

REPUBLIC RANCHES LLC

Our Legacy is in the Land

LYNCH RANCH

132± Acres | \$4,585,000 | Hays County, Wimberley, TX

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DESCRIPTION

The Lynch Ranch is located on the border of Hays County and Blanco County, between Blanco and Wimberley. Situated in the heart of the Hill Country, it is a short drive to any of the small towns, nearby rivers, wineries/breweries, and parks.

There is currently a cattle lease on the property.

The outparcel on the road frontage was sold by the subject property landowner to the Northwest Hays County Volunteer Fire Department in the early 2000's.

Co-listed with Martine Properties.

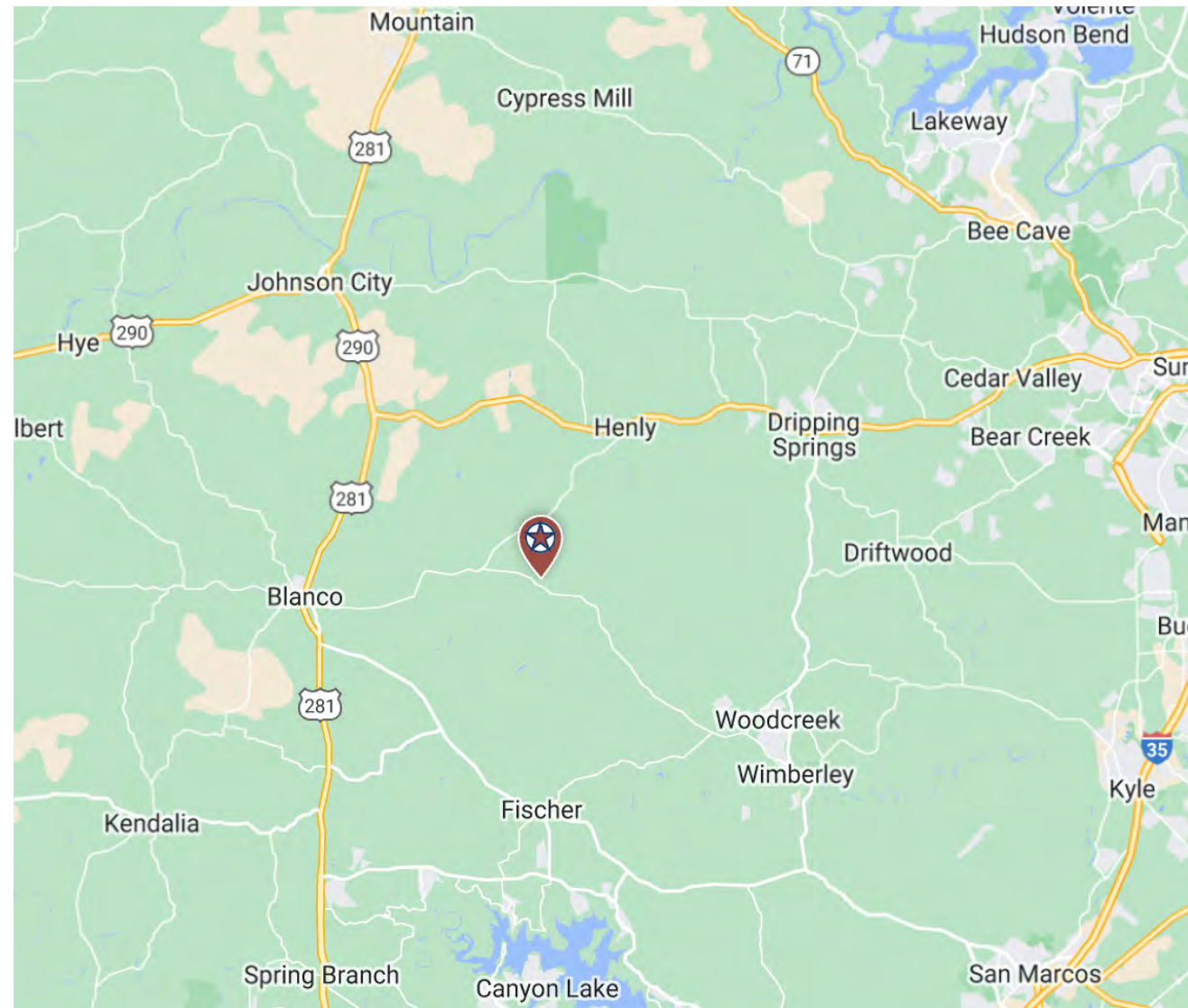
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LOCATION

The property is located at 12451 FM 2325, Wimberley, TX 78676, Hays County, approx. 10.5 miles east of Blanco, approx. 13.4 miles northwest of Wimberley, approx. 41 miles from downtown Austin, and approx. 60 miles from San Antonio. The property fronts on Farm to Market Road for about 4,593 ft (0.87 miles). There are three total access points, however, the main one is off FM 2325. The property's location is ideal in the middle of Austin and San Antonio. The property is located within Blanco ISD school boundaries. Just a short drive away are many outdoor activities and sightseeing places such as Jacob's Well Natural Area, Blue Hole Regional Park, Cypress Creek Nature Preserve, Cypress Falls Swimming Hole, Blanco State Park, Charro Ranch Park, and Old Baldy.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property consists of rolling terrain where the elevation changes somewhat, 1,220-1,280ft. A mixture of wooded areas and four leveled, open pastures provide privacy and accessible space for opportunity. As you enter the property looking to the west, you will see fantastic views of the hilltops in the area. There are a variety of trees across the property including but not limited to sycamore, black walnut, oak, pecan, magnolia, and cedar trees. The primary soil is Bolar Clay Loam.

WILDLIFE

The wildlife species found on the ranch include deer, turkey, and hogs.

IMPROVEMENTS

There are two small homes and a shop located on the property just shortly after you enter the gate, however, they are most likely tear-downs as they are pretty old structures. The perimeter and cross-fencing are in fair condition. The southern boundary line of the property consists of a neighboring high fence.

WATER

Situated in the southwestern section of the property, there is a seasonal creek which features a low-water crossing that forms a water hole during periods of substantial rainfall. Notably, the property boasts approximately 0.57 miles of creek frontage aligned by trees.

UTILITES

There is power from PEC to the buildings alongside two water wells, one on each side of the creek, and a septic tank. The property is located within the Guadalupe-Blanco River Authority water district.

AGRICULTURE

The land is taxed under ag valuation and homestead exemption (2022 estimated annual property taxes \$707.65 - parcels 190464, 14355).

AREA HISTORY

The prime location of being in the Hill Country opens the door to many opportunities. The two nearby towns, Blanco and Wimberley, are quaint and unique Hill Country towns. Blanco is known as a cattle and ranching community as well as home to the Blanco River and Blanco State Park. Wimberley is known for its small-town vibe while offering a unique shopping village, the confluence of Cypress River and the Blanco River, and a ranching community. This area is home to multiple gorgeous water holes, ancient Cypress trees, hilltops, and more.





Information About Brokerage Services

11-2-2015

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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.



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