

REPUBLIC RANCHES LLC

Our Legacy is in the Land

BVR HILLTOP RANCH

+/- 196 Acres | \$1,980,000 | Bastrop/Caldwell Counties, Pettytown, TX

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DESCRIPTION

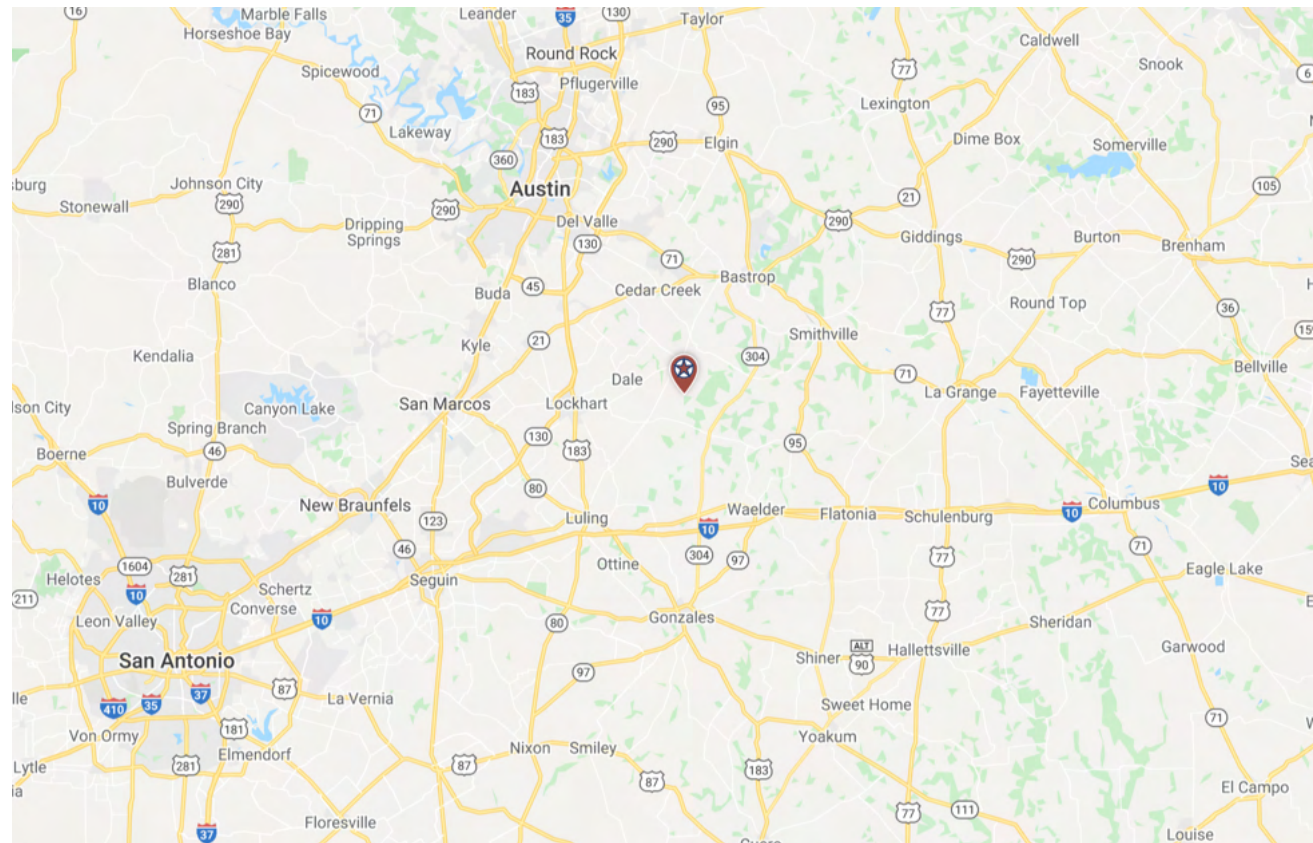
The BVR Hilltop Ranch sits on one of the highest hills in the area, and the rolling topography offers picturesque views. On a clear day, you can see the tops of skyscrapers in downtown Austin way off in the distance. The ranch offers an intricate trail system that traverses the rolling hills. These trails are great for riding, hiking, and ATVing. Sitting at the end of Dunnyland Lane, the ranch feels very private, tucked back in the hills near Pettytown, Texas.

ASSOCIATE CONTACT

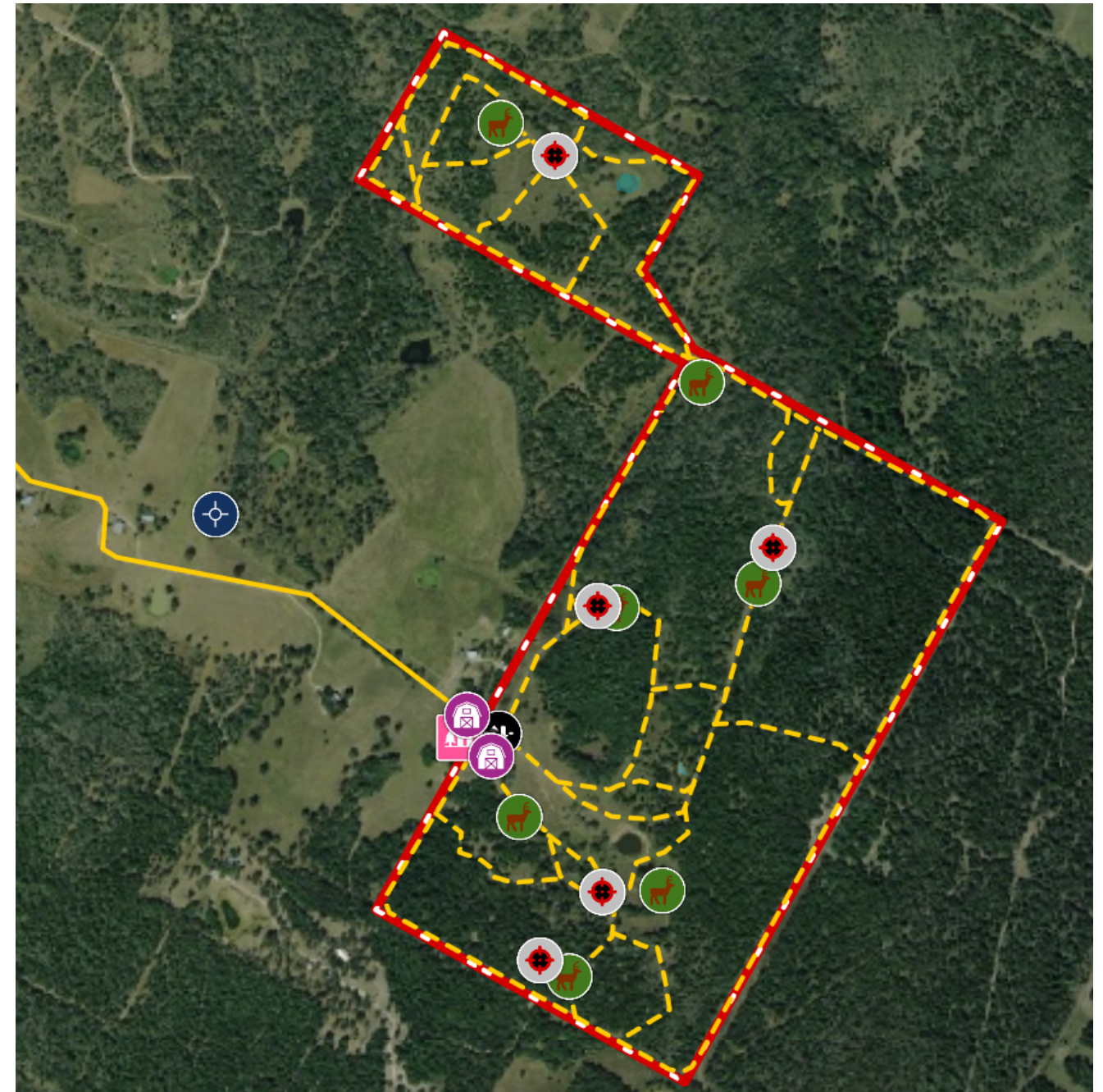
TALLON MARTIN
BROKER ASSOCIATE
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LOCATION

The 196 acres is located at the end of Dunnyland Lane. Dunnyland is a recorded 30 ft wide easement access roughly 7,120 ft from the public road to the ranch gate. The ranch is approximately 45 minutes from Austin, 1 hr 15 mins from San Antonio, and 2 hours from Houston.



PROPERTY MAP



TOPOGRAPHY, RANGELAND, AND HABITAT

The highest hill sits close to 670 feet above sea level, the cabin perched on top of it with 180-degree views of the surrounding valleys and hills. There are four distinct hills on the property ranging from 590 feet to 670 feet above sea level. The bottom country near the wet weather creek is about 540 feet above sea level. Most of the property is wooded with intricate trail systems cut throughout, creating a great feel as you travel around the ranch.

WATER

There are three ponds on the property, and Upper Elm Creek is located on the northeast back corner. It is a wet weather creek that has several pools of water when it is not flowing. There is a water well that services the cabin. It is capable of 25gpm and is 735 feet deep.

AREA HISTORY

A portion of the property was originally granted to James M. Petty in May of 1873. James is believed to be one of the children of John & Elizabeth Dawson Petty, who established the little town of Pettytown, Texas. The hills on the ranch are full of stories. The owner has found some arrowheads over the years.

WILDLIFE

The wildlife species that can be found on the ranch include whitetail deer, turkey, dove, and other vermin.



IMPROVEMENTS

The cabin has two bedrooms, one bathroom, a full kitchen, and a living room/dining room. The county CAD has it measured at 576 sq. ft. Next door, there is a tuff shed with a living room and loft with bunk beds. The county CAD has it measured at 240 sq. ft. Additionally, a pole barn on a cliche pad is 600 sq. ft. for storing UTVs and tractors.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Agent's Supervisor's Name	License No.	Email	Phone
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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