

CYPRESS MILL RETREAT

177 ± ACRES | BLANCO COUNTY, CYPRESS MILL, TX



REPUBLIC RANCHES LLC

OUR LEGACY IS IN THE LAND

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CYPRESS MILL RETREAT

The neighborhood around the village of Cypress Mill is one of the most prestigious and beautiful places to own land in the Texas Hill Country. This 177-acre property is no exception. The improvements consist of a 3 bedroom/2 bath home that was extensively remodeled in 2015. The house features an open kitchen with modern appliances. Natural light floods the kitchen and great room through the french doors that lead to the patio and crushed granite courtyard. A guest cottage with 1 bedroom and full bath is detached and remodeled to match the house. A large enclosed metal barn has been converted to a gym, and the irrigated, high-fenced garden is ready to be planted this spring. All are served by a good water well that has never failed to flow – even in the 2011 drought. The sellers are moving out of state for a business expansion – they are offering their home furnished and ready to enjoy right away.

Price: \$3,400,000

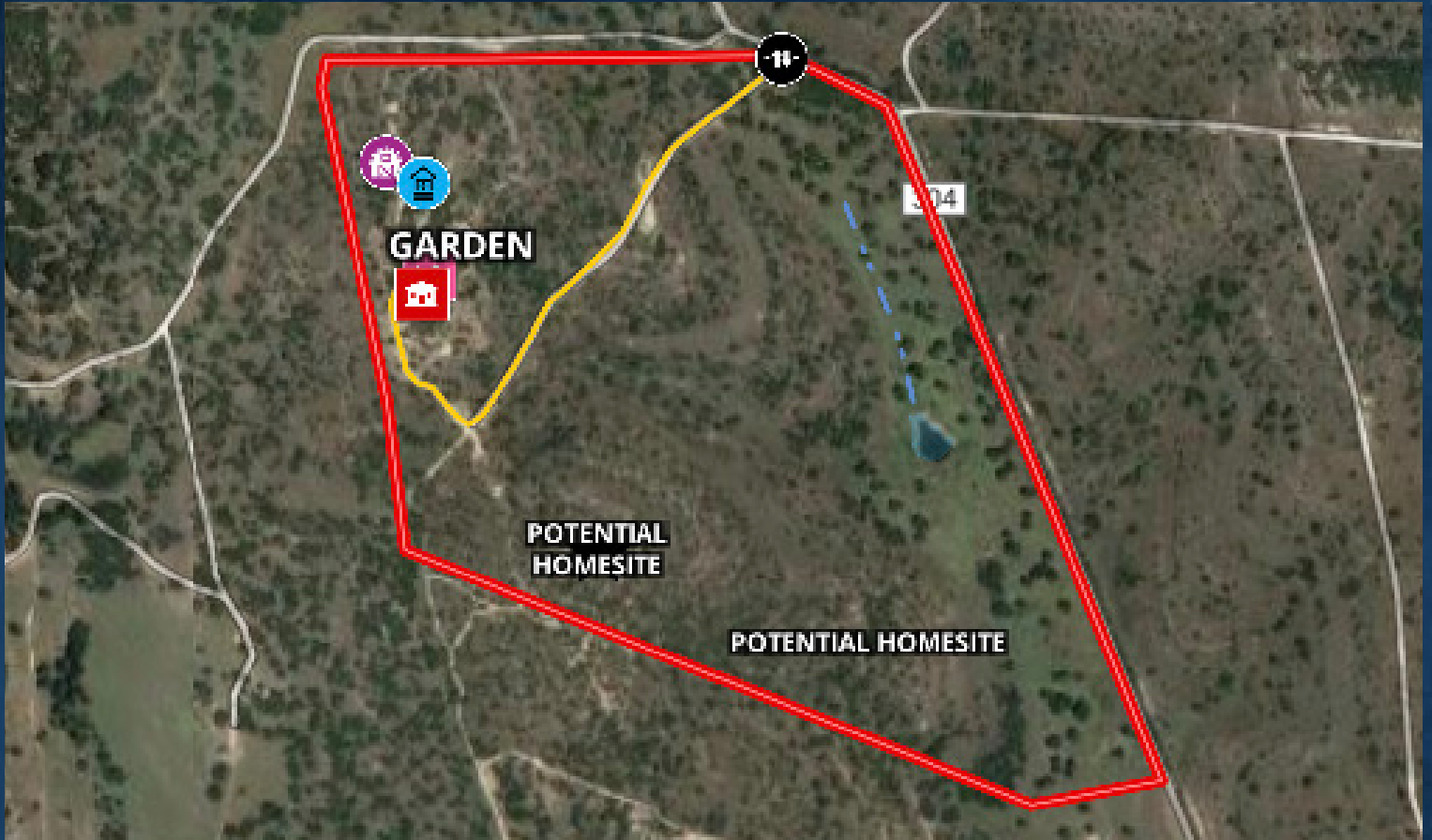


The improvements sit on a 16-acre headquarters tract of land that is unrestricted for development purposes. The balance of the land (161+/- acres) is protected with a conservation easement (from the Hill Country Land Trust) that allows for 2 additional 2-acre building envelopes where 2 more homes/barns/etc could be constructed in the future. Commercial use is also a viable option – the unrestricted headquarters tract is the perfect site for a B&B/hotel, restaurant, tasting room, or all of the above. Hiking and horseback trails for guests through the interior of the property are abundant and very scenic. The spring wildflower bloom can be spectacular on the property as well as the surrounding area.

Shovel Mountain Road is a quiet, paved road that leads to the hand crafted stone columns marking the property's entrance. Inside the gate, an all-weather crushed limestone road winds through a fertile, spring fed valley covered with native prairie grasses and shaded by large live oaks. Almost all of the cedar trees have been removed, leaving hundreds of mature live oaks interspersed with grasslands. The native grass community is impressive – dominant species include little bluestem and side oats grama (the state grass of Texas). Many other shrubs and forbes create fantastic wildlife habitat. The beautiful spring-fed lake is visible to the south as you enter the gates.

As the entry road winds uphill to the ranch house, guest house, converted gym, and garden; the 360-degree views across the Pedernales River basin are impressive. Deer and turkeys visit the corn feeder near the house most mornings and evenings. The crushed-granite patio and fire-pit area is shaded by a grove of oaks, and clear night skies here can provide incredible stars. Located less than a 30-minute drive out Hamilton Pool Road from the Hill Country Galleria, and less than one hour from downtown Austin, this property is the perfect easily-accessible weekend retreat or permanent residence.

MAP



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; 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 or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma 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.



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:
 - 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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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