

REPUBLIC RANCHES LLC

Our Legacy is in the Land

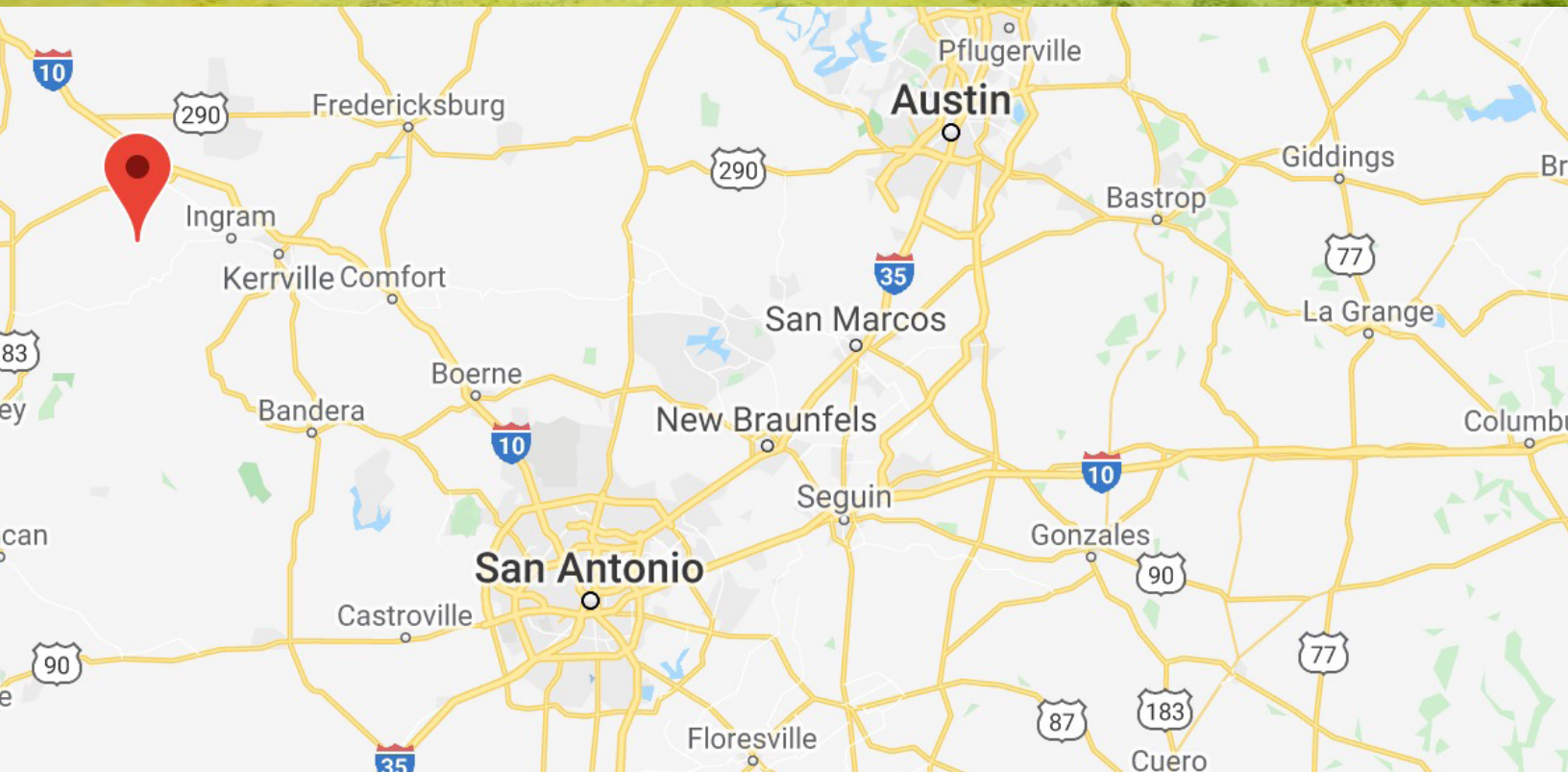


RIO RETREATO

Kerr County, Hunt, TX

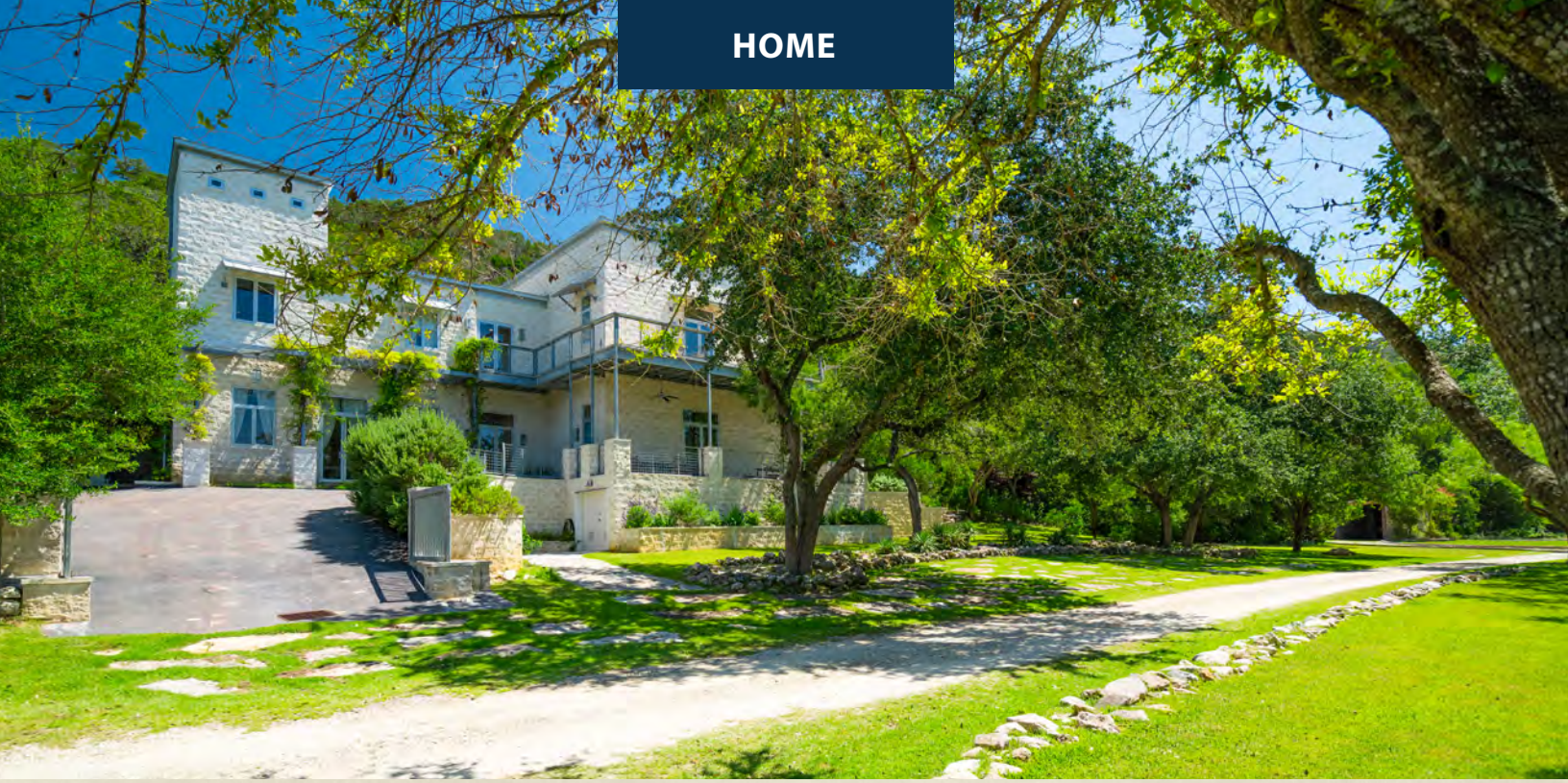
2.82 ± Acres | \$2,265,000 | Shown by Appointment Only

RANCH LOCATION

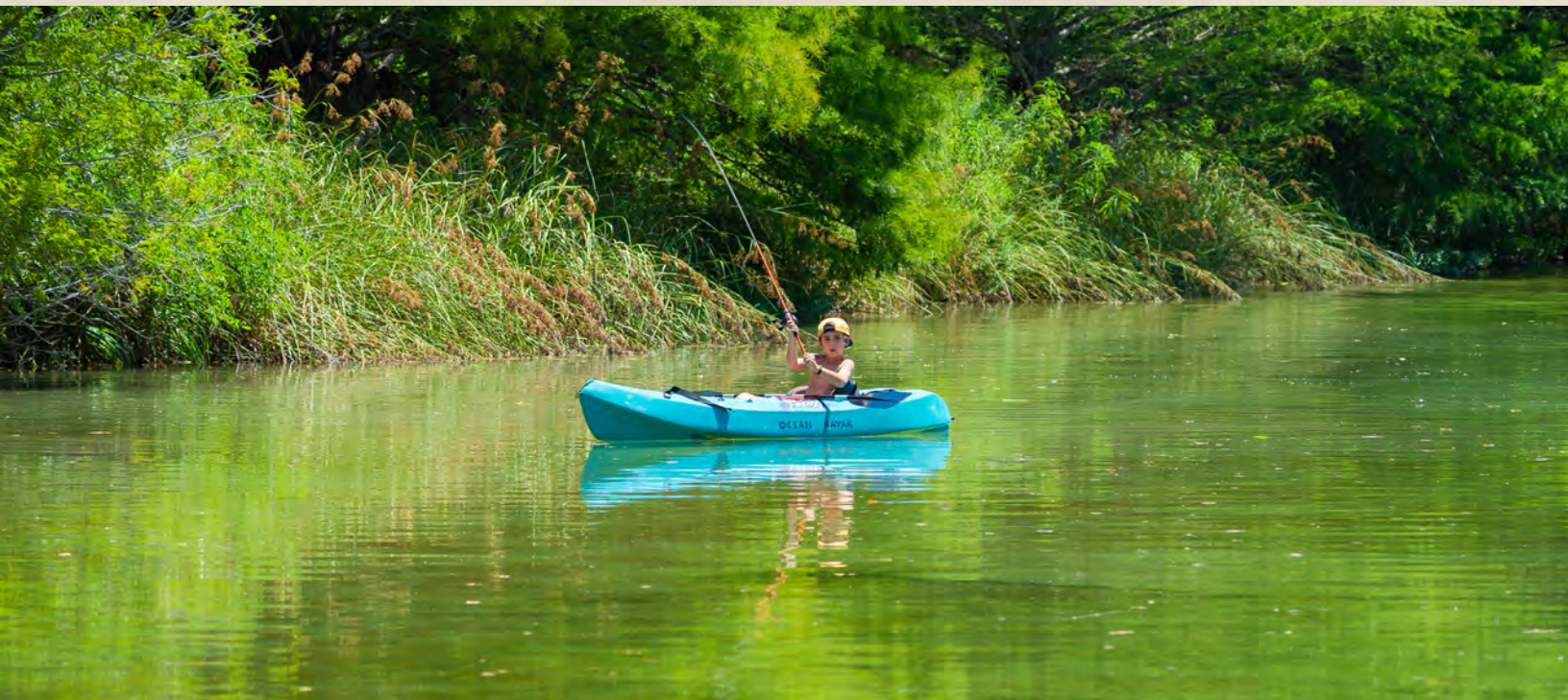


Nestled on the banks of the North Fork of the Guadalupe River between Camp Waldemar and MO Ranch, is the secluded home known as Rio Retreato. Aptly named, the 5 bedroom home is architecturally designed by noted Texas architect Michael Landrum to complement its riverside vantage point. Located on a magnificent stretch of the river, the boundary between indoors and outdoors is seamless. Overlooking the river and multiple entertaining areas, it is a serene invitation to relax on the Guadalupe.

The Rio Retreato is located at 295 Riverside Drive, a controlled access private road off FM 1340. Riverside Drive serves the Riverside and Riverside North property owners and offers privacy and facilitates access to numerous opportunities on the river.



Rio Retreat is a year round home, full of wonder in every season. Double gallery front porches, gurgling fountains and multiple patios and porches surround the house, offering unparalleled views, with entertainment and lounging opportunities at every turn. The main level features high ceilings with an open plan living and dining room with adjoining well appointed kitchen and island seating area. Stepping through a second entrance hall, is the main bedroom suite, including a second living and dining area and full kitchen. The Dorm is on the second level, with six twin beds, a pool table and seating, opening to the second floor gallery porch – with sweeping views of the river and, at night, perfect stargazing. The high ceilings are crowned with clerestory windows, gracing the room and mezzanine loft with perfect light for artists and readers. Stepping through a nap/reading porch are two additional bedrooms with their own baths. Inclement weather? Take the spiral staircase to the media room. Off to the river? The ground floor with bath accommodates storage of a UTV, kayaks, fishing gear, etc. and has its own bathroom.



AMENITIES

Toe kick heaters in bathrooms in addition. Speaker systems inside and out. TV's in bedrooms. Interior and exterior ceiling fans. Concealed charging stations. Irrigation system. Security system. Propane tank. Private Trinity Aquifer well. Interior and exterior fireplaces. Multiple patios. Tree and string lighting. Generous built in storage. Commercial double paned glass windows and doors. Clerestory windows. Extraordinary views. River access to many recreational areas.







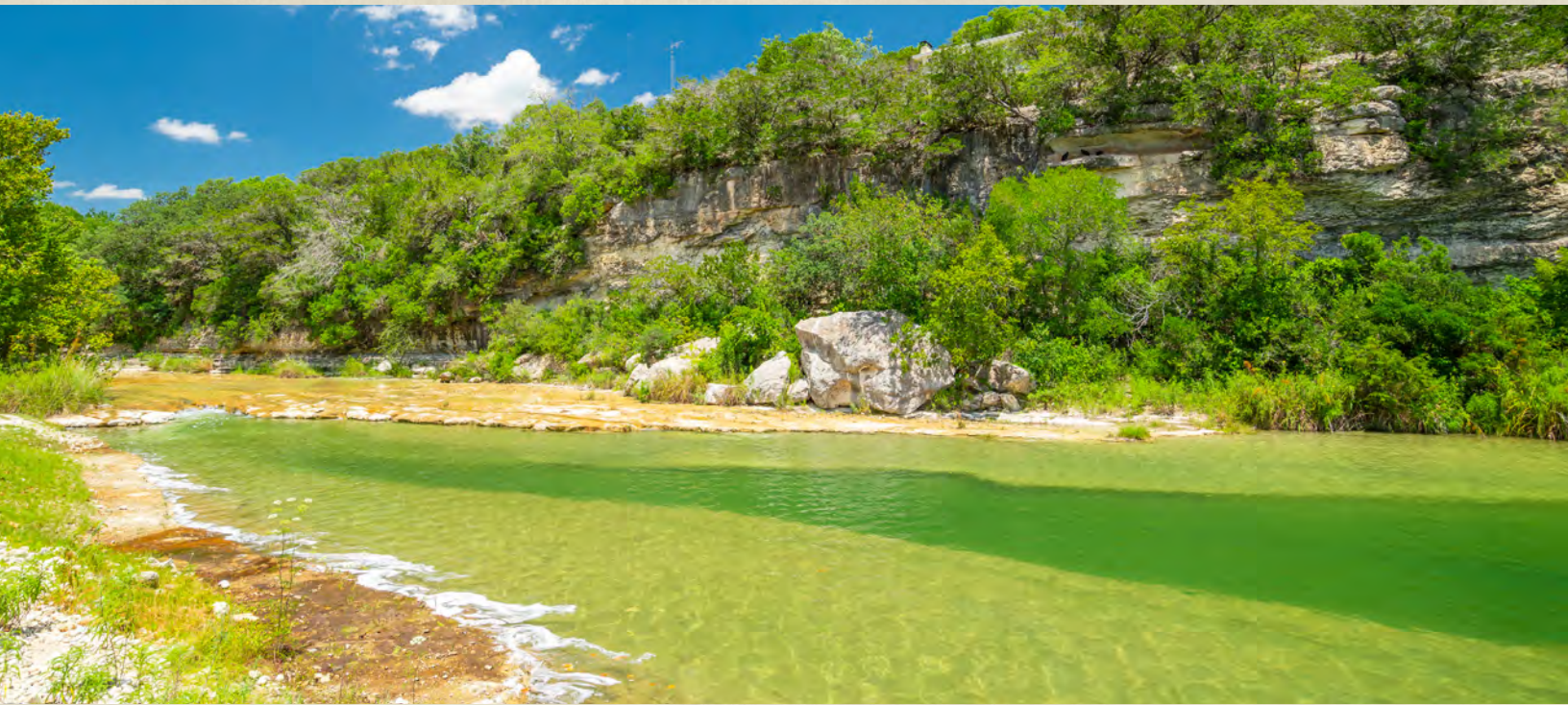


Boulder terracing along the river steps from the upper patio with outdoor fireplace and custom stone table to the lower level with half circle steps leading to the riverfront dock. Multiple stone steps lead to various access areas on the river. At night, tree lighting affords guidance while not obscuring the stars and magical flickering light of fireflies. On the patios, string lights add their own festive light.



ADDITIONAL INFO

The Rio Retreato property extends up a high hill behind the home and the upper portion is easily accessed via Bear Creek Scout Road (a paved road that dead ends just past the property). The property is flanked in the north side by the Bear Creek Boy Scout ranch, a quiet and long term neighbor. Utility access is on the upper section of the property as is the approximately 750' Trinity water well, providing high pressure gravity fed water for the home. The property is part of the Riverside and Riverside North Subdivision, its value protected by sensible Covenants, Conditions and Restrictions that are available upon request. Many furnishings are separately negotiable but not included in the asking price. Media room furnishings are included. Other personal property including Kawasaki Mule, fishing gear, linens, dishware, glassware, art and photos are not part of offering and will be retained by Seller. 2020 property taxes were \$7,904.29.





CHARLES DAVIDSON
PARTNER/BROKER
Republic Ranches, LLC - Broker
(210) 415-5570
cmd@republicranches.com

RICK DOAK
SALES ASSOCIATE
Republic Ranches, LLC - Broker
(316) 243-1040
rick@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
Charles M. Davidson	616679	cmd@republicranches.com	(210) 415-5570
Sales Agent/Associate's Name	License No.	Email	Phone
Rick Doak	564788	rick@republicranches.com	(361) 243-1040
Buyer/Tenant/Seller/Landlord Initials		Date	

