



FOR SALE 81 ± ACRE RANCH | A RARE GEM IN THE TEXAS HILL COUNTRY—SPICEWOOD

FALL CREEK RANCH OPPORTUNITY

For Sale

81 ± Acres Bisected by Fall Creek

Ranch House, Guest House, Apartment /Workshop Overlooking Fall Creek

Location

Blanco County

Spicewood, Texas 78669

SW Corner of Fall Creek Rd/FM 303 & Old Spicewood Rd/FM 302

Land / Area Description

- Fall Creek runs through the middle of the property and is lined by the magnificent old Cypress, native Pecan, Walnut, Live Oak and Ash Juniper trees
- Only 17 ± miles from the Hill Country Galleria Shopping Center in Bee Cave
- Great views of the Texas Hill Country and Fall Creek
- 1 ± mile N of State Hwy 71 in SE Burnet and W Travis Counties—9 ± miles SE of Marble Falls and 22 ± miles SW of Austin
- Ranch fronts Fall Creek Rd/FM 303
- Controlled access iron gate with cattle guard crossing
- Paved drive way
- Mild uplands topography—typical Texas hill country terrain
- Johnson City Independent School District



Fall Creek—views from down stream



Everything you could want in a Ranch and all in a convenient location



Tom Martine

Martine Properties, Inc.

(512) 750-8282

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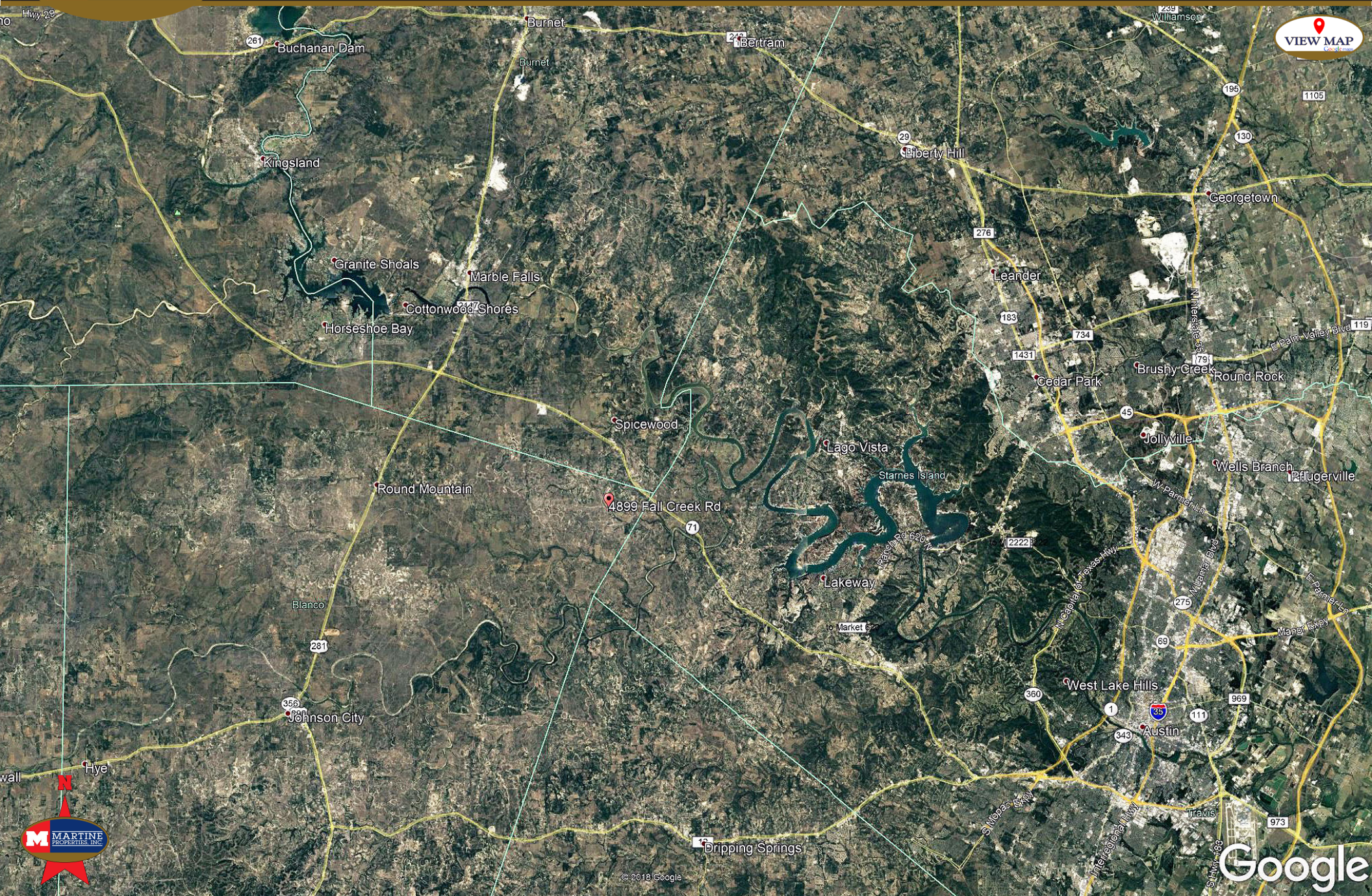
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315 S. Congress, Ste. 200

Austin, TX 78704

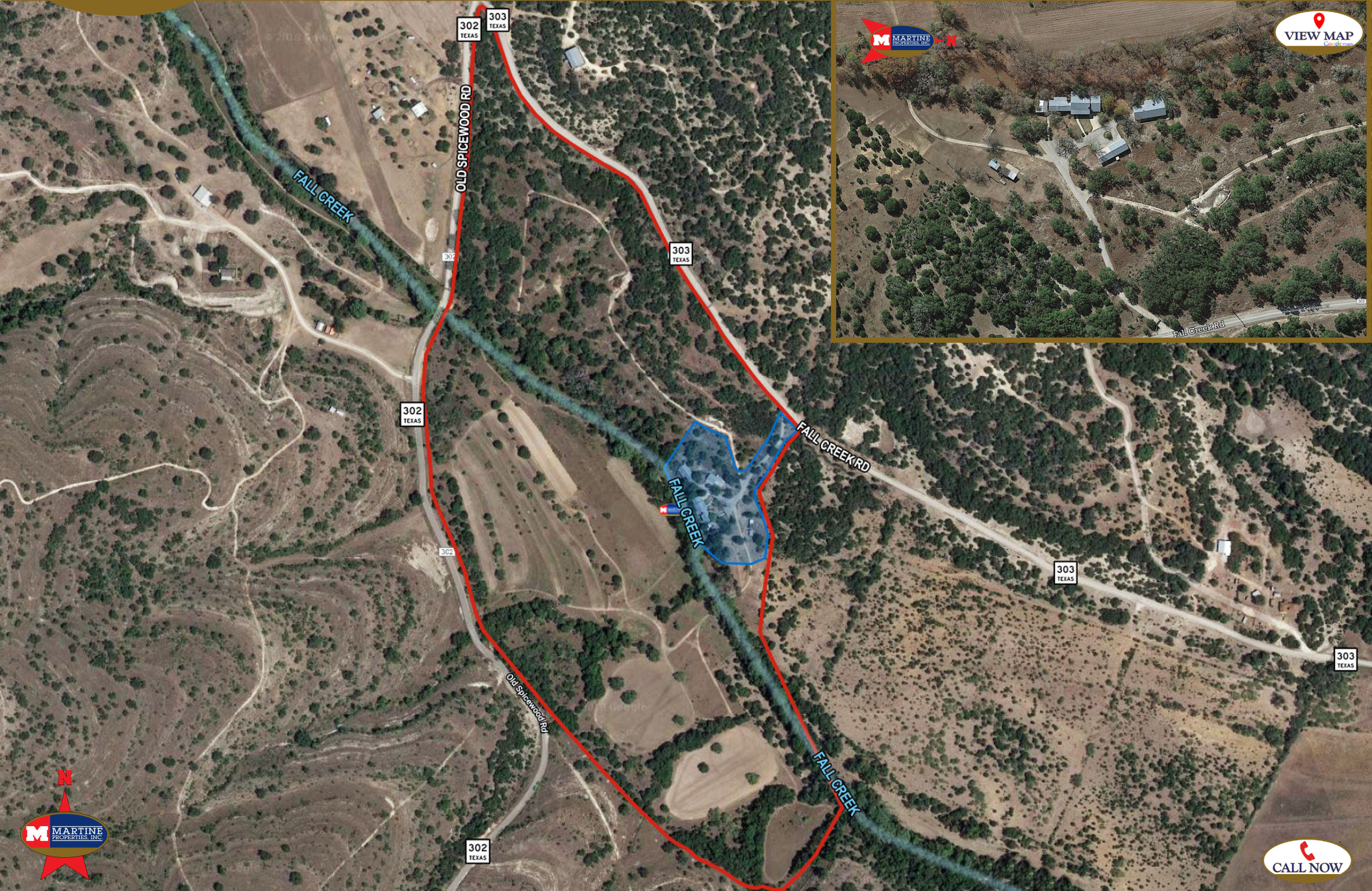


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Property Improvements

- Land includes four (4) well-kept fields
- Electricity provided by Pedernales Electric Cooperative
- Septic system in place
- Two working wells on this ranch
- An implement barn
- Dog kennels



Residency

Main House—offers a unique floor plan perfect for entertaining and includes a master bedroom, one full bath and one-half bath, open concept living / dining / bar area with wood burning fireplace, a modern kitchen with granite counter tops and a two-car attached garage.

Guest House—offers a two-bedroom, two-bath, open concept living / dining / bar area with wood burning fireplace, a modern kitchen with granite counter tops and a one-car garage.

Apartment—A one-bedroom, one-bath apartment with a kitchenette

Office—Detached five (5) Car Garage with office and workshop

List Price

\$2,900,000



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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 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.

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 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Thomas M Martine	285115	tom@martineproperties.com	512-750-8282 (x3)
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael "Mike" J. Martine	419793	mike@martineproperties.com	512-750-8282 (x5)
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date