

# REPUBLIC RANCHES L.L.C.

*Our Legacy is in the Land*

## TWISTED OAKS

10± Acres | \$1,250,000 | Burnet County, Horseshoe Bay, TX

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# DESCRIPTION

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Welcome to your dream retreat at 1050 Twisted Oaks Drive, Horseshoe Bay, Texas! This stunning 10-acre property offers the perfect blend of luxury, privacy, and functionality. Nestled in the serene Texas Hill Country, this estate boasts a beautifully designed 3,025-square-foot home built in 2006, complete with modern amenities and elegant finishes.

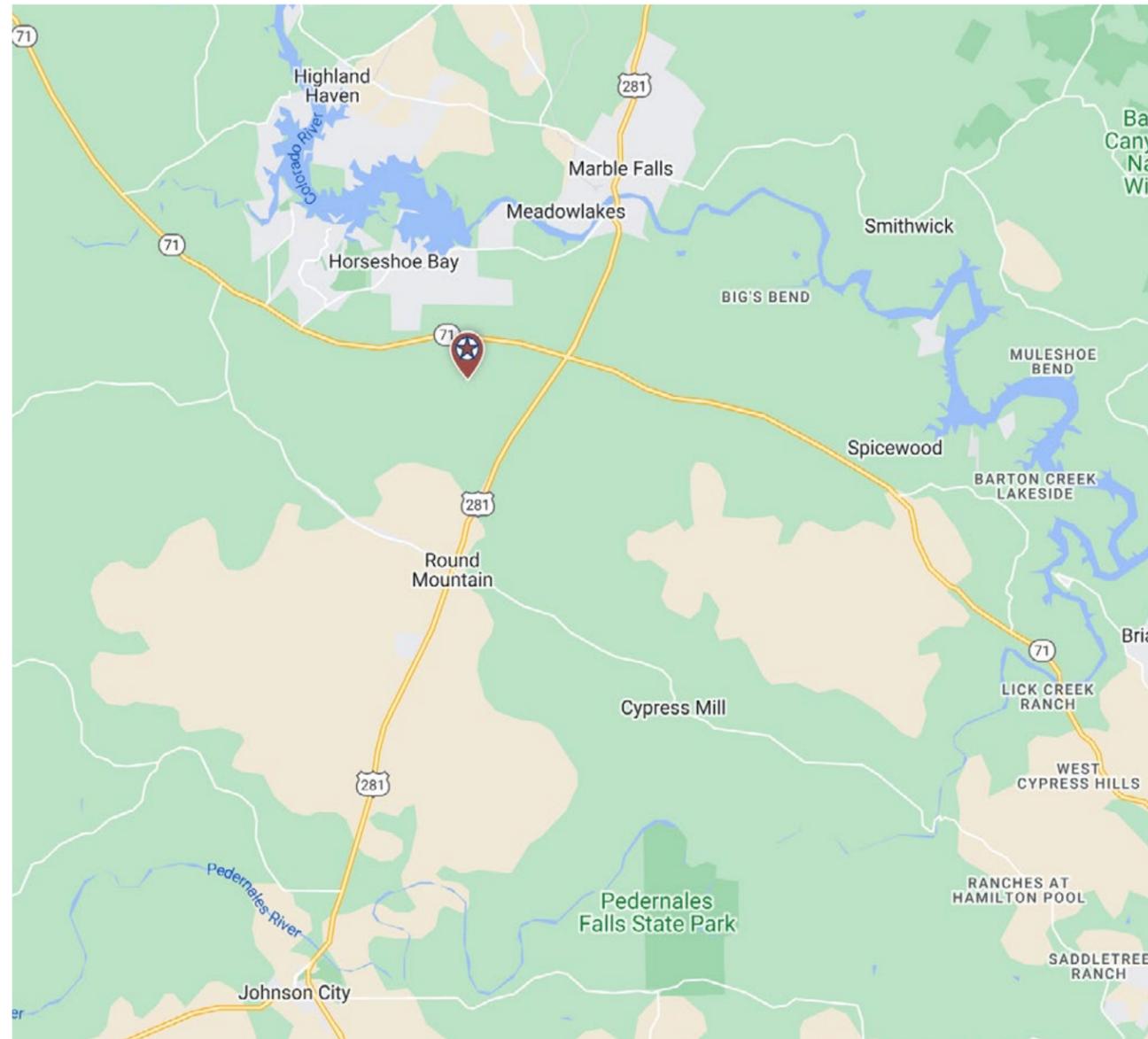
# ASSOCIATE CONTACT

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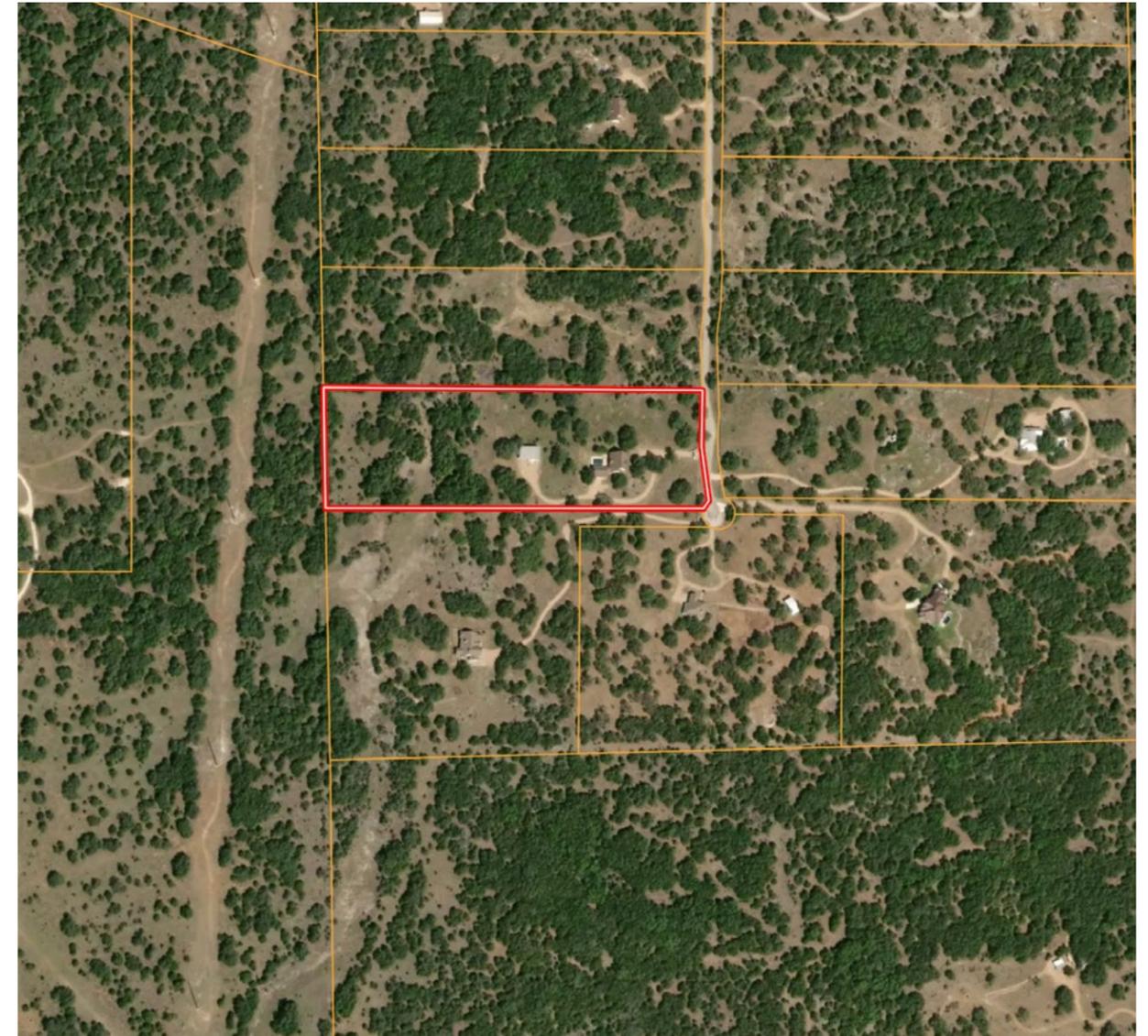
**RYAN MOODY**  
*Sales Associate*  
(512) 940-8194  
ryan@republicranches.com

# LOCATION

1050 Twisted Oaks Drive, Horseshoe Bay, Texas 78657. Located in the desirable Horseshoe Bay area, you are just a short drive from Lake LBJ, world-class golf courses, and all the amenities that the vibrant Hill Country community has to offer.



# PROPERTY MAP



# TOPOGRAPHY, RANGELAND & HABITAT

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With 10 acres of land, you have endless possibilities for outdoor activities, gardening, or even expanding the estate. The property offers a perfect balance of open space and mature live oak trees, ensuring both beauty and privacy.

## IMPROVEMENTS

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**Main Home:** The 3,025-square-foot residence features an open floor plan with ample natural light, high ceilings, and luxurious details throughout. The home includes multiple living areas, a gourmet kitchen, and well-appointed bedrooms and bathrooms, making it ideal for both relaxation and entertaining.

**Outdoor Oasis:** Step outside to your private paradise, featuring a quality pool and hot tub. The expansive patio area is perfect for hosting gatherings or simply enjoying the peaceful surroundings.

**Garage and Workshop:** Car enthusiasts and hobbyists will appreciate the three-car garage and the additional 1,200 ft steel frame shop with a 400 ft RV canopy, providing plenty of space for storage, projects, or a home-based business.

## WATER

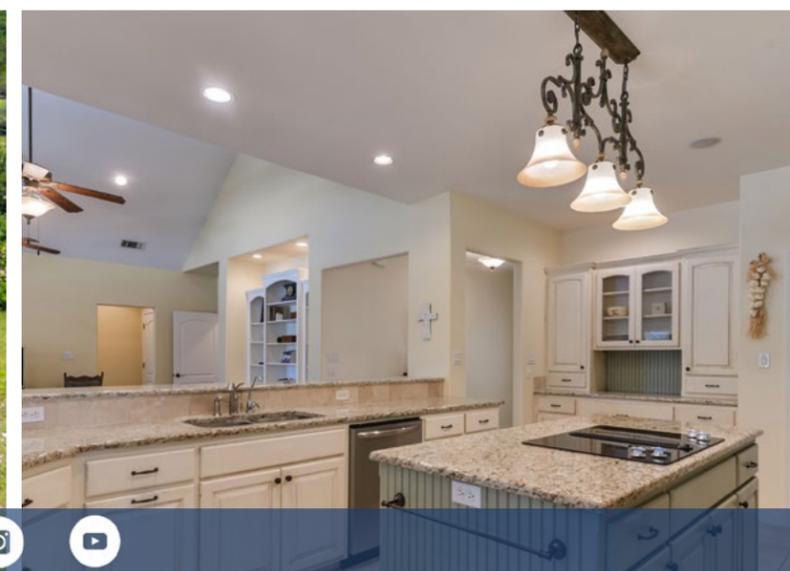
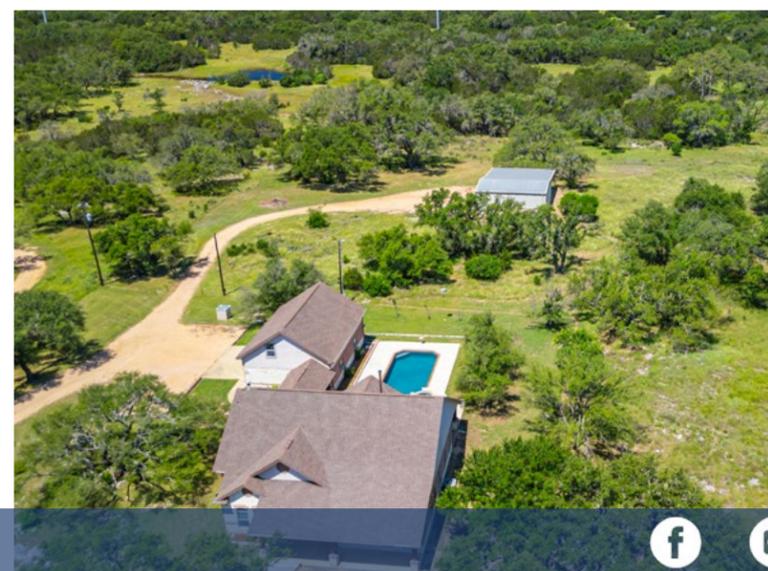
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There is a private water well on the property.

## AREA HISTORY

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Horseshoe Bay is a scenic city on the southern shore of Lake LBJ in the Texas Hill Country. Known for its natural beauty and luxury lifestyle, it features the renowned Horseshoe Bay Resort with world-class golf courses, a marina, and spa services. The city offers upscale residential communities, abundant recreational activities like boating, tennis, and hiking, and a close-knit, active community. Located about 50 miles northwest of Austin, Horseshoe Bay combines tranquil living with convenient access to urban amenities.





## 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Republic Ranches, LLC</b>	<b>9000612</b>	<b>info@republicranches.com</b>	<b>(888) 726-2481</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bryan Pickens</b>	<b>592462</b>	<b>bryan@republicranches.com</b>	<b>(214) 552-4417</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Moody</b>	<b>794806</b>	<b>ryan@republicranches.com</b>	<b>512-940-8194</b>
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](http://www.trec.texas.gov)

IARS 1.0

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.



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