



RR12 RETREAT

205± ACRES
CONTACT FOR PRICE
HAYS COUNTY
DRIFTWOOD, TX

RR12 RETREAT DESCRIPTION

RR12 Retreat is ideally situated just minutes south of Dripping Springs and 23 miles southwest of Austin making it an ideal weekend getaway. The stunning spring fed lake sits center stage in the middle of the property, a rare feature in the area. The property spans approximately 205 acres, the rolling terrain providing a sense of privacy while also positioned within the path of growth making it a compelling investment. Limited improvements set alongside the lake allow for instant use with room for expansion. ★

ASSOCIATE CONTACTS

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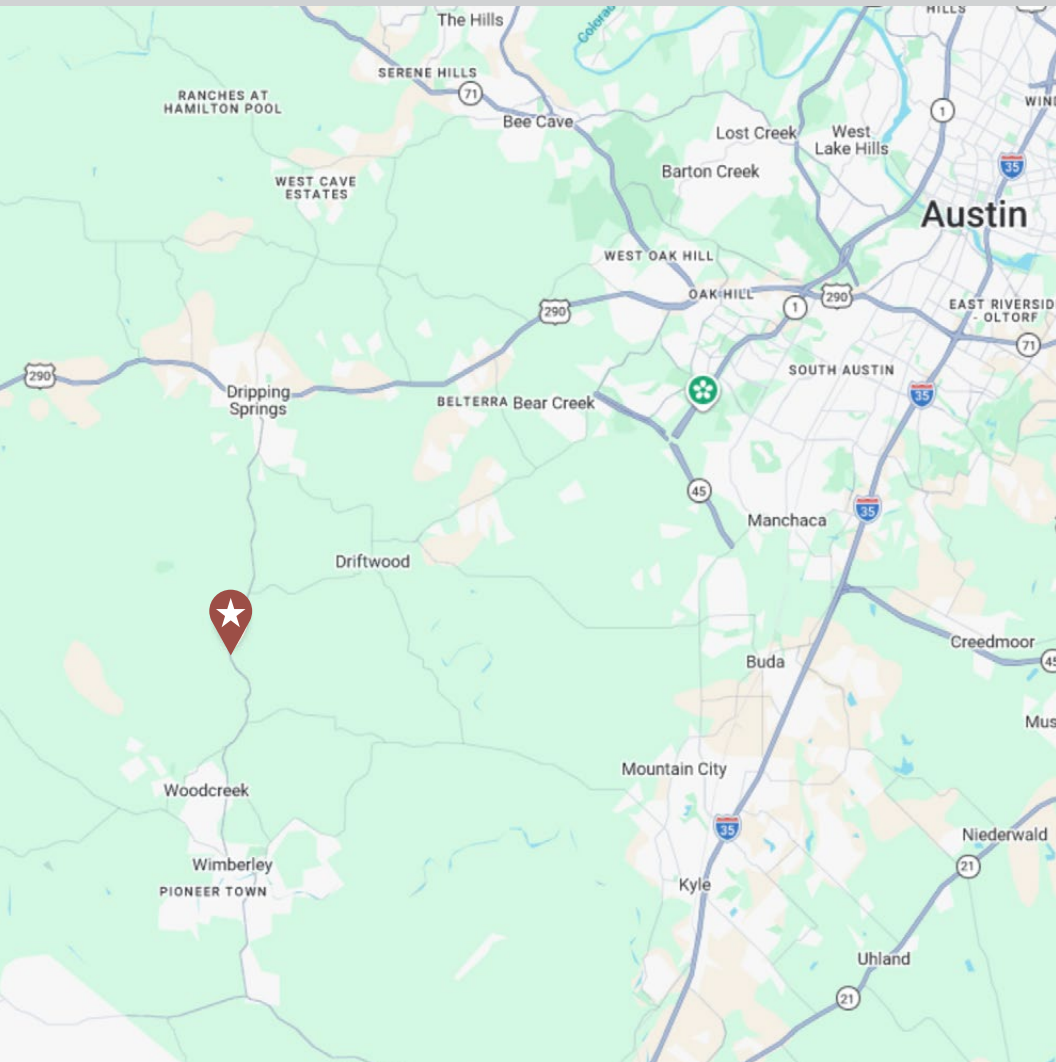
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19760 RR 12, Driftwood, TX 78619

Approximate Distances:

Dripping Springs 7 miles	Austin 23 miles	Wimberley 6 miles
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TOPOGRAPHY, RANGELAND & HABITAT

RR12 Retreat features approximately 100 ft of relief reaching elevations of 1,280 ft at multiple hilltops on the property. These higher elevations and rolling terrain surround the lake and improvements providing a unique sense of privacy and a buffer from road noise as you enjoy all this property has to offer.

The remainder of the property features live oaks and ashe juniper, selective brush management practices have been in place to improve habitat and aesthetics. The lake features excellent largemouth bass habitat, which has been studied and managed over the years.



WILDLIFE

The property benefits from reduced taxes under a wildlife management valuation. Species present include dove, whitetail deer, largemouth bass, and other native species.

IMPROVEMENTS

A 1 bed, one bath casita with a full kitchen and large covered patio overlooking the lake serves as a central gathering place. Two small cabins with bunk beds are situated just steps away. Recreational improvements are in place to enhance the enjoyment of the water feature include a two story dual slip boat dock, an 85 ft pier, and a paved boat ramp. A paved loop road circling the property provides convenient access throughout the ranch.



WATER

The defining feature of the ranch is its impressive 12-acre lake reaching depths of up to 24 feet, complete with a two-story boat dock and ramp, that has maintained usable water levels through prolonged drought. Additional ponds and water features bring the total surface water coverage to ± 19 acres when full, remarkable for a tract of this size in the Hill Country. Beyond its recreational appeal, the lake creates a true legacy-quality ownership experience, offering boating, fishing, swimming, and an unparalleled setting for entertaining family and guests. The lake has been managed for largemouth bass and features automatic fish feeders and improved underwater structure.





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.

11-03-2025



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 sponsored by a broker 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT 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. 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 1-2

This property is
co-listed with RCLB.



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