



REPUBLIC RANCHES



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www.RepublicRanches.com

Walnut Creek Farm and Ranch 200 Acres +/- Bastrop County

The Walnut Creek Farm and Ranch, located only 30 miles from downtown Austin, is as diversified of a ranch in this size category as you are going to find. Features include Walnut Creek, a pecan orchard, two ponds, several barns, working pens, good pastures with cross fencing, home, horse paddocks and more. With its close proximity to Austin this property is ideal for someone looking for a conveniently located recreational and agricultural ranch.

Asking \$980,000.00 (\$4,900/acre)



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Location:

The ranch is located on Co Rd 224/Boyd Road, about one mile off of FM 812. From Austin you take Hwy. 71 East to Texas 130 South to FM 812 East turning right on Co Rd 224/Boyd Road. **In all, a 30 minute drive from downtown Austin.**

Topography and other features

The ranch is divided by Walnut Creek making for a beautiful natural focal point. Along the creek there is classic bottomland with enormous native pecans and rich soils. On either side of the creek the topography is slightly rolling with good soil for grasses.

Not only a working cattle and horse ranch this property has a pecan orchard with over 100 pecan trees strategically planted for optimum production. The average radius of these trees is over 60 inches. In addition to the trees planted in the orchard there are hundreds of native pecans, some of which have been grafted to increase their nut production. This is a beautiful recreational/working ranch including a potential revenue stream through harvesting pecans.

Wildlife:

Native wildlife is consistent with the area including whitetail deer, turkey, dove and feral hogs. There has been little hunting pressure on the ranch for the last 15 years. The abundance of pecans provide a natural source of high protein food making this an ideal place for deer and hog hunting.

Improvements:

The improvements on the property allow a new owner to begin operations immediately.

Home – 2/2 Home with sun and utility rooms.

Main Barn – Large metal barn with openings on either end. Small office attached with a bathroom and shower as well.

Hay Barn – Metal/steel beam hay barn, roughly 24X45

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2524 Pecos St. Austin, TX 78703



COME AND TAKE IT

Equipment Shed - Open equipment shed with four stalls and an enclosed storage/work barn on the end.

Horse Paddocks – There are several horse paddocks.

Working Pens - Working pens with a squeeze shoot and scale.

Fencing – Overall condition of the fencing is fair. The pastures are laid out well and cross-fenced with good gate placement to move livestock.

Water: Two-inch water well and two windmills on the property. Aqua Water Supply service is available in the area.

Electricity:

Electricity located at the barns and home.

Minerals:

Owner believes he owns 100% of the minerals and will convey 25% of all owned minerals. Currently the property is not leased but there is production in the area.

Easements:

The North end of the property is slightly encumbered with a power line easement.

Other:

A portion of the property lies within the FEMA 100-year flood plain.

Taxes:

80 acres are classified as D3 – Acreage Used for Farming Purposes, 118 acres in D1 – Acreage Ranch Land and 1 acre is E1 – Residential Homestead.

Price:

Asking \$980,000.00 (\$4,900/acre)

Disclaimer:

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 also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

Contact Information:

Jason D. Hawn

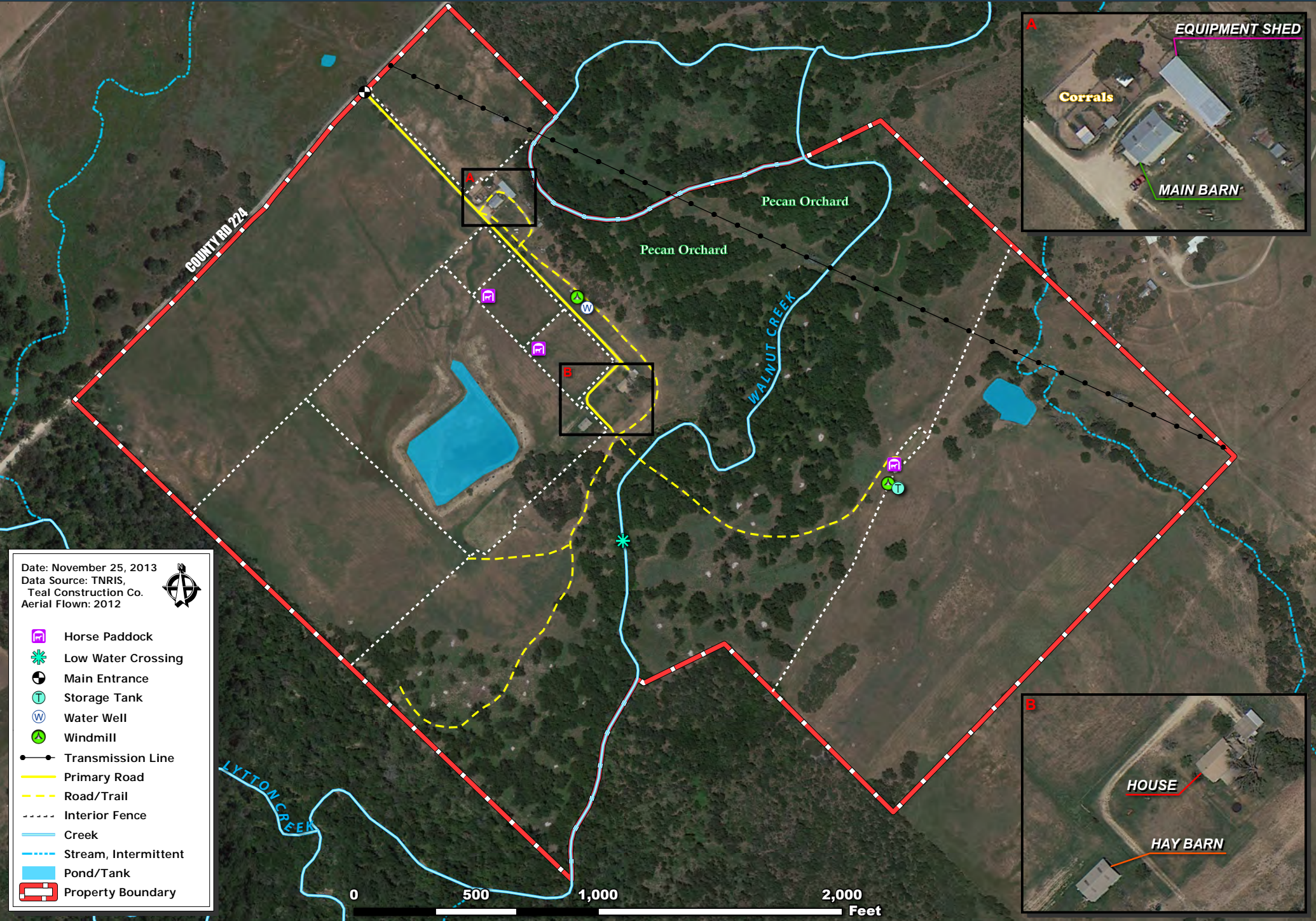
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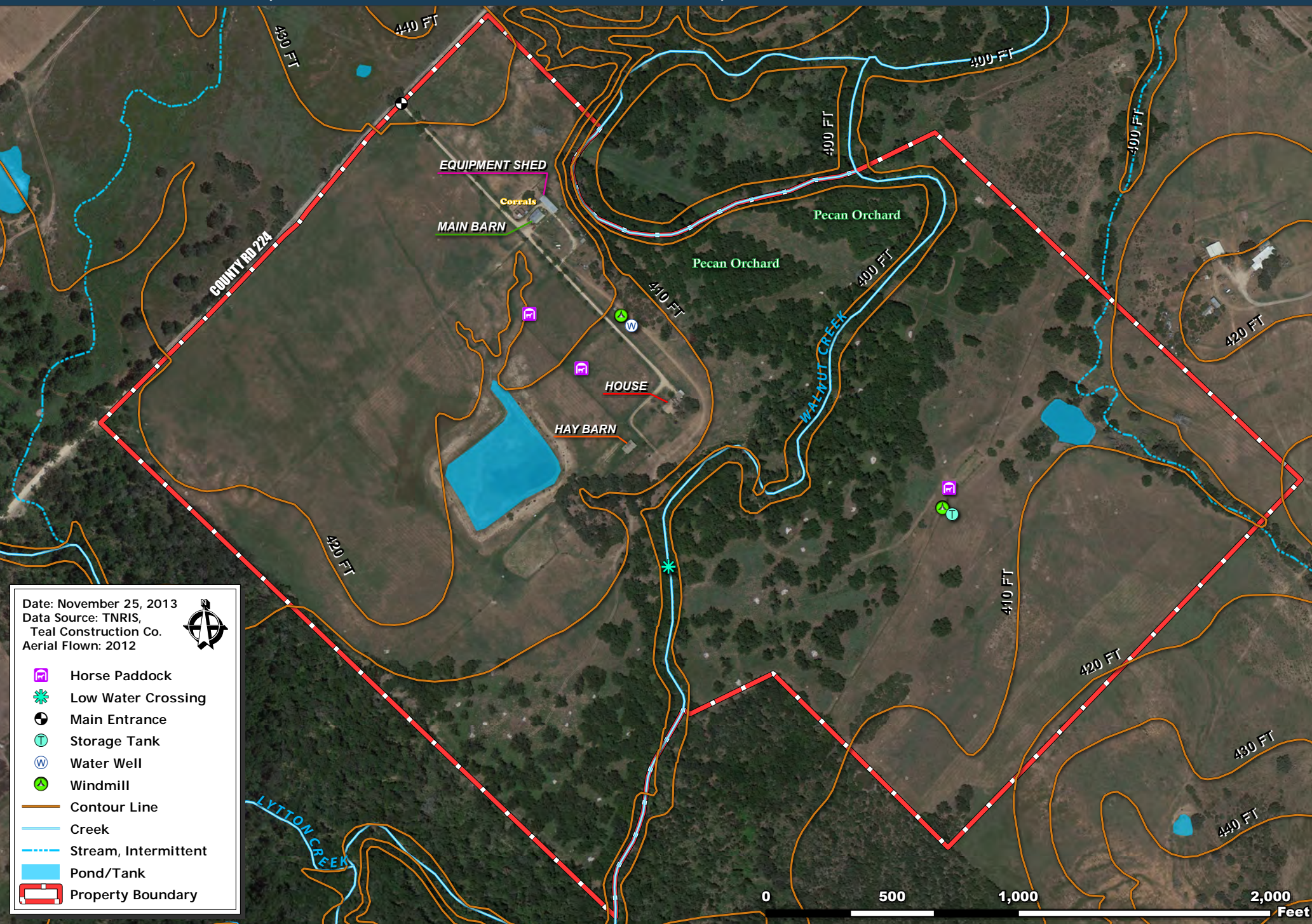
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
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 Data Source: TNRIS,
 Teal Construction Co.
 Aerial Flown: 2012





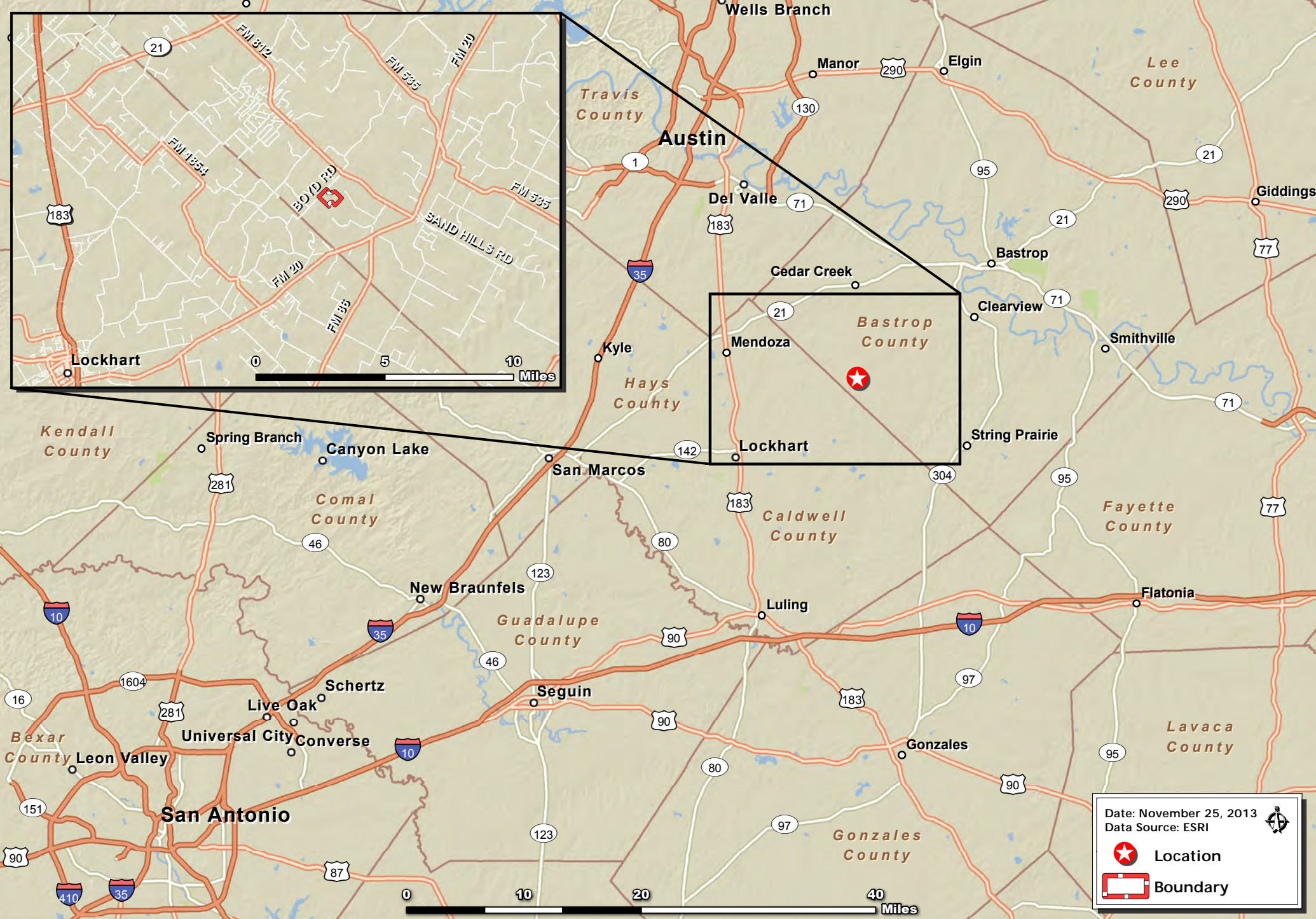
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-  Horse Paddock
-  Low Water Crossing
-  Main Entrance
-  Storage Tank
-  Water Well
-  Windmill
-  Contour Line
-  Creek
-  Stream, Intermittent
-  Pond/Tank
-  Property Boundary

0 500 1,000 2,000 Feet





Date: November 25, 2013
 Data Source: ESRI

Location

Boundary



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K