

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land

PROCHNOW BRANCH RANCH

234± Acres | \$7,750,000 | Hays County, Dripping Springs, TX

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DESCRIPTION

Prochnow Branch Ranch presents an incredible opportunity in the heart of Hays County. Encompassing 234+/- acres along a paved county road, this ranch offers a unique opportunity for both an end user or an investor. With exceptional views, mature hardwoods, a seasonal creek with spring-fed grottos, and a small pond, Prochnow Branch Ranch provides a private setting with rural character in a region experiencing exponential growth offering endless possibilities within a short distance of the wonderful town of Dripping Springs.

INVESTMENT ASPECTS

In addition to its possibilities for an end user, the ranch also offers many opportunities for an investor. With extensive county road frontage and being located outside of any city's jurisdiction or ETJ, this property offers endless possibilities for residential or commercial development ventures. The land is unrestricted, except for mobile homes and RV parks, which are prohibited until the year 2047. Divided into three 80-acre parcels, each with its own extensive county road frontage and unique land attributes, the property presents a unique opportunity for immediate equity for an investor.

The southwest extension of FM 150 has been proposed to run along the northern property boundary, potentially brining further development opportunities to the area. While the timing and viability of the extension is unknown at this time, this planning reflects the city's anticipation of where growth is headed in Dripping Springs.

ASSOCIATE CONTACT

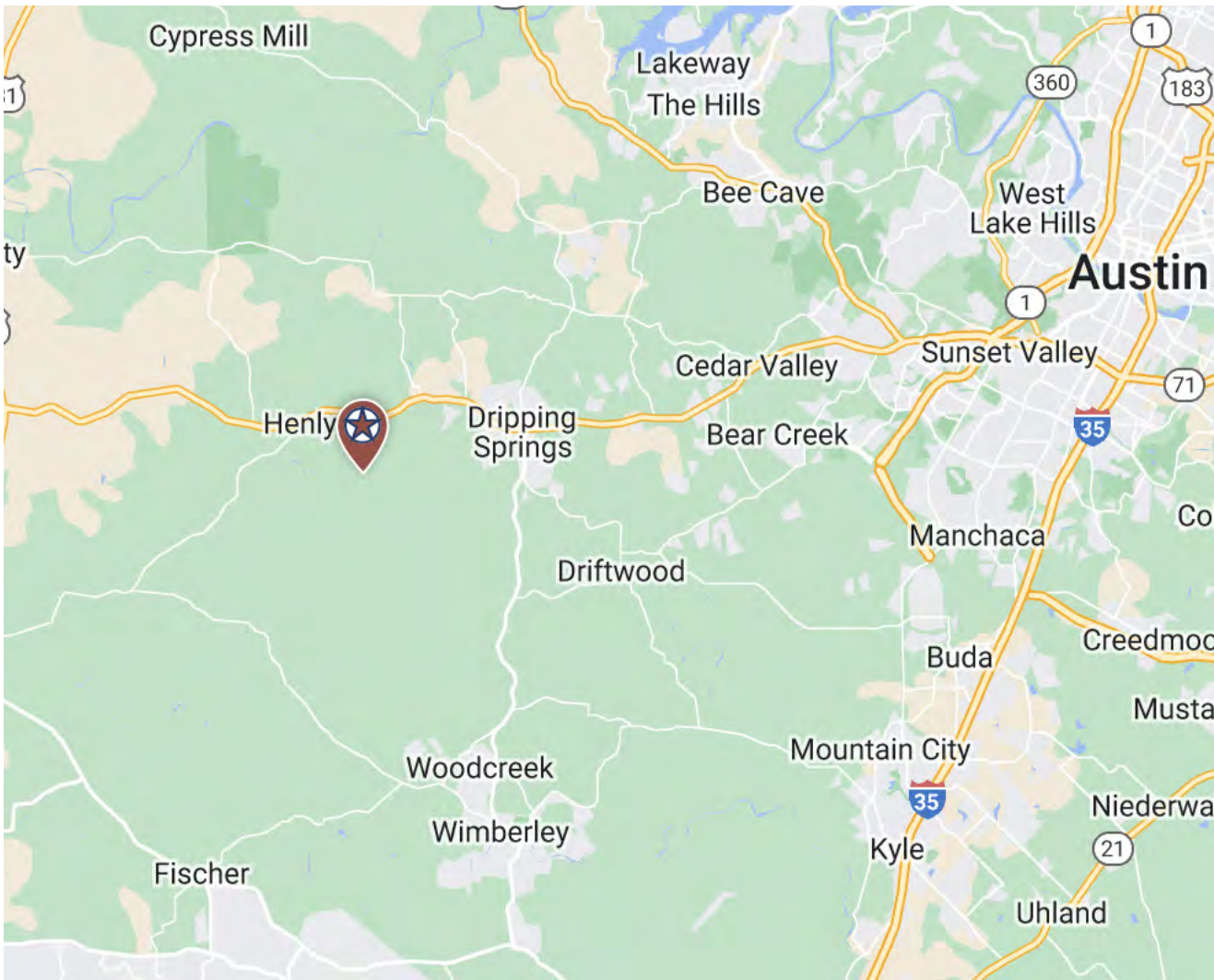
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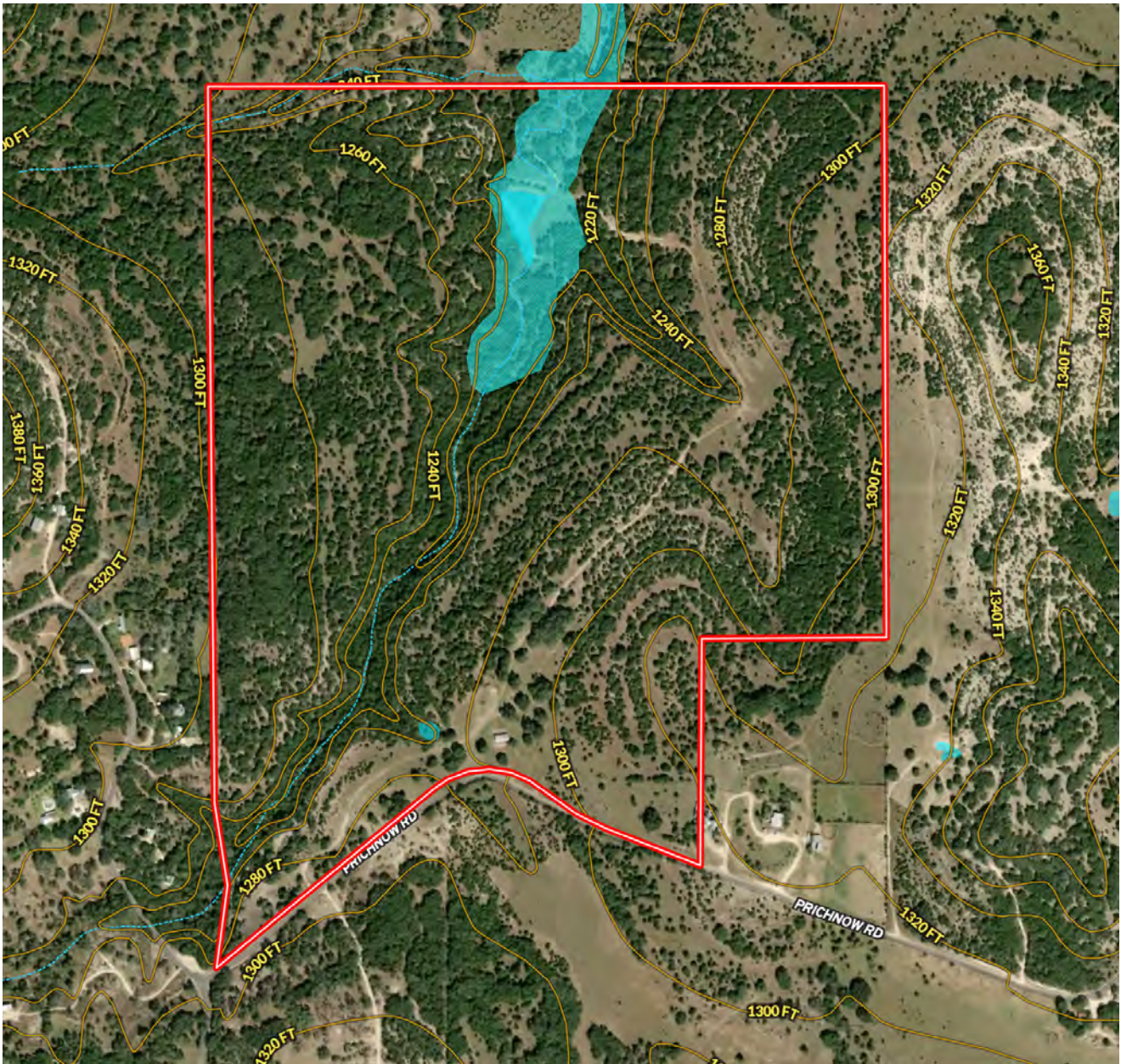
LOCATION

Located at the intersection of Prochnow and Pursley Road in Dripping Springs, Hays County, Texas, Prochnow Branch Ranch is conveniently situated just 8-miles southwest of the intersection of Ranch Road 12 and Highway 290 in Dripping Springs. Additionally, it is just 30 miles from downtown Austin, and 70 miles from San Antonio, offering easy access to major urban centers and international airports.

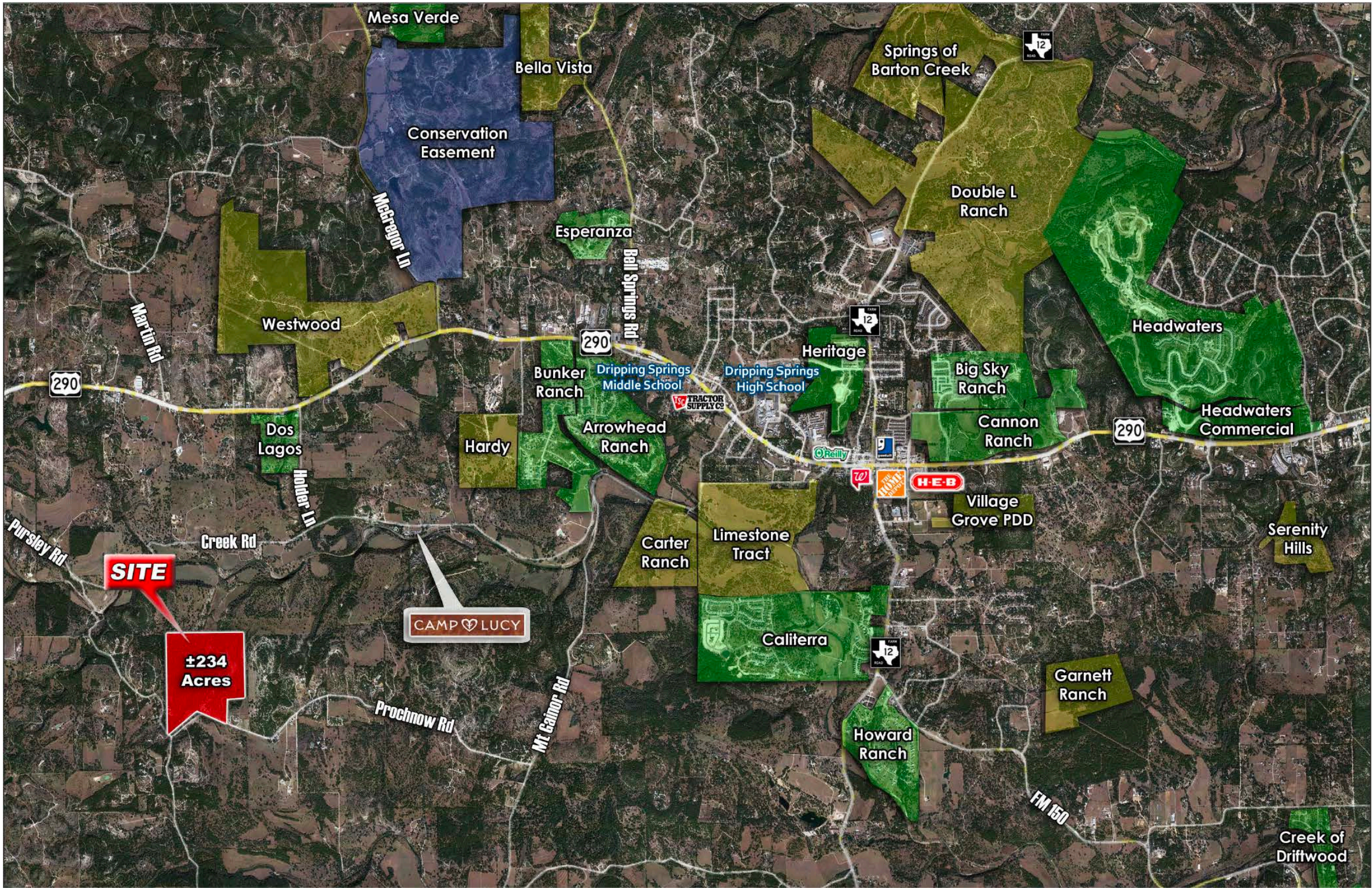
The property has 2,675+/- feet of paved county maintained road frontage on Prochnow Road. Prochnow Branch Ranch is zoned to the highly rated Dripping Springs Independent School District.



PROPERTY MAP



SURROUNDING AREA DEVELOPMENT MAP



TOPOGRAPHY, RANGELAND & HABITAT

The topography on the property ranges from approximately 1,240 feet to 1,320 feet providing good Hill Country views throughout. Featuring extensive areas of level or gently sloping land providing ample usable terrain, with a narrow strip of steep slopes approaching the wet-weather tributary that quickly reaches Onion Creek on the neighboring property to the North.

Characteristic of the Texas Hill Country, Prochnow Branch Ranch showcases an abundance of centuries-old live oaks, Texas Red Oaks, Ashe Juniper, and cedar elms, forming a picturesque tapestry of diverse vegetation.

WILDLIFE

In addition to white-tailed deer, turkey, wild hogs, and other wildlife typical of the Hill Country, a wide array of migratory birds can be seen on the property depending on the time of year.

WATER

A wet-weather tributary to Onion Creek meanders from southwest to northeast on the property for approximately 4,345 feet, featuring multiple fern-lined spring-fed grottos and a 1/4-acre pond near the northern property boundary. The ranch is minimally impacted by the 100-year floodplain, with only 11 acres affected near the northern property boundary along the natural drainage.

AGRICULTURE

An adequate number of cattle are kept on the property to maintain the 1-D-1 agricultural tax valuation, thereby minimizing holding costs.



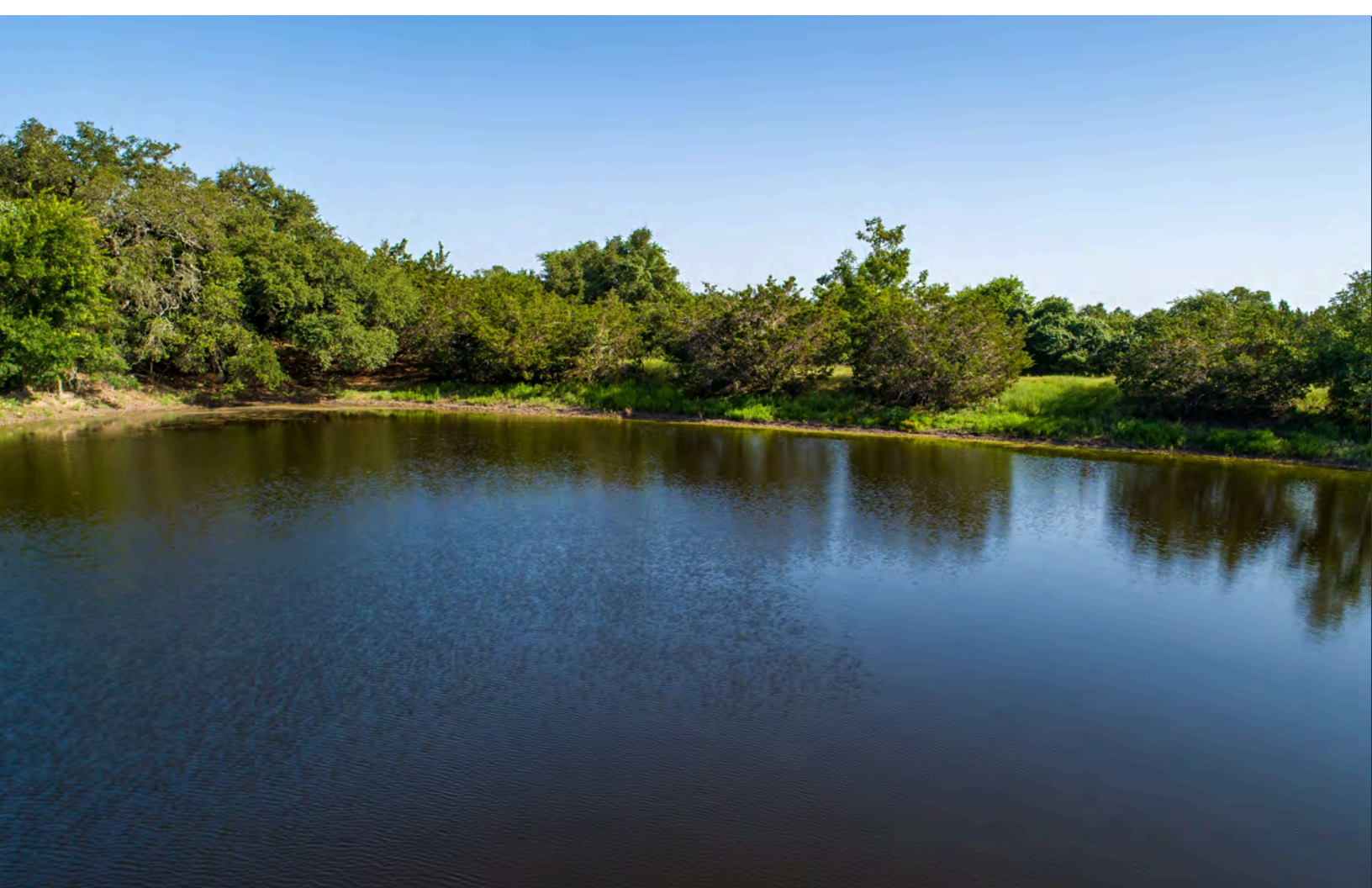
IMPROVEMENTS

Improvements on the property include a 1,435-square-foot historic stone house, believed to be the original Prochnow home, with 2 bedrooms and 1 bathroom. Additionally, there are two existing water wells, both located near the home, along with an existing septic system and Pedernales Electric service to the structure. The property is perimeter fenced and there are two gated driveways on Prochnow Road. Additionally, the ranch currently features several hiking trails, facilitating excellent accessibility throughout the property, and the upper portions of the ranch can be accessed by a 4WD vehicle. Water troughs and fencing are already in place for light cattle grazing in order to maintain the agricultural valuation.

ELECTRICITY

Pedernales Electric Cooperative service is provided to the stone house on the ranch and is available along the Prochnow Road frontage.







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.

11-2-2015

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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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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