

REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

359 INSPIRATION LOOP

HIDDEN SPRINGS LOT 79

5.01 ± Acres | \$375,000 | Kerr County, Fredericksburg, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

Tuck into the safety, security, peace and quiet of this beautiful 5.01-acre lot in the gated community of Hidden Springs—an agrihood where the orchard is full of fruit trees, the pond is full of fish, and wild goats roam the land (ag exempt!). A level and build-ready site for your primary dream home or even a second home when you need an escape to the Hill Country with its nearby wineries and breweries! Premium amenities include a German-inspired style pool and pool pavilion, pickleball courts, hiking trails, underground utilities, high-speed fiber and much more!

ASSOCIATE CONTACT

VIRGINIA THOMPSON
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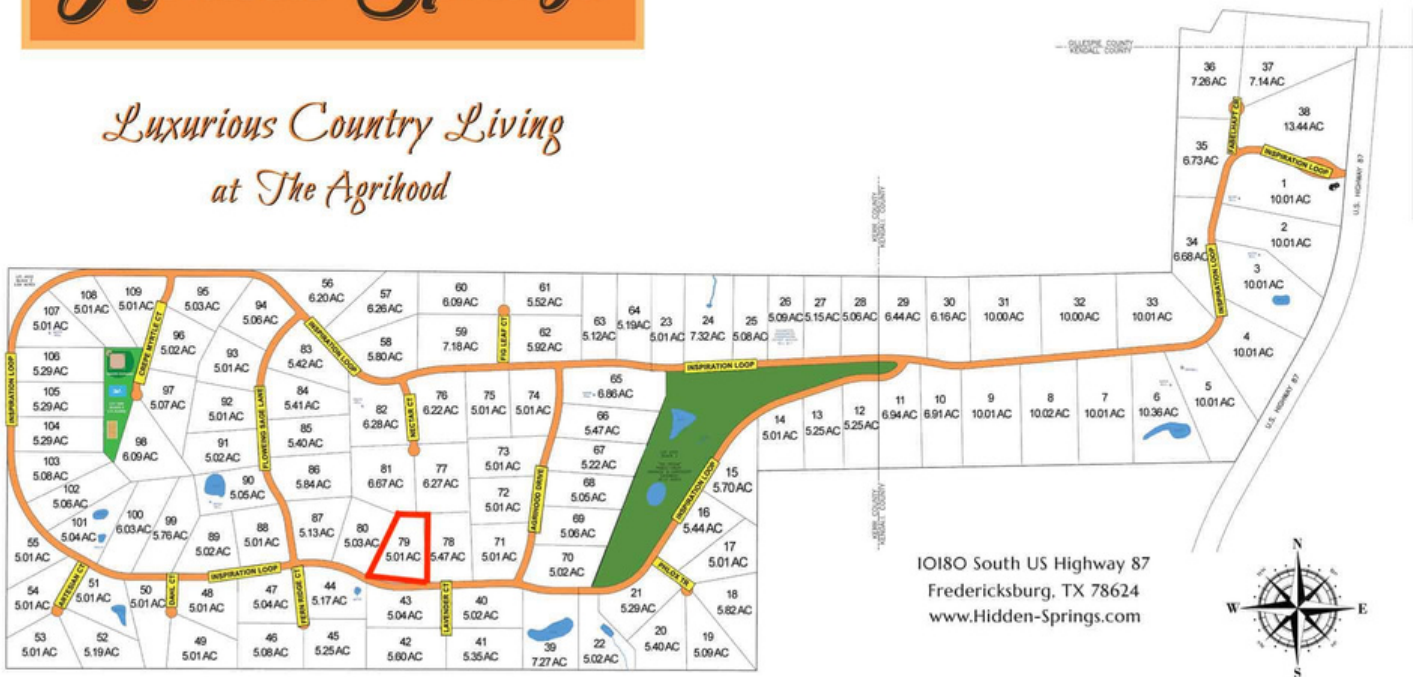
LOCATION

The property is 11.7 miles from Fredericksburg south on US Highway 87. Just a few minutes from the Texas wine country, the amenities of Fredericksburg- HEB is only 10 minutes away- and the San Antonio Airport which is 50 minutes away.



Hidden Springs

*Luxurious Country Living
at The Agrihood*





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TOPOGRAPHY, RANGELAND & HABITAT

Lot 79 is a beautiful ag-exempt 5.01 acres with gently rolling topography and gorgeous Hill Country views. The property is 99% cedar-free. The perfect build site!

UTILITIES

- Fiber-optic internet
- Underground utilities
- Water well allowed
- Paved roads

IMPROVEMENTS

Hidden Springs offers several top-of-the-line improvements to its residents. The pool was constructed in the old German heritage style to keep with the surrounding Hill Country style and natural landscape. The pool pavillion offers covered seating and a hang-out area. The pickleball and basketball court is next to the pool, providing plenty of activities without having to leave the community.





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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:

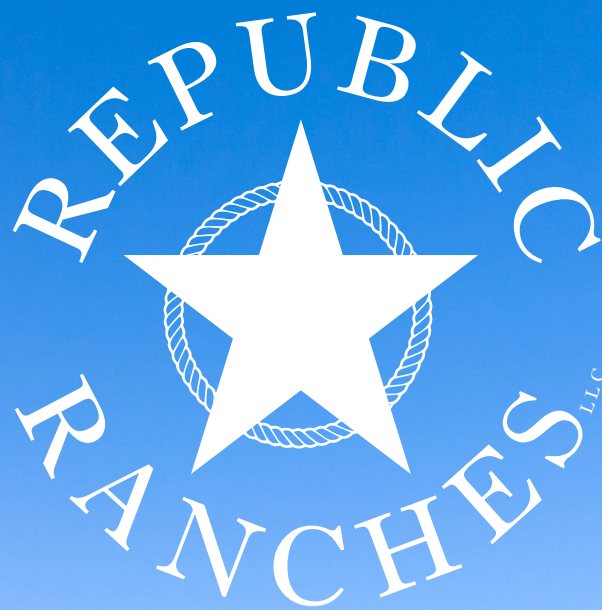
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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