

REPUBLIC RANCHES LLC

Our Legacy is in the Land

ROCKY TOP RANCH

133± Acres | \$3,900,000 | Burnet County, Bertram, TX

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





DESCRIPTION

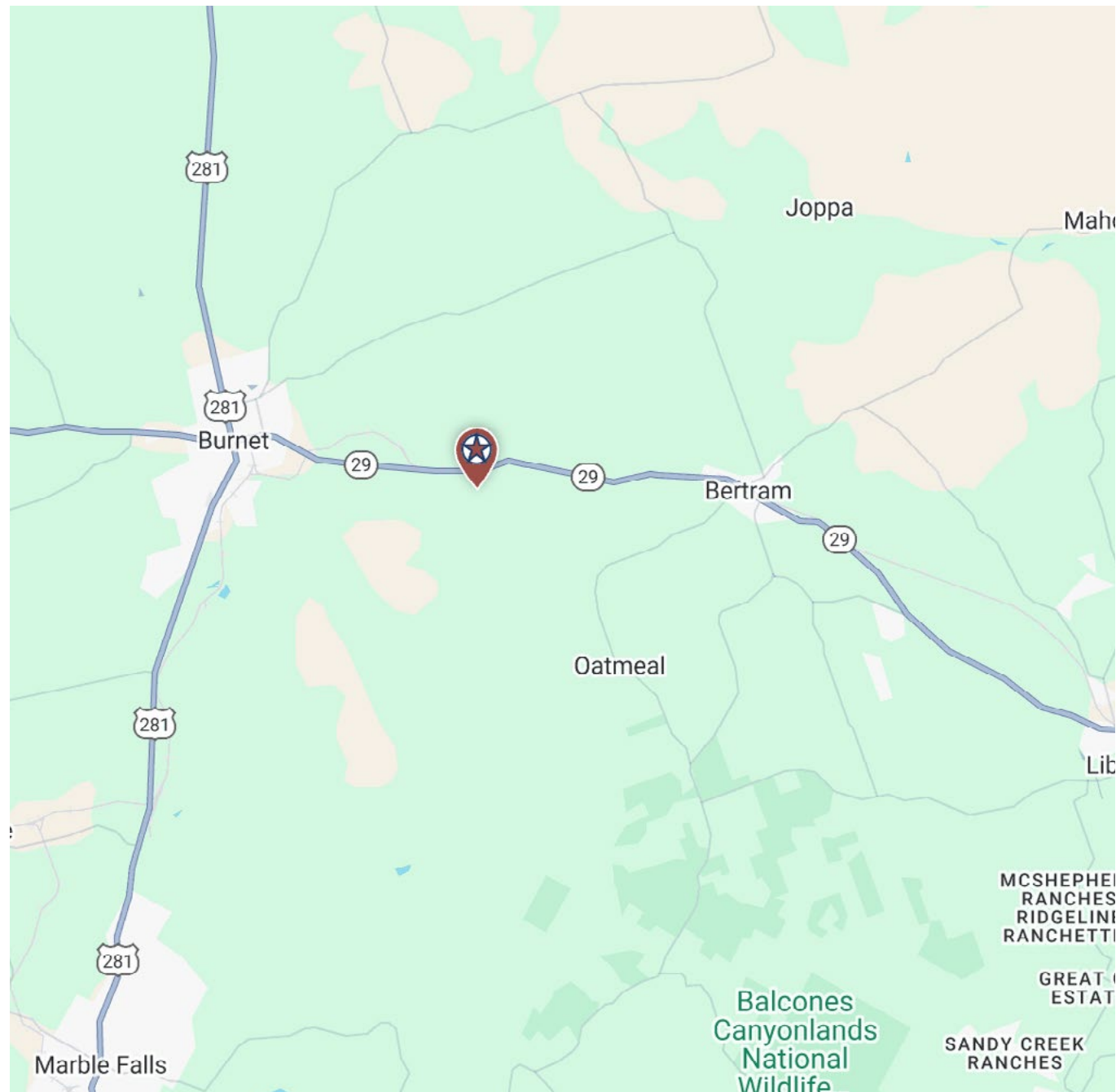
Rocky Top Ranch, located in the center of Burnet County, is a fantastic property for equestrian enthusiasts, with well-maintained grass fields and a well-lit LED riding arena. Just minutes from downtown Burnet, it provides a luxurious city experience with a true country feel. The ranch is tucked away down a private road south of Highway 29, ensuring privacy. Upon entering the property, you are greeted by a well-manicured oak grove with views of the crown jewel building site, home, pond, and barn in the background. The layout was meticulously planned, and the improvements were constructed with beautiful materials and finishes.

ASSOCIATE CONTACT

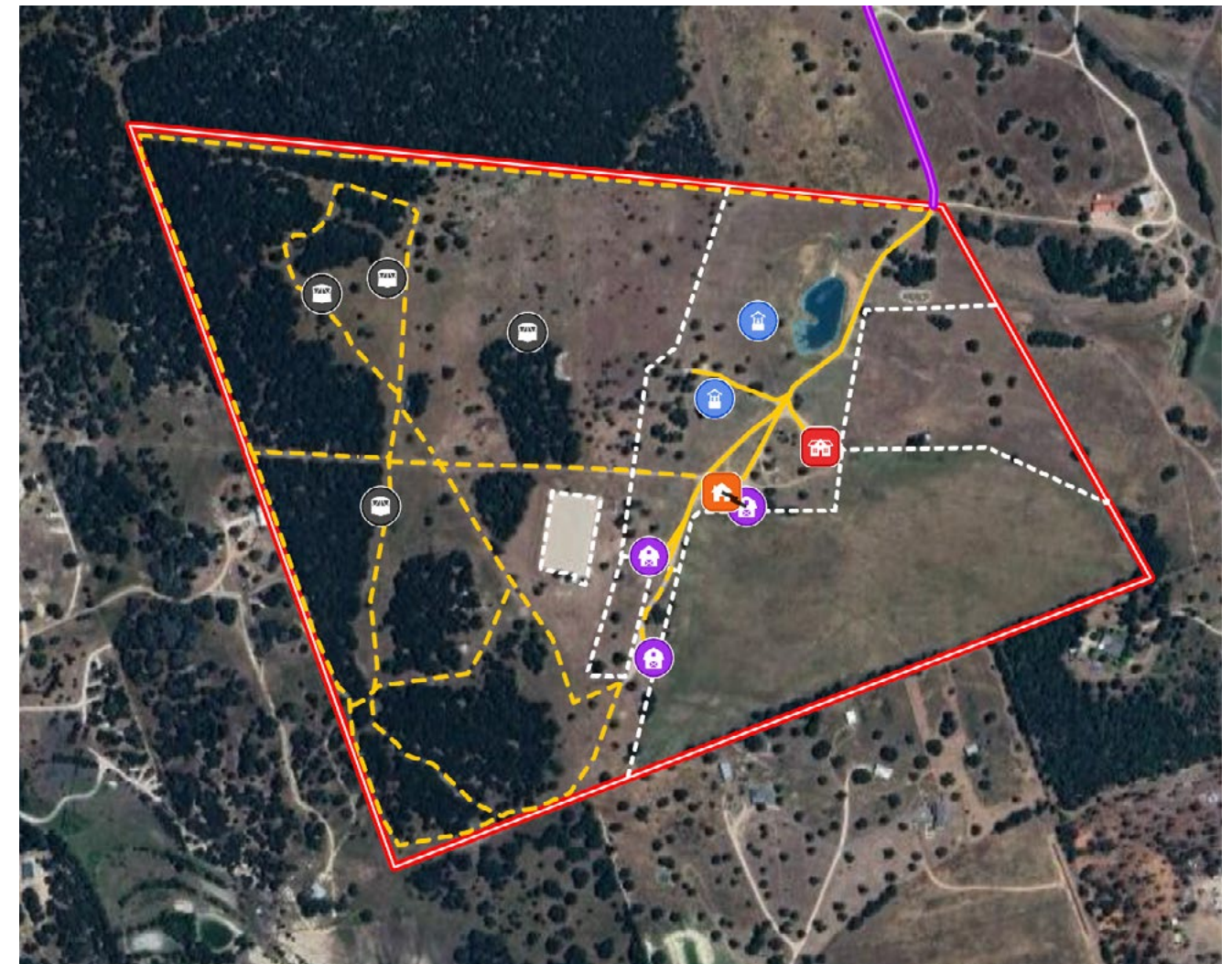
TALLON MARTIN
Partner
(281) 682-8638
tallon@republicranches.com

LOCATION

The ranch is situated 4.8 miles east of Burnet, Texas, and is accessed by a private deeded and recorded surveyed easement on the south side of Highway 29. The 30-foot wide easement, about 2000 feet long, is well maintained by the owner.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The property has a gentle roll with scattered oak groves on the eastern portion and thicker hardwoods and ash juniper on the western side, providing opportunities for hunting and recreation. Behind the house is an improved hay field, approximately 25 acres of Krum clay soils, which has produced good hay. The first cutting this year was 89 - 5X5 bales.

WILDLIFE

Rocky Top Ranch is home to diverse wildlife, including White-tailed Deer, turkey, and hogs. It also hosts various other desirable game species, such as doves and various small game. The offering includes four high-quality blinds.

IMPROVEMENTS

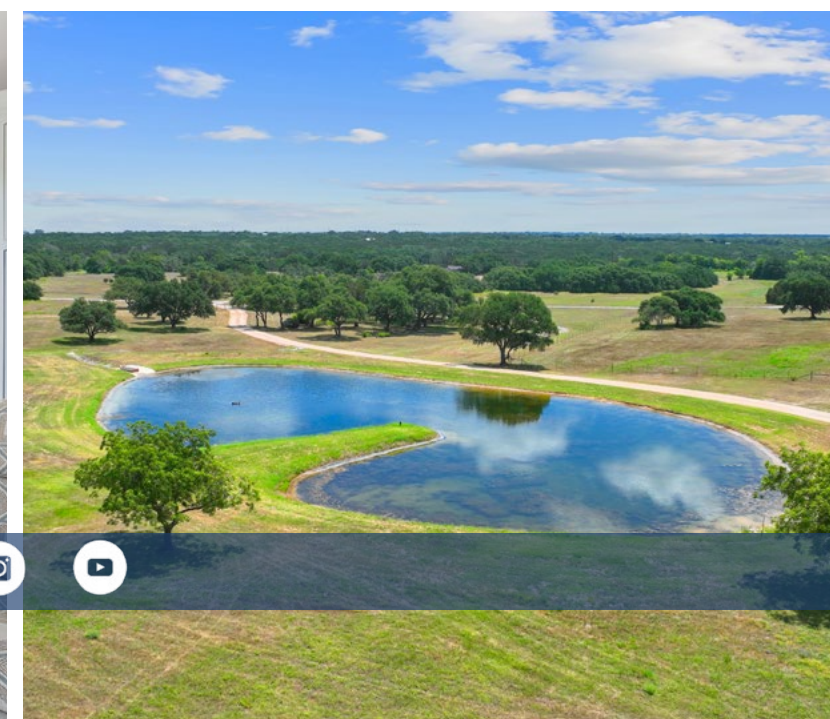
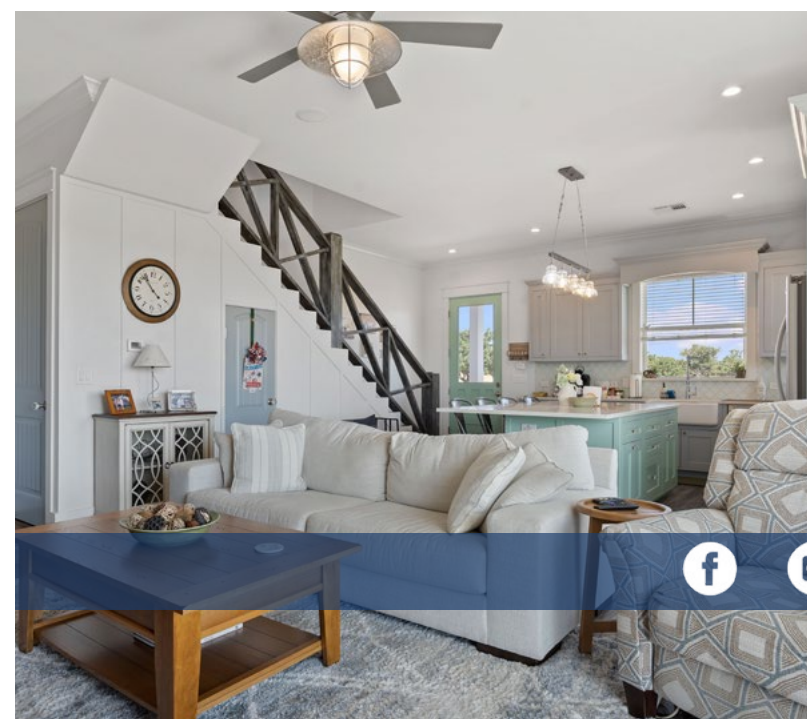
A thoughtfully designed home sits next to the lush hay field with a fantastic viewing deck on the second floor. The house is 1,685 sq. ft with 3 bedrooms, 2 bathrooms, and a built-out three-car garage with custom cabinets and an adjoining large bay for a boat barn. Next to the home is a large 5000 sq. ft shop with living quarters on the second floor. The main floor has six insulated doors on three sides for easy equipment access and large 14' bay doors for tall RVs, tractors, and trailers. Upstairs is a 2-bedroom, one-bath apartment with a full kitchen and spectacular views of the property. Behind the equipment barn is the livestock barn, with ample space for several horses, and the riding area beside it, measuring 275 ft by 160 ft, is built to accommodate multiple types of riding/rodeo practices.

WATER

The property has two water wells. The one next to the pond is 345 feet deep and has a yield of 25 GPM, drilled in July of 2021, according to the State of Texas Well Report. The second well was drilled in 2005, is 350 feet deep, and produces 20GPM per the State of Texas Well Report. The owners have also installed two rain catchment systems and water purification systems that run the home and barn for a good portion of the year, supplementing the well water. In a good year, the rainwater system accounts for 30-40% of the water usage on the property, with any excess water piped to the pond.

ELECTRICITY

Electricity has been installed for the home and barns. 3-meter loops on site.





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:
 - 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
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
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

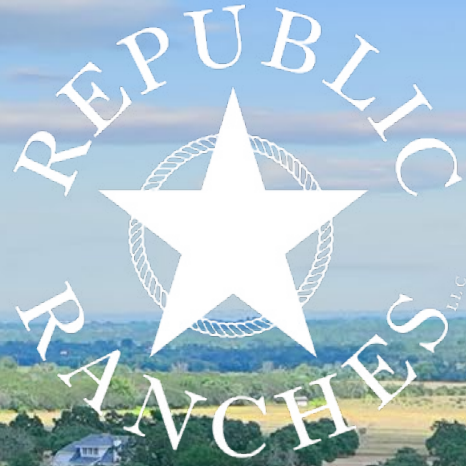
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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.



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

