

REPUBLIC RANCHES_{LL}

Our Legacy is in the Land

RIO CIELO RANCH

611+ Acres | \$24,474,680 | Blanco County, Johnson City, TX

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DESCRIPTION

The Rio Cielo Ranch is a spectacular example of a hill country live water paradise in the Cypress Mill area. Within an easy drive from both Austin or San Antonio, located on the both sides of the Pedernales River and traversed by Cottonwood Creek, the opportunities for enjoying Rio Cielo are endless. Cottonwood Creek features several developed lakes and is located in front of the beautiful ranch home and cantina.

ASSOCIATE CONTACT

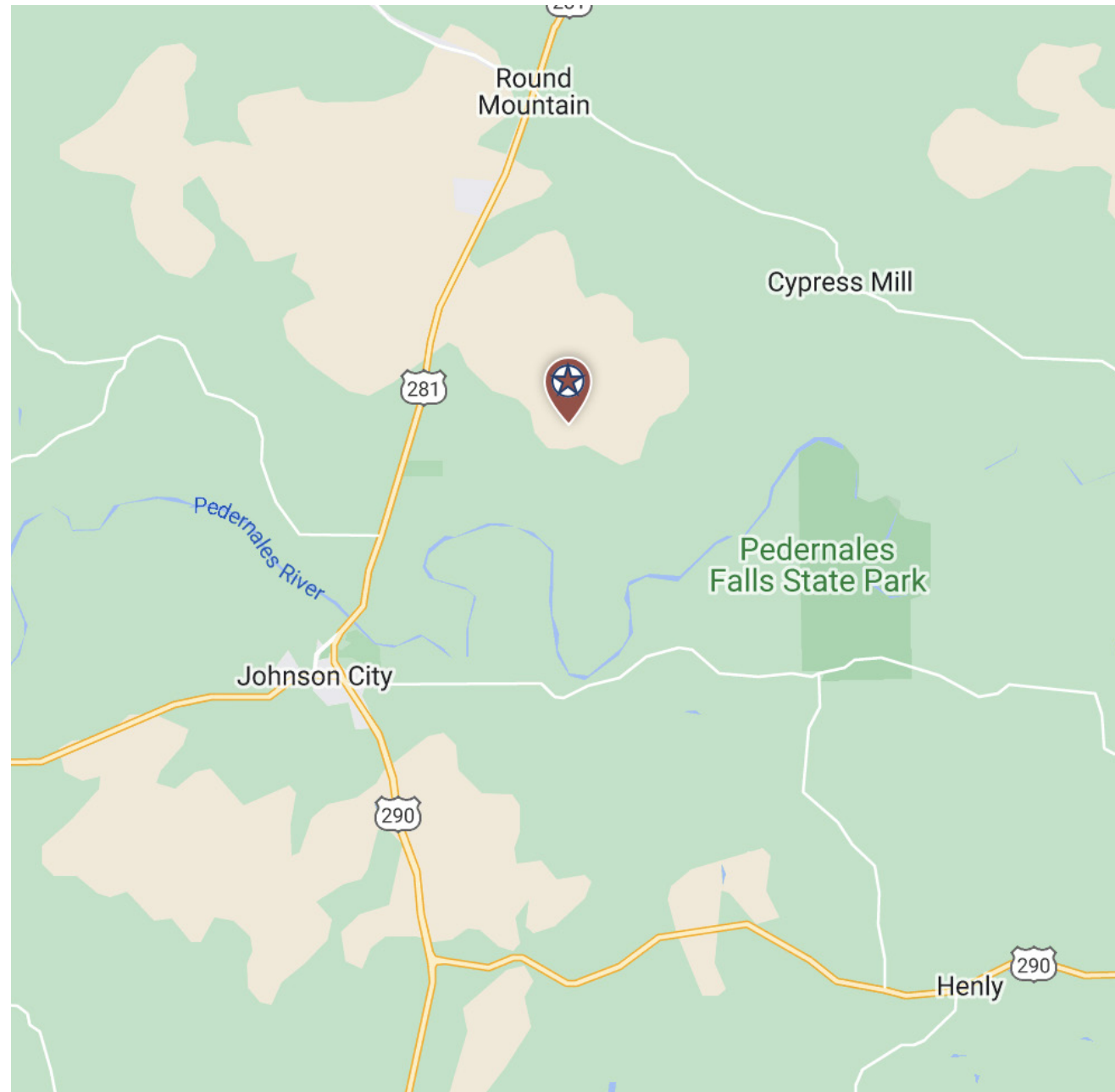
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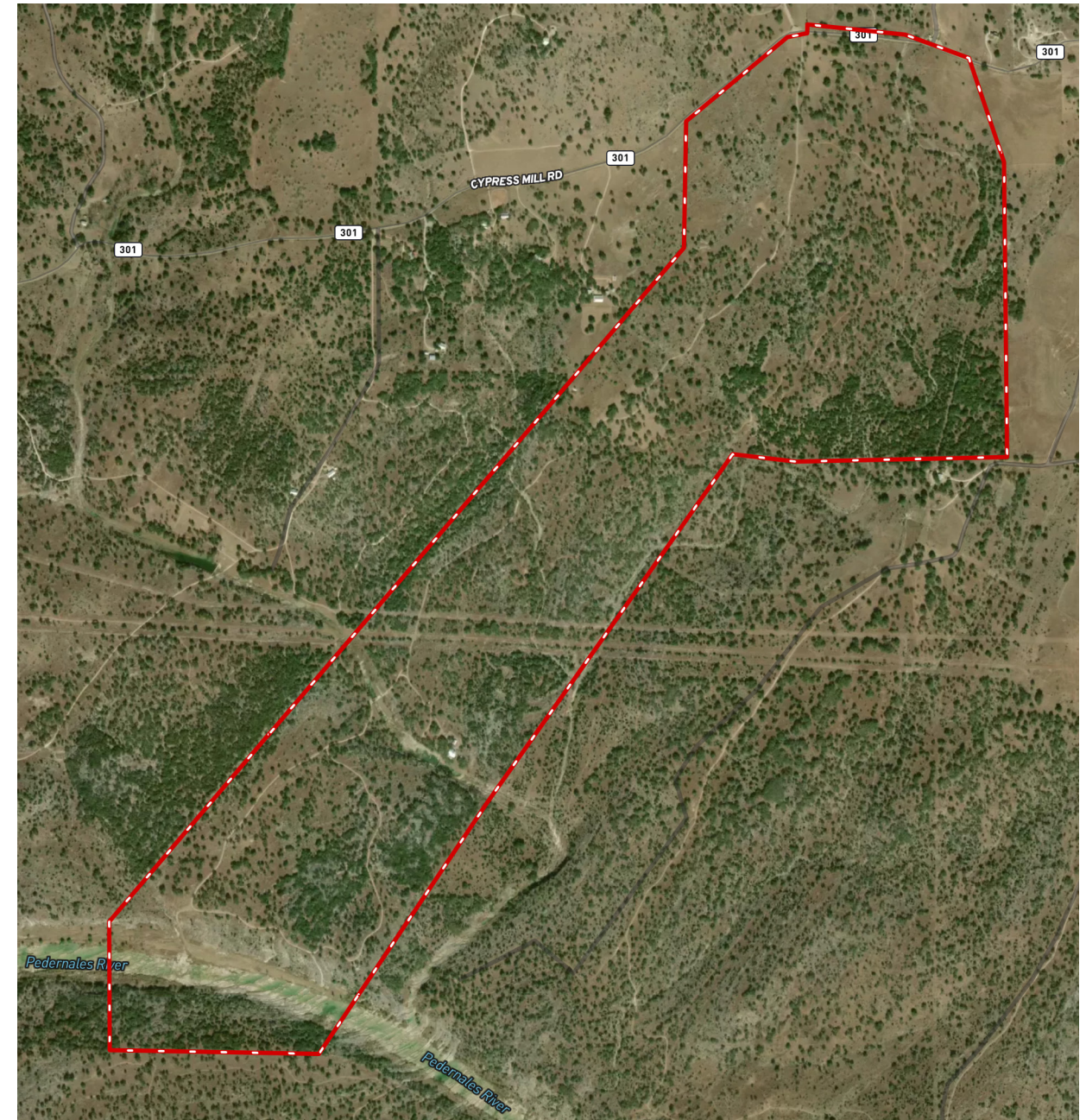
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LOCATION

The property is ideally located approximately 45 miles west of Austin, 71 miles north of San Antonio and 7.5 miles east of Johnson City on Cypress Mill Road/Blanco County Road 301. The location checks the box for families wanting to be within an hour from home!



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

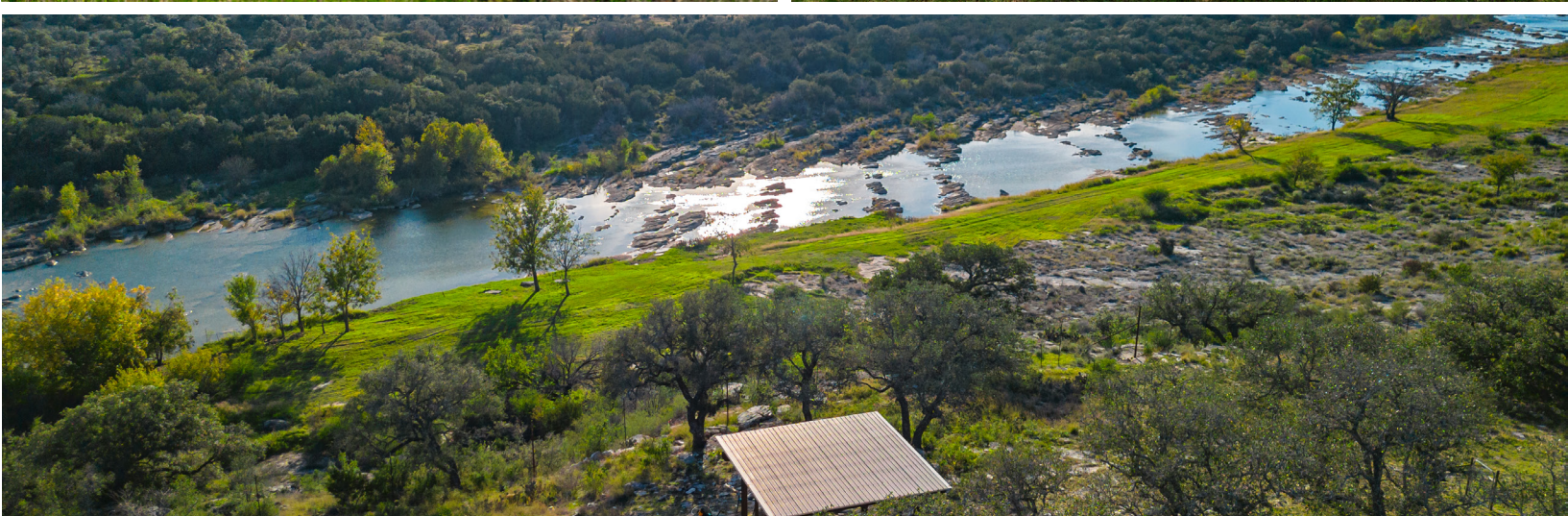
The rangelands and habitat are typical for this part of the hill country with trees including live oak, post oak, elm and manageable amounts of juniper. Typical brush species and native grasses can be found as well. The ranch has several drainages in addition to Cottonwood Creek and the Pedernales bottoms providing fantastic topographical relief across the ranch.

WILDLIFE

The property is managed primarily for wildlife with water troughs distributed across the ranch benefitting the wildlife. Native game includes white-tailed deer, turkey and dove. There are also some exotics including oryx, aoudad, blackbuck and hogs. Feeders are located throughout the ranch. With the exception of the Pedernales river bottom and the portion across the river the ranch is entirely high fenced.

AGRICULTURE

Cattle are grazed on the ranch periodically when conditions allow. There is a set of working pens conveniently located near the front gate.



IMPROVEMENTS

The property features a wonderful two-story stone and frame home situated where you can listen to Cottonwood Creek flowing over the dam from the screened porch. The home has six bedrooms and three baths, an open floor plan and large wood-burning fireplace. Between the home and the creek is a wonderful firepit for storytelling. Across the driveway from the home is a game room or party barn where many guests can be entertained.

Elsewhere on the ranch is a nice vehicle barn, shop and game cleaning area with a walk-in cooler.

At a high point overlooking the Pedernales is a gazebo that also doubles as a clay shooting spot. After the clays are shot and the guns put away there is no better spot to view a Texas sunset.

Some of the ranch roads are paved and others are improved with crushed granite. water

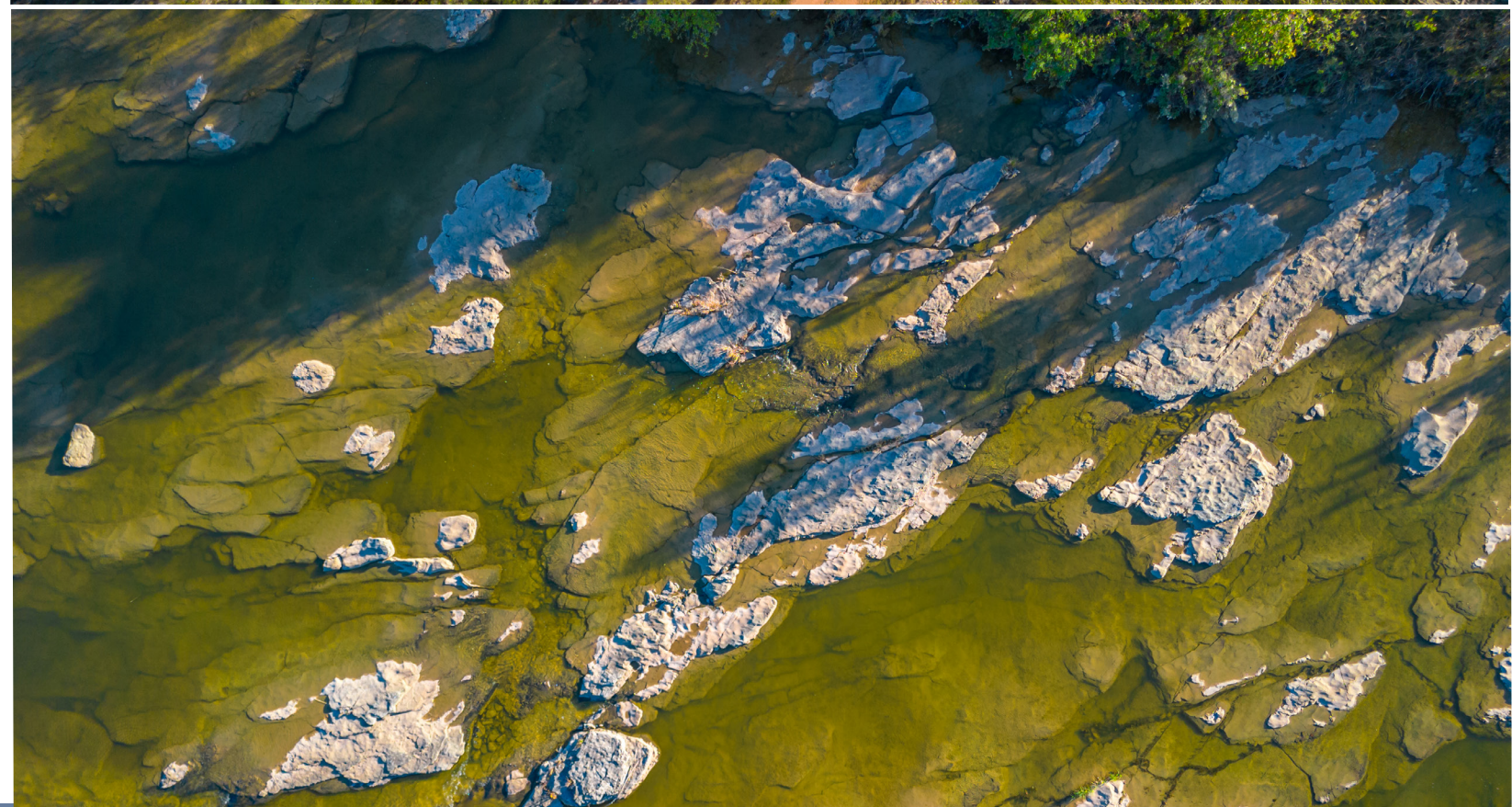
WATER

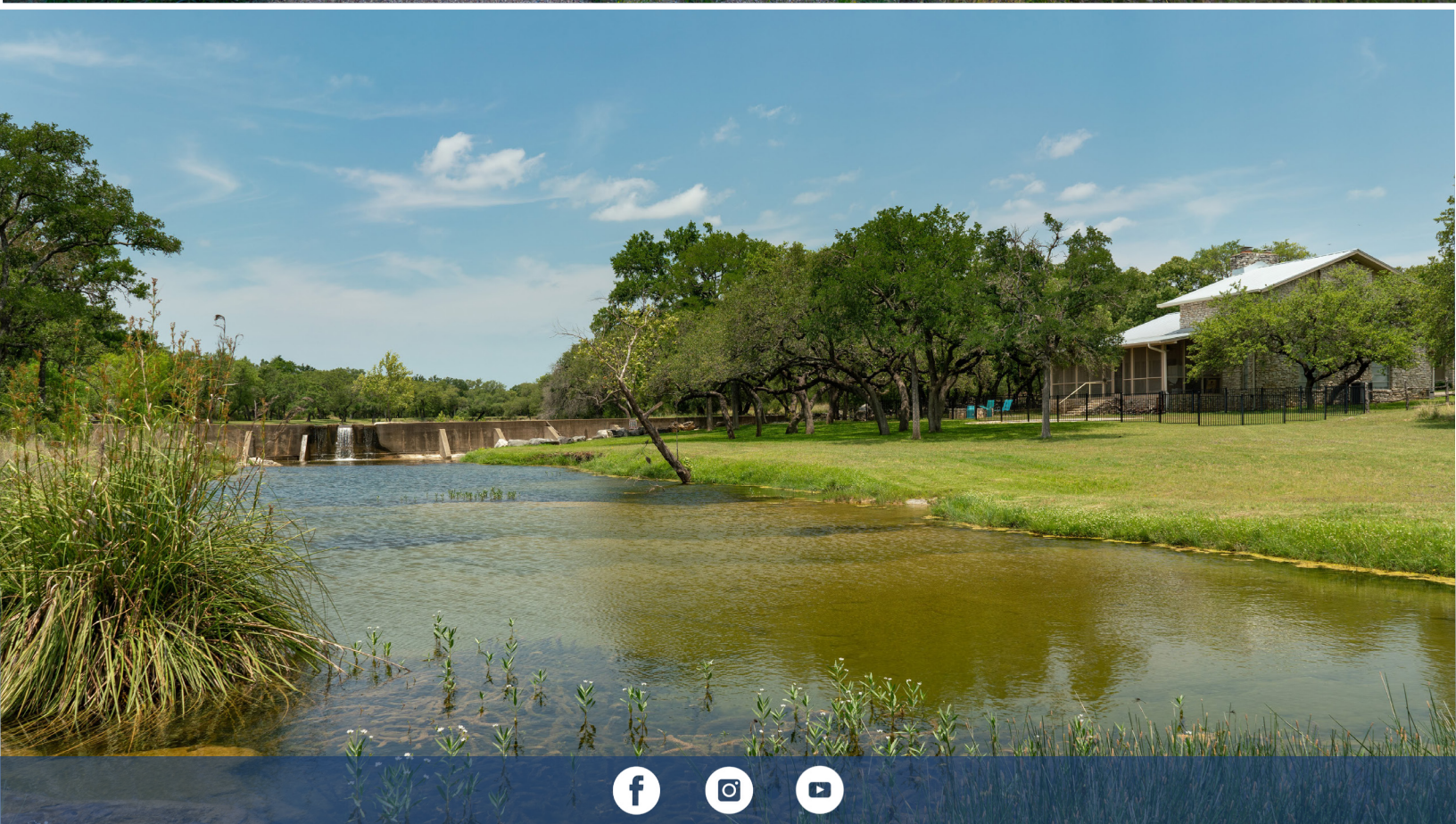
The property has both sides of the beautiful Pedernales River for 2,280 feet with the portion across the river providing protection and privacy that is rarely found. The river bank has deeper alluvial soils and a gentle slope to the river. In addition, the ranch is traversed by 2,000 feet of Cottonwood Creek. The creek has been dammed in two places creating deep pools for swimming and fishing.

The property has two operating water wells, both producing between 30 - 60 gpm. The wells are 200' deep and 185' deep respectively. Both wells produce from the Ellenburger aquifer complex.

ELECTRICITY

Pedernales Electric service provides electric service to the ranch.





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.

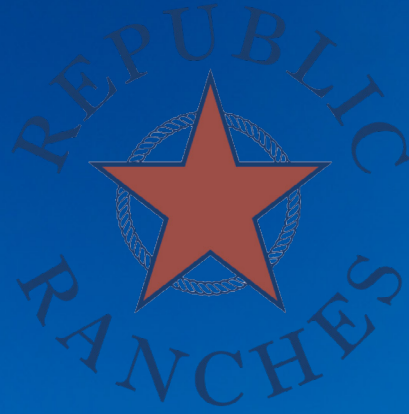
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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TARS 1.0

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