exhibit A
Restrictions

1. The Property may not be subdivided (or otherwise conveyed or owned as a smaller tract) except as provided herein. Ten years following the date of recording of this restrictive covenant, the Property may be subdivided, provided that no tract shall contain less than 45 acres.
2. Commercial, business, retail, and industrial uses are strictly prohibited. Temporary residential leasing is permitted such as VRBO. Commercial hunting, including commercial day hunting, is prohibited. For the avoidance of doubt, agriculture and livestock activities, including leasing grazing rights, are permitted.
3. Mobile homes, modular homes, or manufactured housing, single, double wide, triple wide, or hybrid "Park" models are prohibited permanently. Mobile homes, modular homes, or manufactured housing, single, double wide, triple wide, or hybrid "Park" models are permitted temporarily, for a time not to exceed 24 months and are not visible from the ground level property line of any other tract (unless owner of such other tract has expressly approved the foregoing in writing).
4. Buildings and deer blinds cannot be located within 150 feet from any perimeter Property line.

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, 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 satisfaction. No representation is made as to the possible value of this investment or type 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 in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

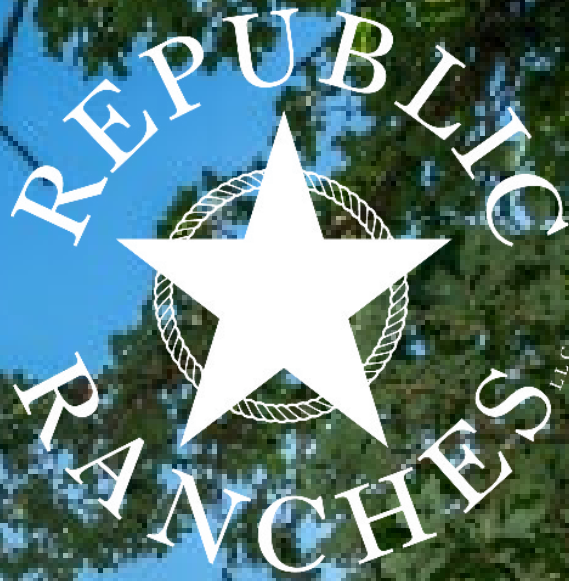
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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