

REPUBLIC RANCHES LLC

Our Legacy is in the Land



Hope Cottage

Kerr County, Hunt, TX

104 ± Acres | \$2,750,000 | Shown by Appointment Only



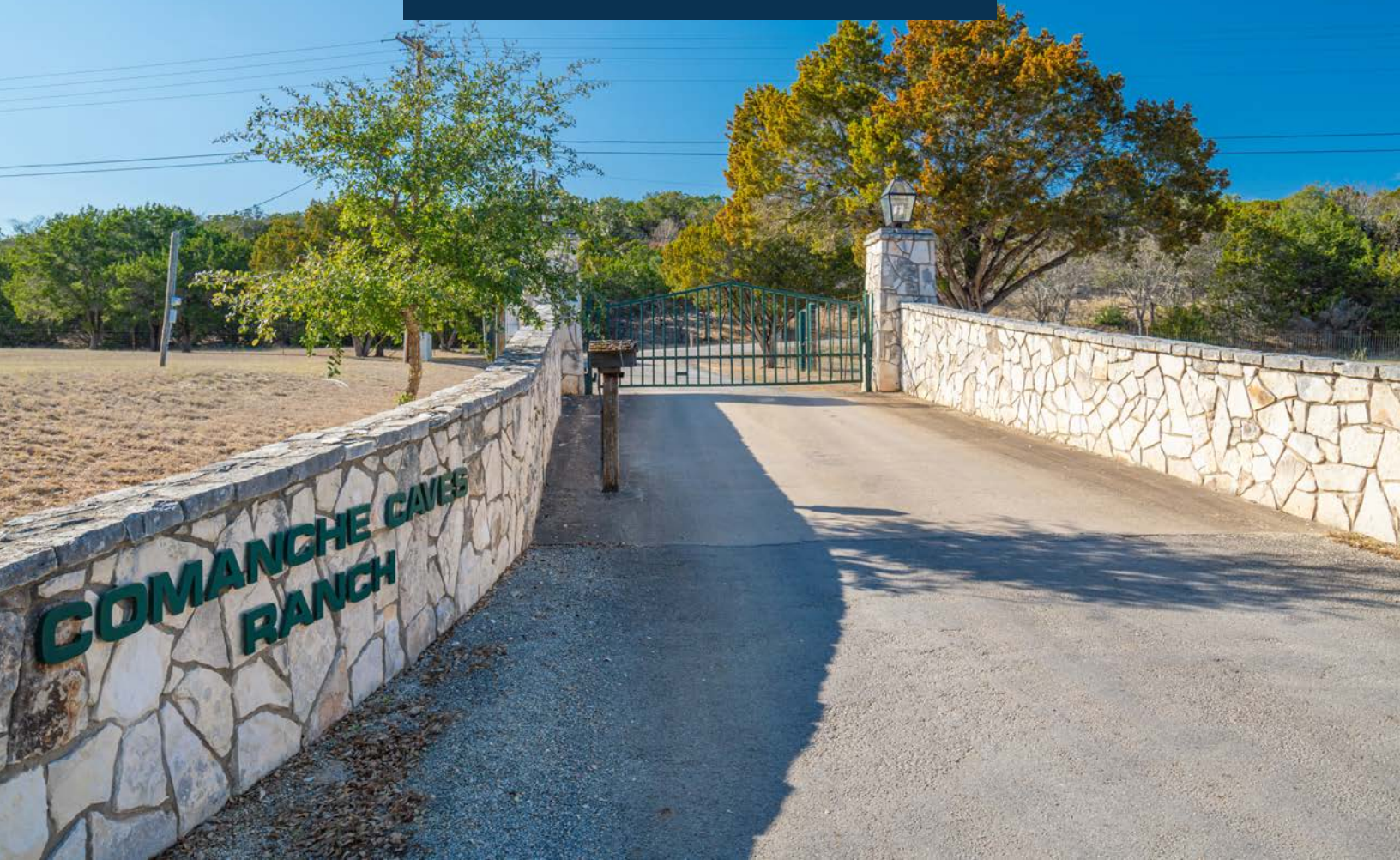
- ★ **Kerr County**
- ★ **Main home and a Guest Cottage**
- ★ **Ideal Weekend Retreat**
- ★ **Access to 10 acre park on the Guadalupe River**
- ★ **Easy Access from San Antonio & Austin**
- ★ **Overlooking the Guadalupe River Valley**



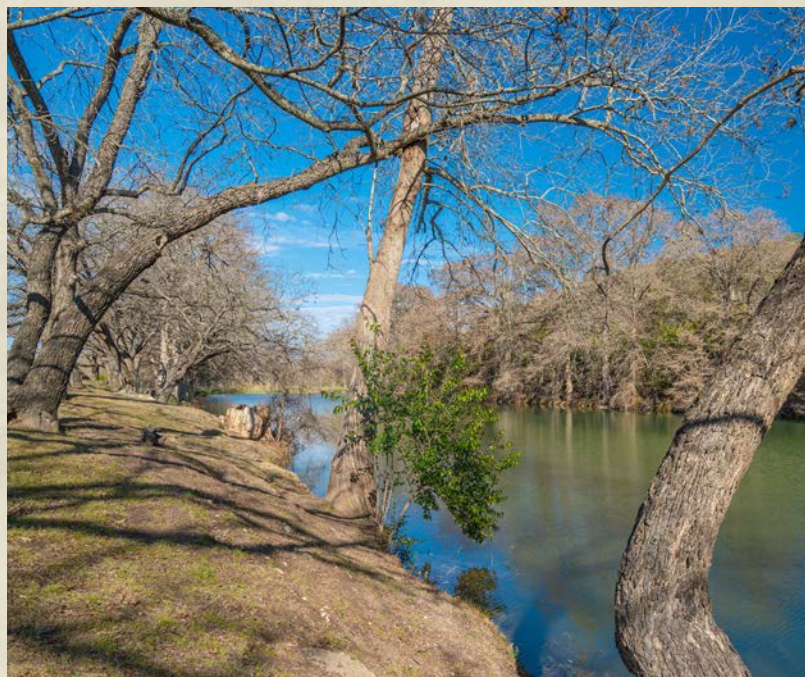
Hope Cottage is an absolutely stunning estate situated on 104+/- acres in the prestigious private gated community of Comanche Caves located on the Guadalupe River in Hunt, Texas. With easy access from San Antonio and Austin, this makes an ideal weekend retreat situated perfectly for entertaining weekend guests in your private courtyard overlooking the Guadalupe River Valley.

Located within Comanche Caves Ranch and adjacent to the property is a 3,000' paved landing strip which is shared by the 17 ranch owners. The landing strip will serve private planes such as King Air, Pilate or smaller aircraft. There is also a beautifully landscaped and gated area that is home to a few small cottages that are used by the Comanche Caves homeowners for weekend guests and overflow. Comanche Cave Ranch's main roads are paved and offer endless opportunities for bicycling, running or simply strolling. With the very limited number of ownerships within Comanche Caves, opportunities for long-lasting friendships are sure to develop. Common sense restrictions are in place protecting values for the owners for the long term. This part of the Guadalupe is absolutely stunning and rare. Along with the river, local attractions include the famous Hunt Store, Crider's rodeo, Camp LaJunta, Camp Waldemar and Camp Mystic.

COMANCHE CAVES RANCH AMENITIES



The most beloved asset in this part of Texas is the Guadalupe River, affectionately known as the “Guad”. The owner of Hope Cottage has use of a very private 10 +/- acre gated park that lies on the Guadalupe River with accessible frontage and ownership on both sides of the river (nearly 2,300’ total). The park has locked access for owners and guests only with storage, barbecue and picnic areas and a bathroom. This is a perfect place to kayak, swim, host a party or just relax.

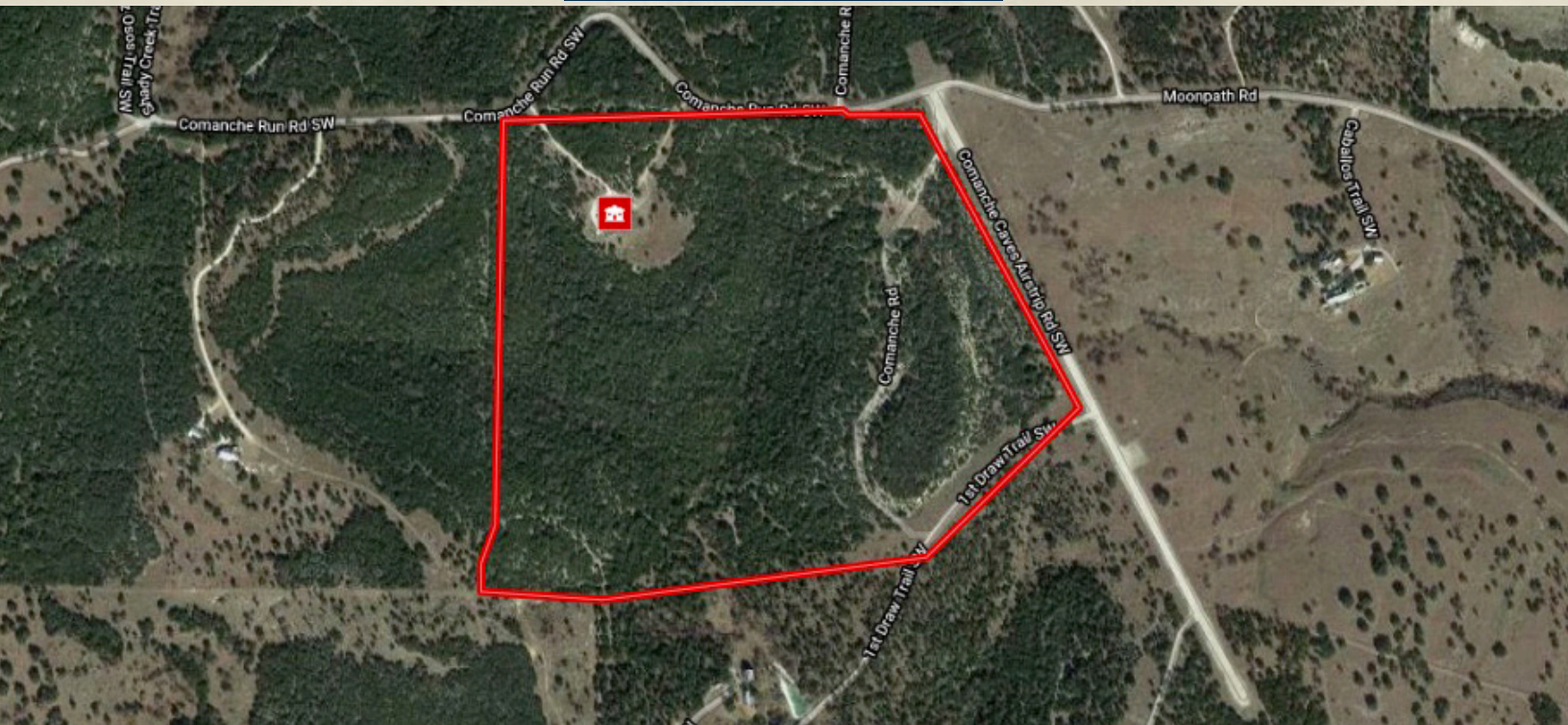


IMPROVEMENTS



The compound which includes a main home and a guest cottage is a blend of authentic “Scottish Farmhouse” styling along with modern luxury and comfort. The famed architect Jack Arnold, designed both houses and his attention to detail can be seen throughout the entire estate. The exterior construction consists of Lueders stone along with cypress shutters and hand-forged fencing. The detailed interior includes many stone walls, oak floors, reclaimed pine beams, and Alder custom cabinetry. The main home has an open floor plan with an abundance of large windows overlooking the amazing courtyard. A beautiful gourmet kitchen with soapstone counters, hand-carved cabinet facings and professional-grade gas appliances opens to the living room with a cathedral ceiling and a massive fireplace. Among the many details, the great room has gas lanterns, a hand-forged chandelier, and floor to ceiling doors. The master suite also has a fireplace along with a walk-in shower and a copper soaking tub. Attached to the main home is a 2,000 sf garage/workshop/RV storage and hook up with an additional 1 car garage. In addition to the main home is a 2 bedroom/2 bath guest cottage with the same attention to detail as the entire estate. Family guests can have complete solitude and privacy with their own living quarters, kitchen and laundry room. A large outdoor covered living room complete with a fireplace, flat screen cabinet and outdoor half bath with a changing room overlook the Celtic Courtyard. The courtyard along with a beautiful infinity pool and hot tub were strategically placed overlooking your own hundred-acre valley. There is not a more perfect location in Kerr county to entertain friends and family, enjoy stargazing and fourth of July fireworks than your vista above the Guadalupe River Valley and Camp Mystic. The stunning views





SAM SHACKELFORD

Sales Associate

Republic Ranches, LLC - Broker

(512) 801-8139

shack@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
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
Sam Shackelford	637359	shack@republicranches.com	(512) 801-8139
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

