

REPUBLIC RANCHES ^{LL}

Our Legacy is in the Land

SPICEWOOD RETREAT

58± Acres | \$5,995,000 | Travis & Blanco Counties, Spicewood, TX

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DESCRIPTION

Nestled on a scenic hilltop, this property offers a serene lifestyle boasting 3 bedrooms, a guest suite with an office and gym, and enticing features like an infinity-edge pool, sturdy water well, enchanting gardens, ponds, and cross fencing for livestock. Located only 23 miles west of downtown Austin and unrestricted for development, Spicewood Retreat not only captivates with its aesthetic appeal but also presents an appealing investment prospect. The rolling terrain has been mostly cleared of juniper trees and is covered with live oaks, red oaks, hackberry and many other desirable hardwoods. Deer and other wildlife frequent the property daily and use the water troughs provided for this purpose. Unspoiled horizon views from multiple locations (including poolside) are exquisite. The paved road features a gated stone entry and winds uphill through the oaks to the main residence. Hiking trails, 2 fishing ponds, multiple gardens, and a barn with a chicken coop complete the property, which is ready for its next steward.

ASSOCIATE CONTACT

WALLACE NICHOLS

Sales Associate

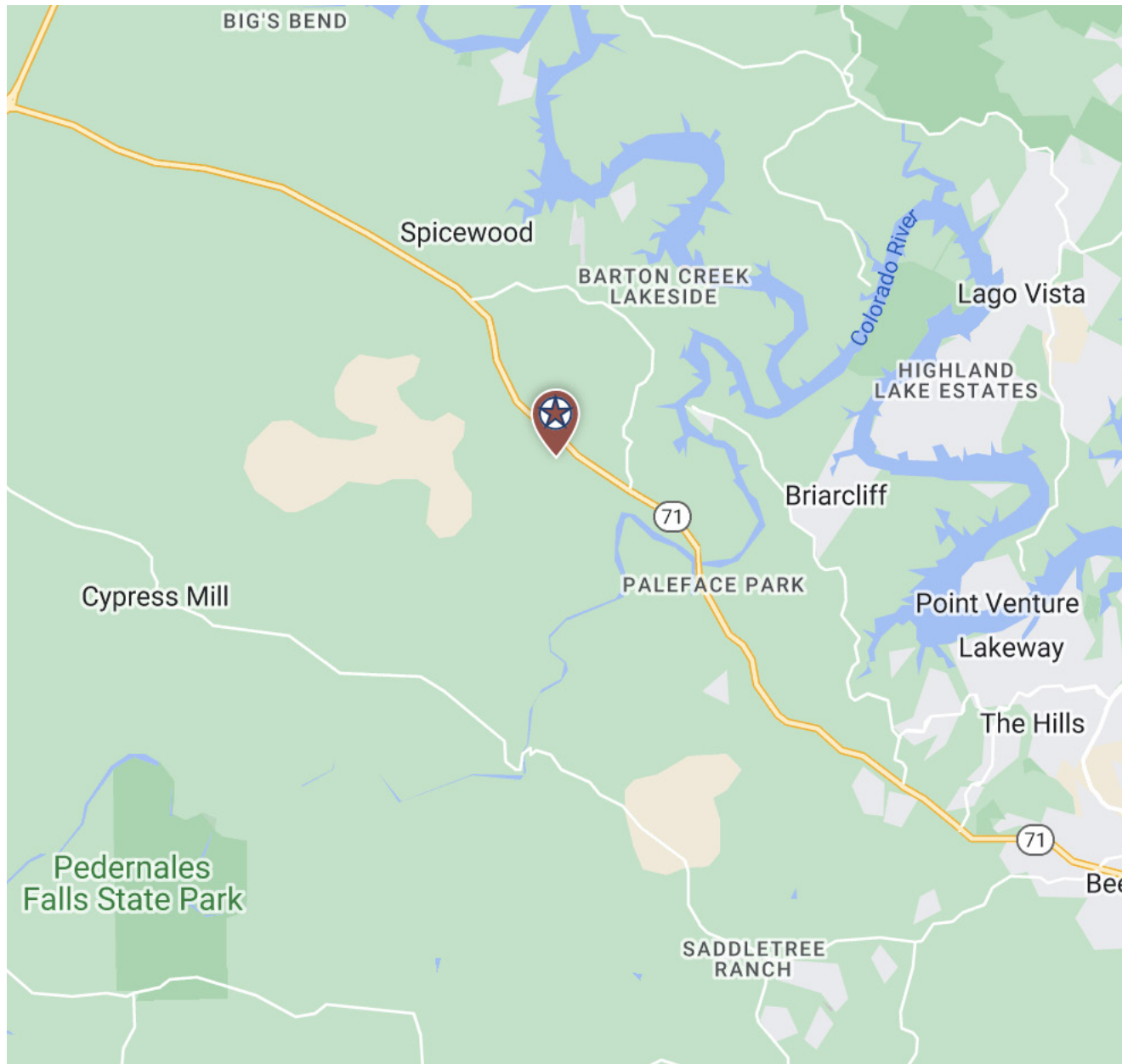
(713) 253-6021

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LOCATION

2910 Fall Creek Road Spicewood, Texas 78669

Located approximately 23 miles west of Austin, the property straddles the Travis and Blanco county line. The gated stone entry is less than one mile south of HWY 71 on picturesque Fall Creek Road.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The rolling hills on Spicewood Retreat are excellent wildlife habitat, and can accommodate grazing livestock as well. Fully fenced and cross-fenced into two pastures, the property features two ponds and concrete water troughs, providing for wildlife and livestock. An excellent water well and a large, enclosed water storage tank are located near the main residence. Native oaks and other hardwoods abound on the property. Native grasses such as little bluestem, side oats grama, buffalo grass, and many others thrive as well.



WILDLIFE

A small herd of whitetail deer frequent the property daily, as well as a large selection of songbirds and all of the native wildlife found in the Texas Hill Country.



MINERALS

Seller will convey any owned mineral rights.



IMPROVEMENTS

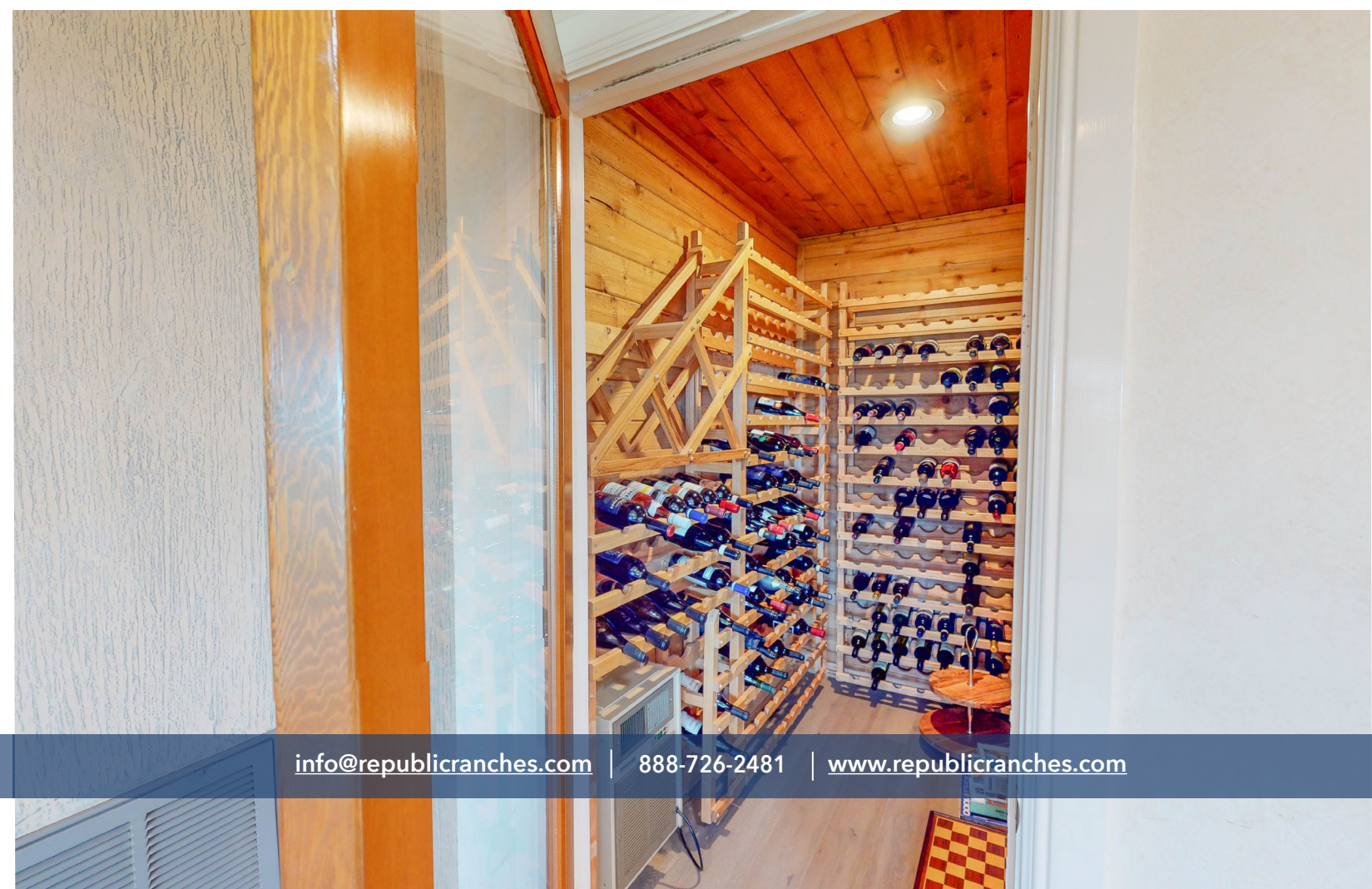
A 3 bedroom main residence and 1 bedroom guest house are improved with extensive landscaped gardens, a large pool and patio, 2-car garage, and paved entry road. The entire property is fenced and cross-fenced into 2 pastures. Two ponds, a chicken coop, an equipment barn, and a gated stone entry round out the improvements.

WATER

A reliable domestic well caters to the residence and serves as water stations for wildlife near the house, that has reportedly never gone dry.

ELECTRICITY

Electricity is provided to the residence and barn by Pedernales Electric Co-op (PEC).





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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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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

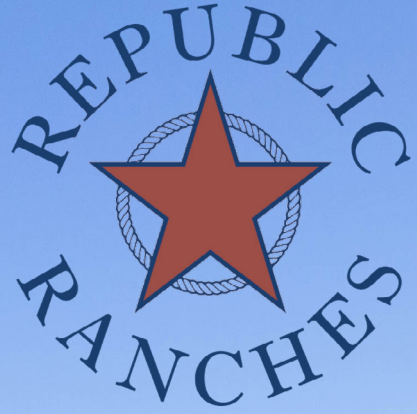
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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