



REPUBLIC  RANCHES<sub>LLC</sub>  
*Our Legacy is in the Land*

## **Cedar Branch Creek**

Llano and Blanco Counties, Horseshoe Bay, TX

913 ± Acres | \$11,777,700 | Shown by Appointment Only





★ **Llano and Blanco Counties**

★ **Dramatic Hilltop Views**

★ **Gently Rolling Hills**

★ **All-Weather Roads**

★ **Numerous Springs**

★ **Approx 45 miles from Austin**

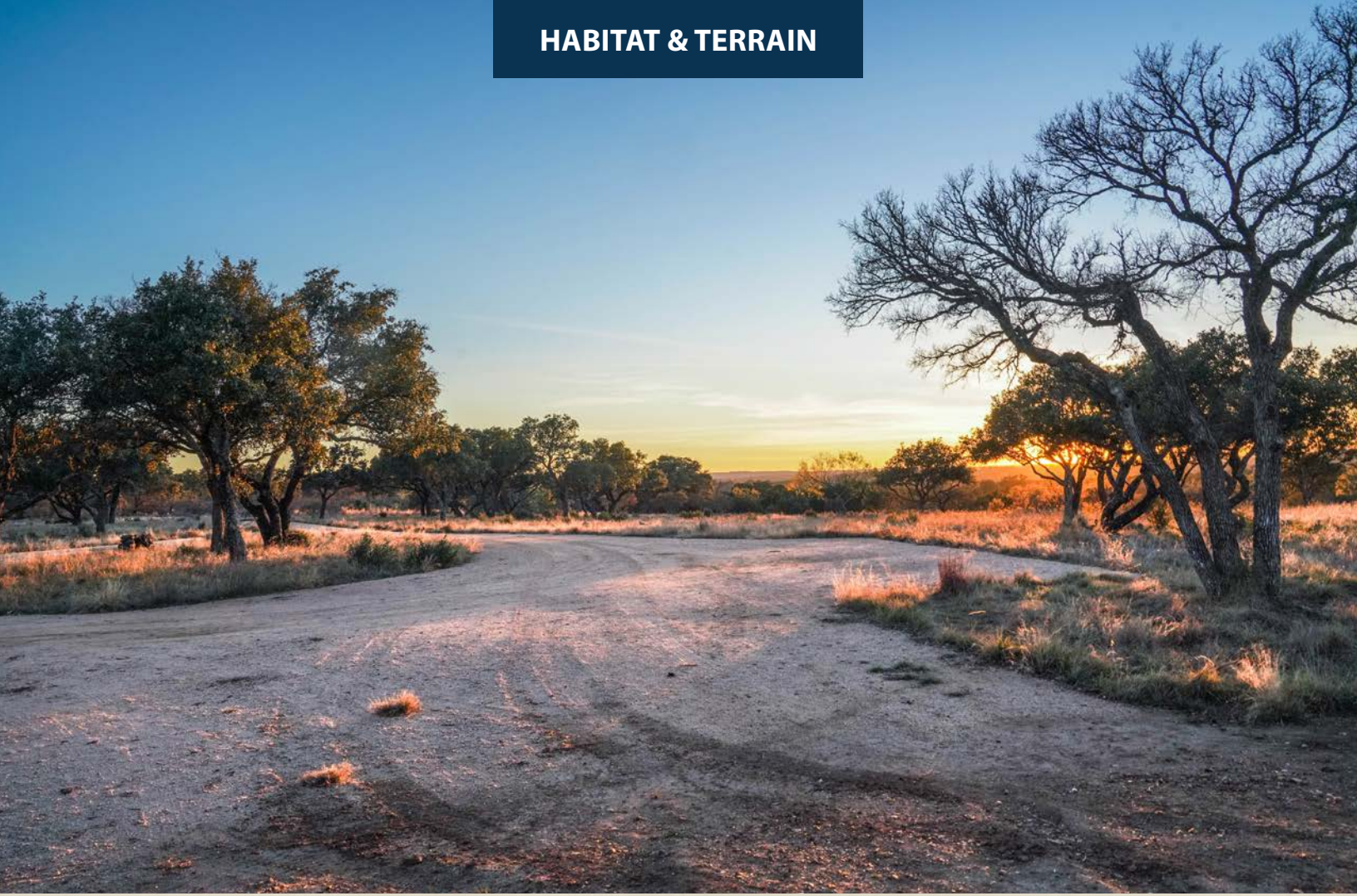


## RANCH LOCATION



Cedar Branch Creek is a live water ranch consisting of 913 acres located on Highway 71 – directly across from Horseshoe Bay – in Llano and Blanco Counties. The property has approximately 2,087 linear feet of frontage on Highway 71, conveniently located roughly 5 miles west of Highway 281. It is approximately 45 miles from Austin and 62 miles from San Antonio.





Numerous springs contribute to the flow of Cedar Branch Creek which flows through the middle of the ranch with multiple branches of the creek creating opportunities to impound ponds and lakes. The land consists of gently rolling hills with mature live oak and post oak trees. Persimmon, mesquite, whitebrush, and many other native plants provide good wildlife habitat and cover. Most of the cedar has been cleared to create beautiful meadows with native grasses and seasonal wildflowers. Several all-weather roads provide access to all areas of the property. There are no steep canyons or other topographical features that would challenge future development. Dramatic hilltop views of Lake LBJ, Pack Saddle Mountain, Horseshoe Bay Resort and golf courses, and the surrounding Hill Country can be found throughout the property. Elevations range from 1,035 to 1,240 feet above sea level.







One water well was drilled on the ranch in 2011 to a depth of 200 feet, and it tested at 100 gpm (it was completed with a small solar pump for livestock use purposes).





## IMPROVEMENTS

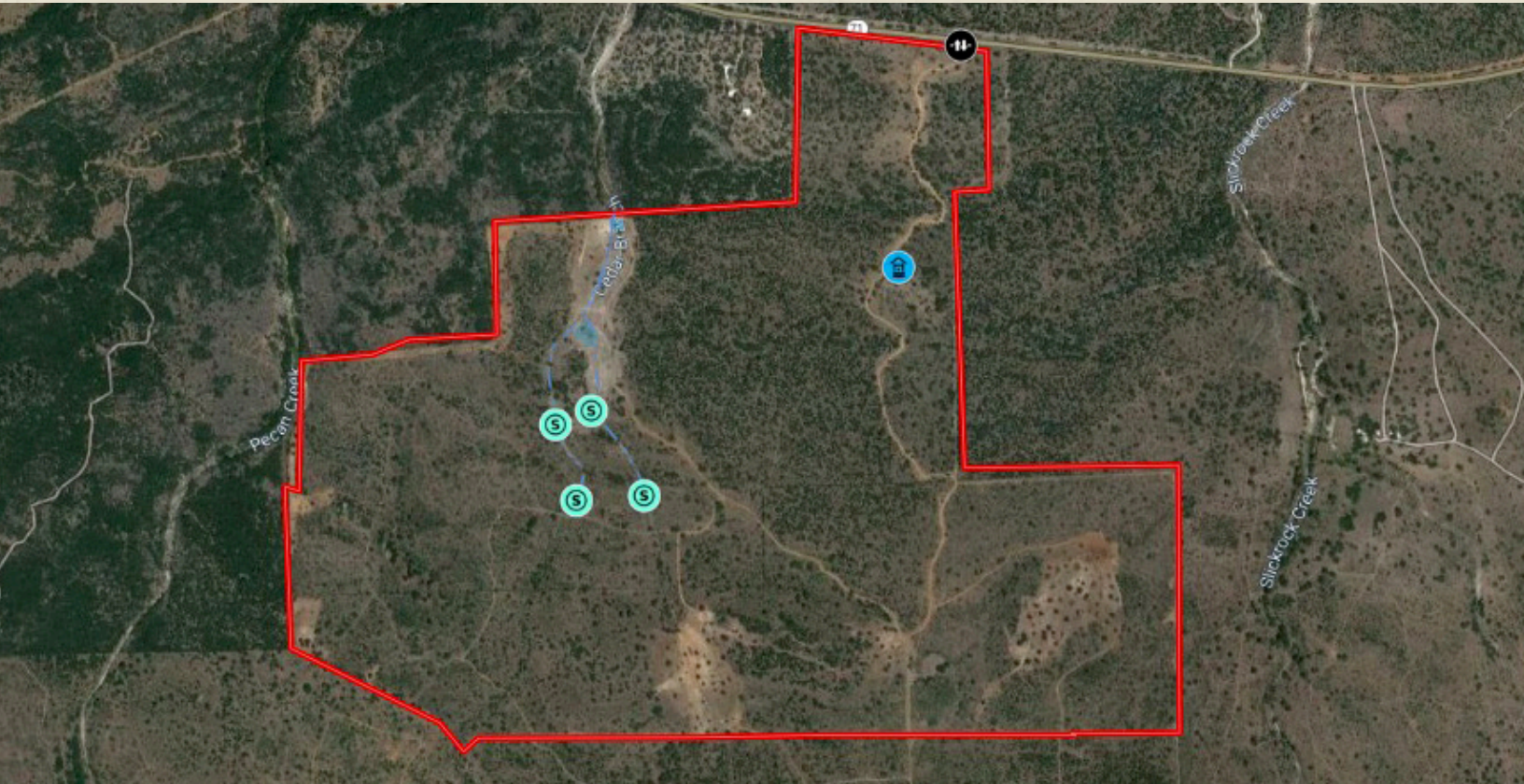
There are no structures currently located on the property, and there are no restrictions against development of commercial/residential uses. Electricity is located on Highway 71. Typical Hill Country wildlife, including a herd of wild Aoudad sheep, inhabits the ranch. The ranch is across the highway from The Horseshoe Bay Resort – which includes private country clubs, 5 golf courses, marinas, conference center, private airport, shopping facilities, restaurants, and many other amenities. It is just 4 miles to the new Scott and White Hospital and Medical Center (an important job-creating development for this area), and roughly 7 miles to Marble Falls.

This is an investment-grade property in the path of development, and could be a lucrative way to invest in the growth of Austin and the surrounding area over a reasonable hold period. Annual expenses are very minimal due to ag-exemption to property taxes.

The airport at Horseshoe Bay is a 5-minute drive, and has a 6,000' paved and lighted runway with fuel and private FBO services.







**Wallace Nichols**

Sales Associate

Republic Ranches, LLC - Broker

(713) 253 – 6021

[nichols@republicranches.com](mailto:nichols@republicranches.com)

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.

**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
John Wallace	378278	john@republicranches.com	(361) 442-1001
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
David Boyles	129421	dboyles@republicranches.com	(713) 857-7174
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



