



HEADWATERS RANCH

315 ± ACRES | KERR COUNTY, CENTER POINT, TX

ROSS STUDER

Sales Agent

210-355-6840

studer@republicranches.com

CHARLES DAVIDSON

Partner/Broker

210-415-5570

cmd@republicranches.com



REPUBLIC RANCHES LLC
OUR LEGACY IS IN THE LAND

REPUBLICRANCHES.COM



HEADWATERS RANCH

Situated at the headwaters of Mason Creek in Kerr County, TX, the Headwaters Ranch is a unique and unspoiled hill country oasis. With a one of a kind Lake | Flato designed compound overlooking a crystal clear 3 acre spring fed lake at the headwaters of Mason Creek and amazing hilltop views of the Medina River Valley, it will steal your heart away. At an elevation of 1,952 ft, the summit of Mt. Bliss provides breathtaking 360 degree views. Deep wooded canyons, grass covered pastures and unique flora create one of the most diverse environments in the Texas Hill Country. The Headwaters Ranch is also recreational paradise geared for family enjoyment and events. There are endless recreational opportunities that include fishing, hunting, swimming, hiking, horseback riding, birdwatching, biking and just enjoying the tranquility of the Texas Hill Country.

Price: \$2,677,500



Location: Headwaters Ranch is a short 6 miles down Elm Pass Road just south of Center Point, Texas. The ranch is located on a high set of hills that divide the Guadalupe and Medina River valleys. The ranch is equidistant between Kerrville, Comfort and Bandera providing great proximity to desirable amenities & shopping. The Ranch is only one hour from San Antonio and a tad under 2 hours from Austin.

The Compound: The “camphouse” compound concept uniquely designed by Lake | Flato Architects of San Antonio, Texas includes three separate yet integrated structures making you feel at home with nature.

Living Area: The main living area is 1,157sf of open living space including the primary kitchen and a bathroom. This area utilizes tremendous natural light and has a beautiful view of the lake. A 6-ton dry stack limestone fireplace is the focal point of the living area; the opposite side of the fireplace structure features a second outdoor fireplace as part of an outdoor living area. The outdoor living space is also equipped with a 50 ft long arbor covered in wisteria and set up for outdoor dining.

Sleeping Space: The sleeping area of the compound includes two bedrooms with beautiful picturesque views of the lake, one full bath and another kitchen. The bedrooms are on one side of the breezeway and the bathroom and kitchen are situated on the other. At one end of the breezeway is a wooden deck with an outdoor shower overlooking a small flowing stream recirculating to and from the lake.

Lake Cabana: The lake cabana includes a wooden deck that overlooks the lake, perfect for a dinner on the water. In addition, there is a screened in porch area for dining, entertaining, or napping/sleeping in the pleasant hill country breezes. Just off the north side of the lake house is a custom outdoor fire pit, made from native stone, built by South African artisan, Attie Jonker. Just below the dam is a charming french kitchen garden. It is irrigated by discharge from the spring fed lake.

Gazebo: Sitting atop a point on Mt. Bliss is a custom designed copper roofed gazebo. The views from the gazebo are second to none. Down a short rock path from the gazebo lies a hand crafted fire pit also built with native stone by the same South African artisan, Attie Jonker.

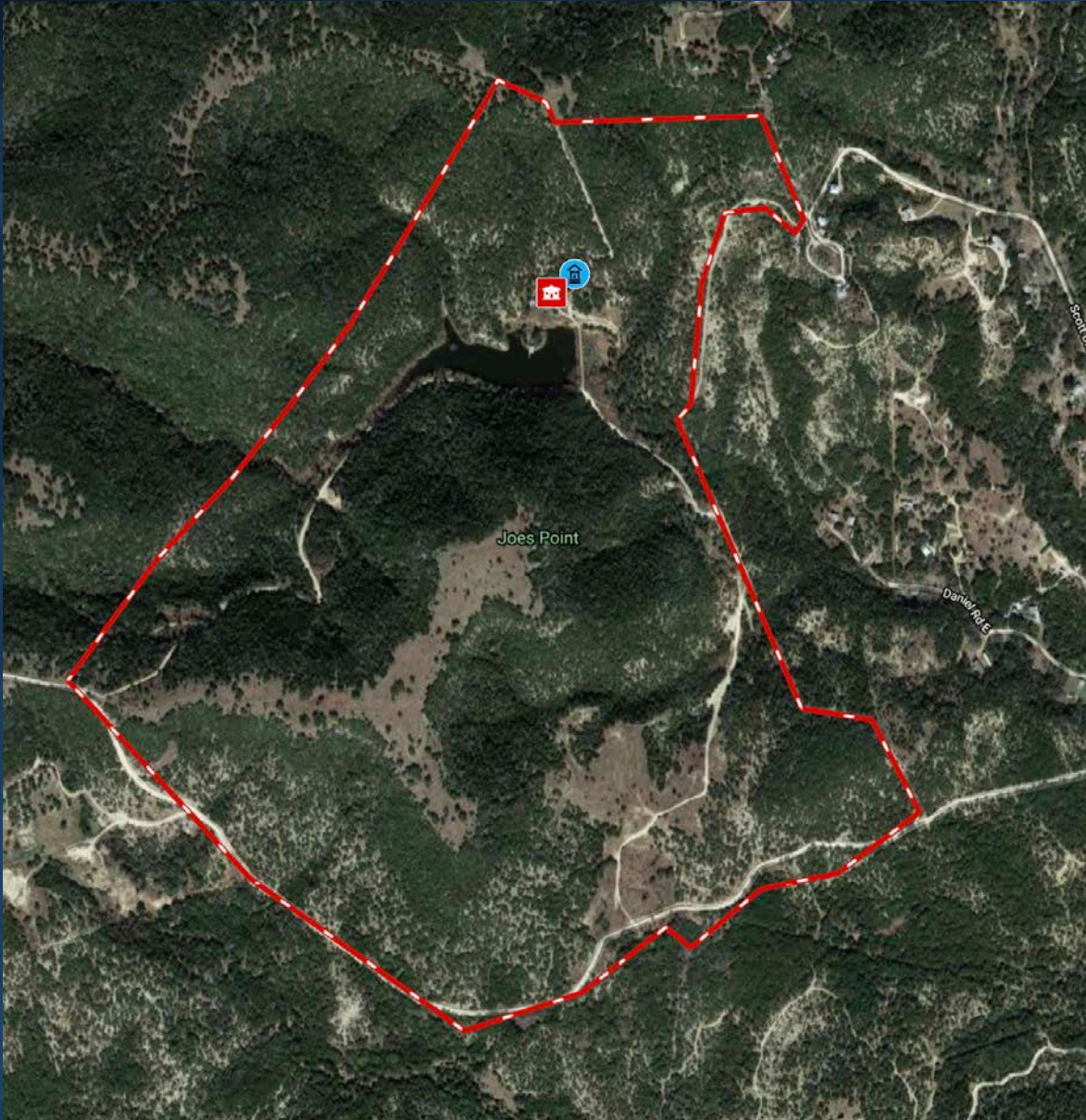
Water: The approximately 3 acre crystal clear lake, fed by the headwaters of Mason Creek as well as other springs and seeps, is a truly amazing feature to this ranch. The lake also provides numerous recreational activities including fishing, kayaking, wildlife viewing and swimming. The lake is approximately 35+ feet deep at its deepest point. During the worst of the most recent drought in 2011, the lake maintained good deep water.

Terrain and Habitat: The ranch has a balanced mixture of uplands, sloped hillsides and canyons that provide great habitat for wildlife and space for recreational activities. Flora and fauna typical of the hill country are found on the ranch. Tree species found on the ranch include a variety of oaks, cherry, ash, walnut, madrone, and ashe juniper.

Hunting and Wildlife: Nestled high in the hills and surrounded for the most part by large landowners makes the Headwaters Ranch an ideal haven for wildlife. Both the hunter and wildlife viewing enthusiast are at home here. Deep draws, riparian habitat and hilltop grassy plains provide adequate diversity in flora and terrain for a host of native and exotic species.

Conservation Values: The current owner of the ranch donated a conservation easement on this fabulous property to help conserve this unique part of Texas, also known as the Bandera Pass and Elm Pass Conservation Areas. A conservation oriented owner of this ranch will be completely at home with this easement in place as it provides for unhampered use and wide ranging recreational activity.

MAP



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; 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 or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma 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.



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
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Agent's Supervisor's Name	License No.	Email	Phone
Ross Studer	6874827	studer@republicranches.com	(210) 355-6840
Charles Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date