

REPUBLIC RANCHES LLC

Our Legacy is in the Land

THE VINE

30.937± Acres | \$8,750,000 | Austin County, New Ulm, TX

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DESCRIPTION

Welcome to The Vine! A premier wedding and event venue, conveniently located between Houston and Austin, in the charming town of New Ulm, Texas. The property consists of the beautiful Barrel Barn, outfitted in stunning reclaimed barn wood with intricate stone detailing, the Barrel Barn will set the perfect scene for your celebration. Next to the Barrel Barn is the beautiful Union Bell Chapel. The 5,000 SF chapel is roomy enough to accommodate 275-300 seated guests with additional standing room. The Wild Rose Cottage is a fully furnished bridal cottage, complete with full salon for the bride and bridal party to prepare for her wedding. On the other side of the Barrel Barn is the Lonestar Lodge; the perfect place for the groom and groomsmen to prepare. It is set up with a kitchen, lounge area and outdoor games and even has a pool table upstairs. Several outdoor sites can hold weddings from 50 guests up to 500 guests.

There is also a 7.25-acre vineyard overlooking the lake.

The Tasting Room at The Vine is open to the public and for private events such as bridal showers, baby showers, weddings, corporate events and more. The Tasting Room has a large variety of wines, fabulous seating area and large outdoor patio that overlooks the vineyard.

ASSOCIATE CONTACT

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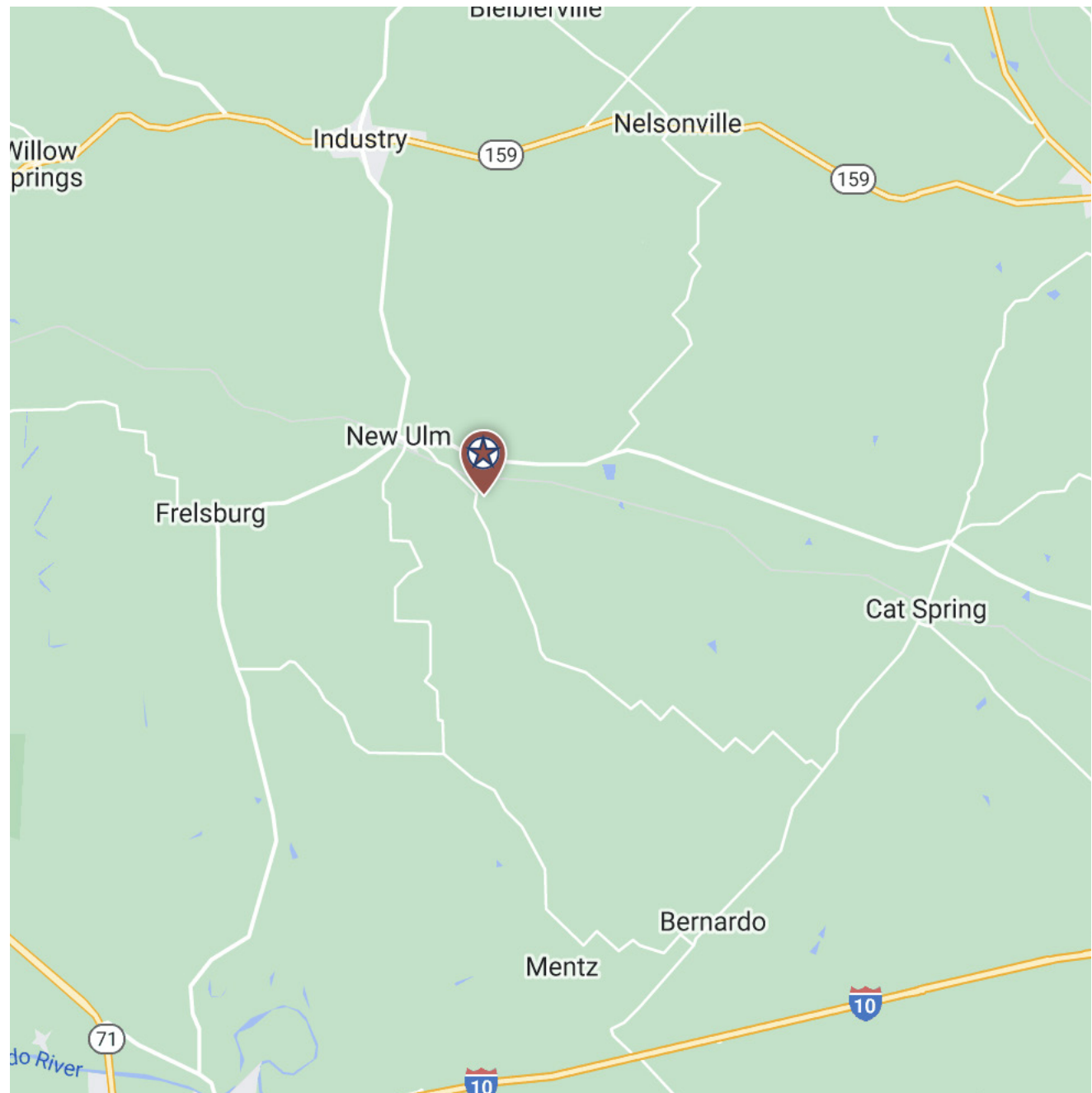
Co-Listed with Republic Commercial Land & Brokerage



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LOCATION

25642 Bernard Rd, New Ulm, TX 78950



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The topography is rolling with beautiful landscaping around the grounds and vineyard

WILDLIFE

Plenty of native wildlife, deer, fox, rabbits, bobcats, quail, dove, turkey and many of our Texas songbirds.

AGRICULTURE

7.25-acre vineyard and three stocked lakes.

WATER

The property is served by two water wells. The Venue's well depth is approximately 250 feet.

ELECTRICITY

Electricity is provided by Bluebonnet Electric Co-Op and there is a full venue backup Generac generator.



IMPROVEMENTS

- Improvements include:
- 4,700 SF main wine tasting room- <https://www.thevinetx.com/tasting-room>
 - Outdoor patio
 - 10,500 SF Barrel Barn
 - 5,000 SF Union Bell Chapel
 - 1,434 SF Bride’s House
 - 1,039 SF Groom’s House
 - 1,200 SF Venue Shop
 - 2,400 SF Tasting Room Shop

MINERALS

There are no owned minerals.



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.

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Agent’s Supervisor’s Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

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