

2,276 ACRES – HAYS COUNTY
LAKES/VISTAS/LOCATION
MOUNTAIN LAKES RANCH

2,276 ACRES – HAYS COUNTY

MOUNTAIN LAKES RANCH

LOCATION: This splendid ranch investment is located in western Hays County, with three different paved access points leading in different directions. The seclusion is majestic, though **dynamic Dripping Springs** is clearly visible from the mountain tops, only 7 “crow” miles away, and home to big box stores, shopping, services and good schools. Blanco, Johnson City and Wimberley are each about 10 minutes away, and offer services, restaurants and shops.

Austin and San Antonio are each about 45 miles away, and offer everything else, including international airports, major hospitals, major universities and world class culture, weirdness and entertainment. This **location bodes well for long and short term investment value**, and the property is adjoined by a combination of large “trophy” ranches, smaller tracts and a couple of medium sized recreational properties. Hays County is one of the highest growth counties in the country, and the Central Texas Hill Country growth projections are staggering. For more information on Hays County, go to <http://www.co.hays.tx.us/index.php/business/about-hays-county/>.

WATER: A highlight is one quarter mile of both sides of **always-flowing Onion Creek** in the NW corner of the ranch. This creek is dammed up, forming a deep hole of water that allows for fishing, floating and swimming, along manicured, grassy berm frontage lined by lazy, overhanging trees, and crossed by a cool foot bridge. Sections of the creek are bordered by scenic limestone ledges and shelves, and this water is spring-fed and reliable.

Another highlight is the 7 newly constructed lakes, ranging in size from a couple of acres up to 10 acres when full. These lakes have not yet filled up (August, 2013), but are in the process, and when full, will be truly magnificent with **depths up to 30 feet** in majestic settings. This ranch contains much of the headwaters of the Onion Creek drainage system, which is an important water source for rapidly-growing Hays County, and could likely be targeted for major conservation in the future. (\$ to protect groundwater)

Groundwater is abundant in this zone, with 8 wells of 20 - 50 gpm on the ranch, and a 100 gpm well nearby, at depths of 400 – 700 feet. There are **two known perennial springs** on the ranch, and exceptional shallow groundwater retention in normal to wet years. For more information on area groundwater, contact the

Hays Trinity Groundwater Conservation District at <http://haysgroundwater.com/> - 512.858.0253.

LAND/ECOLOGY: The raw beauty of this ranch is powerful. Elevations change by over 320 feet, and some of the most **dramatic views** in the area are had from the peaks and points. Countless canyons roll down in all directions from the high points, and several bottoms contain dark, loamy soils and giant, mature hardwoods. Primary soil types are: Brackett – Rock Outcrop Comfort/Real Complex and Bolar and Sunev Clay loams.

These soils support ample native grasses, shrubs and trees. Hundreds of acres have been selectively cleared, leaving beautiful oak parks and tall grass pastureland. One of the **prettiest Post Oak Savannahs ever seen** is present on this ranch, and other hardwoods include cedar, shinoak, live oak, Spanish oak, walnut, sycamore, pecan, lacey oak, wild cherry and madrone. Primary shrubs include persimmon, agarita, prickly pear and buckeye.

The area is home to **abundant wildlife**, including whitetail deer, turkey, wild hog, exotic deer and varmints. Many dove were observed on recent tours, and songbirds thrive in the countless canyons. High fencing in progress allows a new owner to take any direction they wish with regard to management for wildlife and hunting.

IMPROVEMENTS: This ranch possesses one of the most **impressive road, fence and lake infrastructures** ever seen, including 15 miles of new base roads, several miles of secondary roads and, when completed, 11 miles of game-proof, high perimeter fencing. This allows one to traverse the ranch safely and quickly, and is a baseline for possible future development. These roads were located to provide max exposure to long range views, and are a pleasure to drive and enjoy, while lessening risk.

The ranch headquarters are ample to run a place this size, and include a very **nice, 12 stall horse barn** with all the trimmings, topped by a nice, 2 BR/2 BA apartment that is modern and livable with several unusual and progressive features, including a backup generator and rainwater collection. Nearby is a nice, metal implement barn with enclosed shop, and what appears to be about 30,000 gallons of rainwater storage in two large reservoirs. Two sizable feed storage bins complete the structures.

There are also two hunting camps that have no value, but electricity and water, and two springs have been rocked in to make interesting areas for wildlife to water. Stately, low key ranch entrances enhance the overall package nicely.

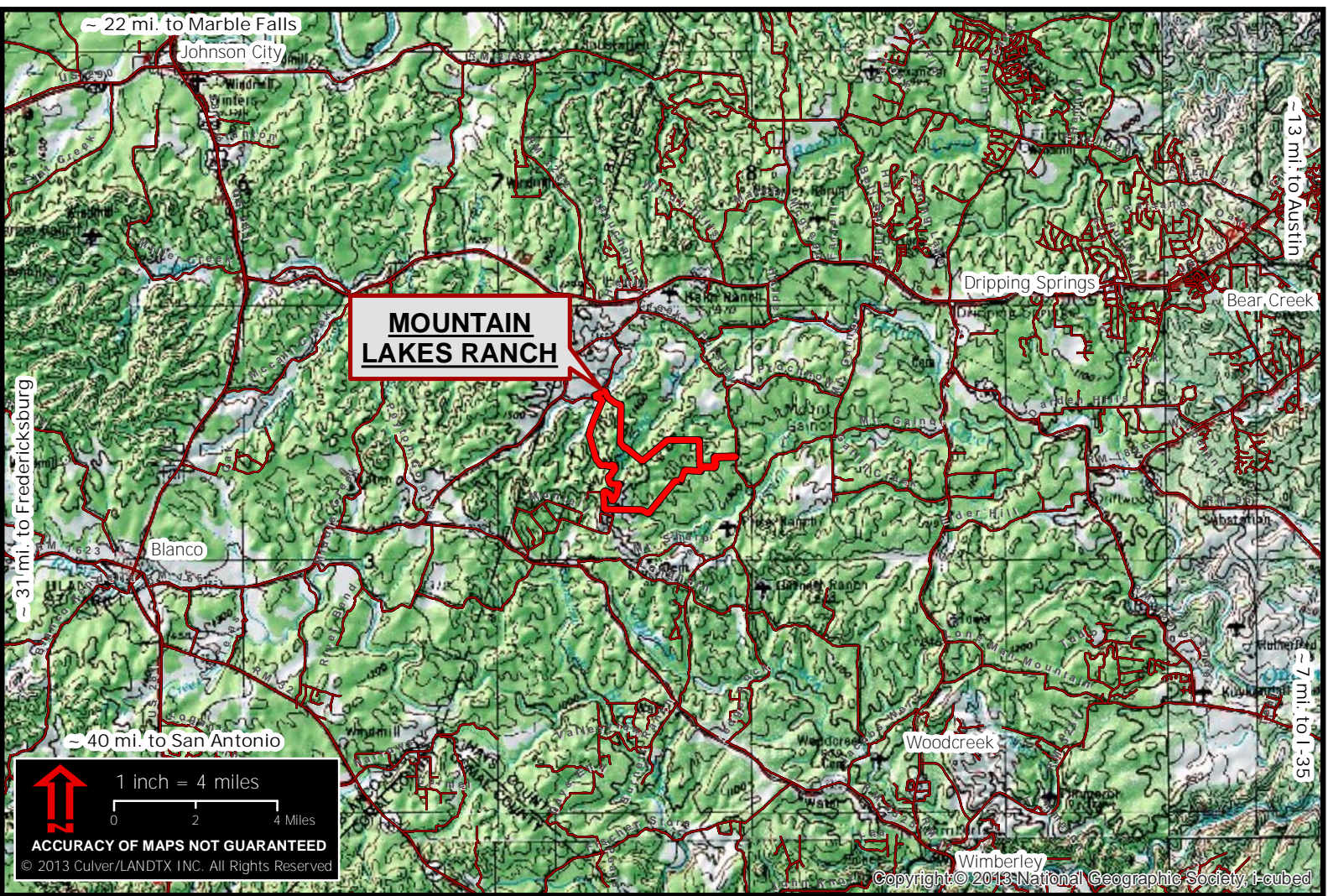
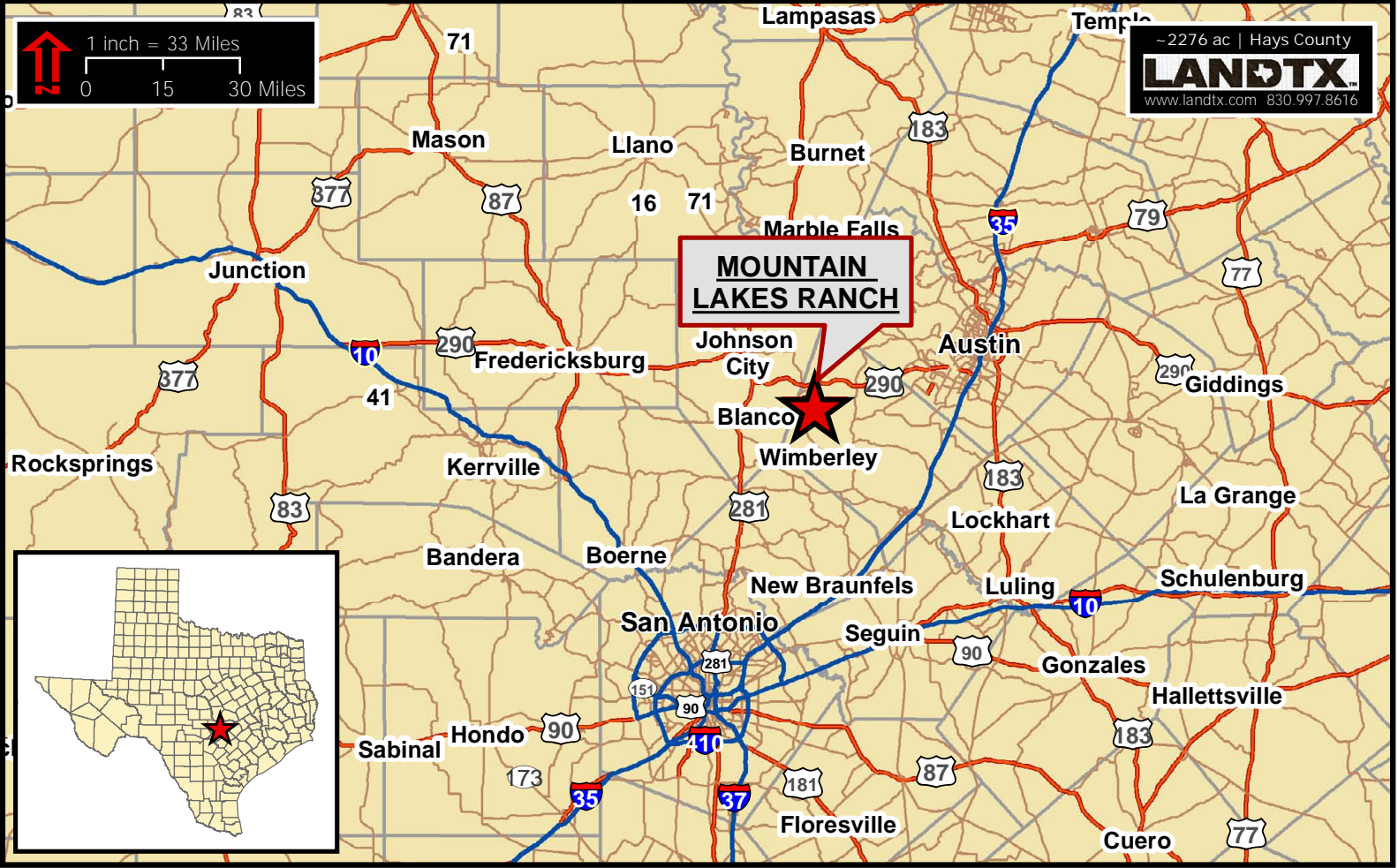
FINANCIAL/TITLE/OTHER: Listing Price is \$7,850/acre = \$17,866,600. Seller will provide current survey and basic title insurance. Mineral conveyance is negotiable, prior reservation applies. No pipelines, easements or large electric lines cross the ranch other than electric service lines. A low grade dipping vat has been remediated to accepted standards. The Property is located in the Johnson City, Blanco and Dripping Springs Independent School Districts, and 2012 wildlife-exempt taxes were about \$8,000.

This ranch can also be purchased in tracts of 630 – 840 acres, at listing prices of \$8,250 - \$8,950/acre.

SUMMARY: If you seek true, investment-grade land in bulk, with the finest location and aesthetics, MLR is a must-see. It combines raw beauty with refinement nicely, and is an ideal candidate for a Conservation Easement. It is **also about as fun of a place as we've seen to park some dough and** enjoy, and wait for another blistering period of land appreciation that has come to characterize Central Texas land markets in recent decades. The varied terrain and vegetation allow for excellent native and exotic game habitat. Your consideration and interest is kindly appreciated, and we look forward to introducing you to the opportunity of a lifetime.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY, DO NOT TRESPASS.**

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of LANDTX, *David E. Culver*, broker.



Lowest Elevation
1293 ft.

Highest Elevation
1625 ft.

Topography of Mountain Lakes Ranch

Tracts:



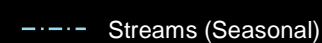
1 - Onion Creek (~625 ac)

2 - Boss Lake (~830 ac)

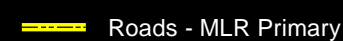
3 - Blue Lakes (~821 ac)



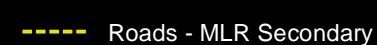
Lakes



Streams (Seasonal)



Roads - MLR Primary



Roads - MLR Secondary



Roads - TxDOT

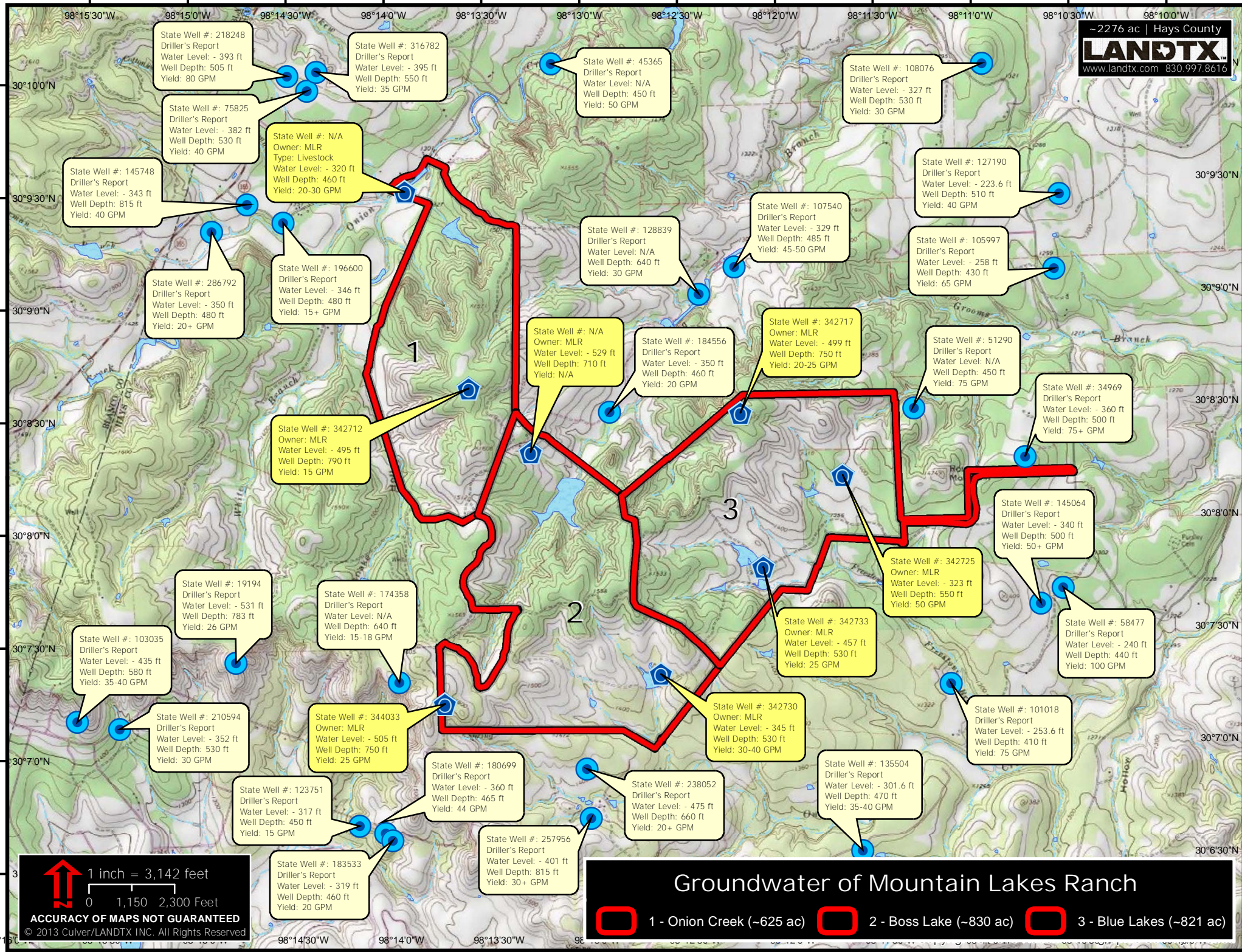


1 inch = 2,150 feet

0 800 1,600 Feet

ACCURACY OF MAPS NOT GUARANTEED

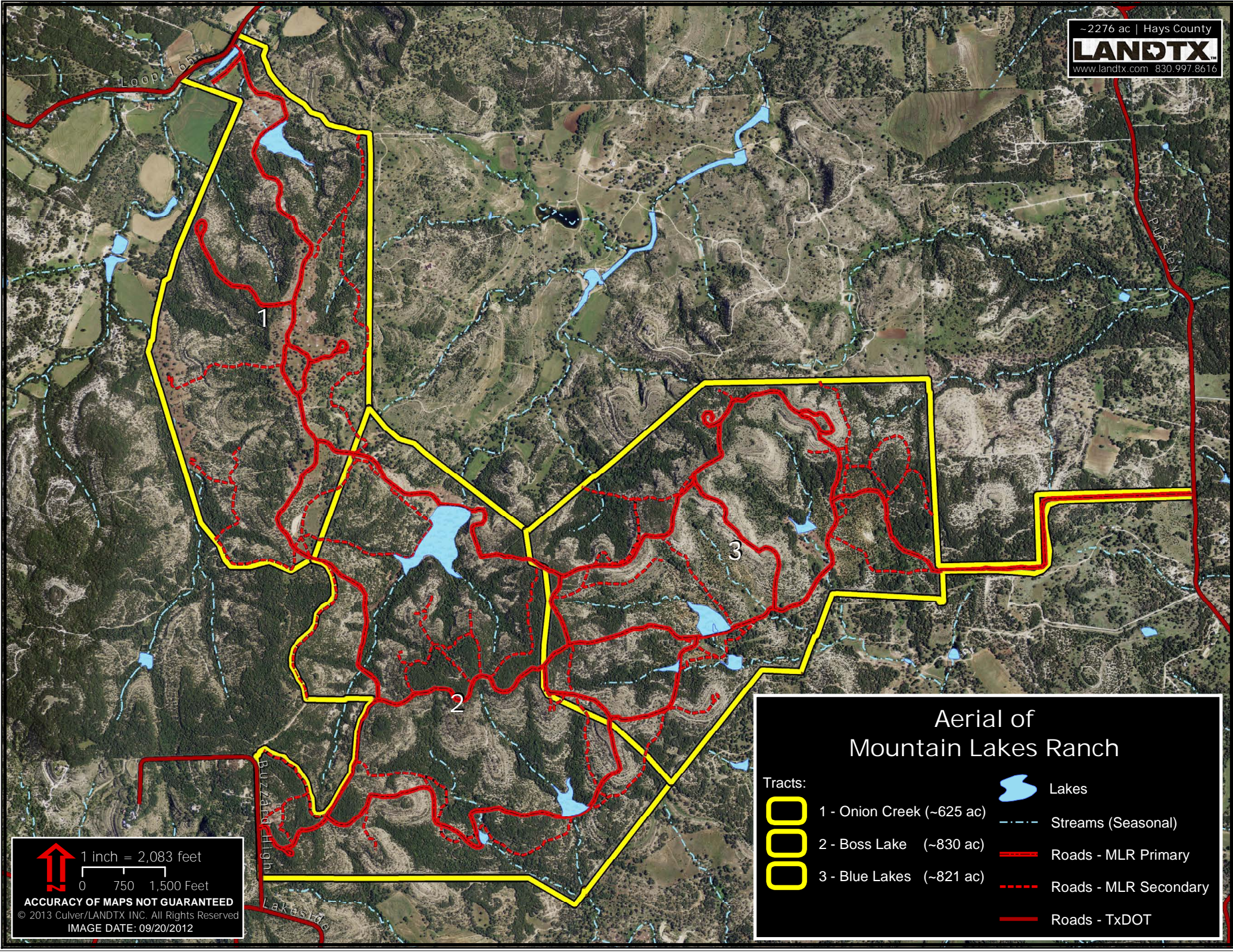
© 2013 Culver/LANDTX INC. All Rights Reserved



1 inch = 3,142 feet
 0 1,150 2,300 Feet
ACCURACY OF MAPS NOT GUARANTEED
 © 2013 Culver/LANDTX INC. All Rights Reserved

Groundwater of Mountain Lakes Ranch

1 - Onion Creek (~625 ac) 2 - Boss Lake (~830 ac) 3 - Blue Lakes (~821 ac)



Aerial of Mountain Lakes Ranch

Tracts:



1 - Onion Creek (~625 ac)

2 - Boss Lake (~830 ac)

3 - Blue Lakes (~821 ac)



Lakes



Streams (Seasonal)



Roads - MLR Primary



Roads - MLR Secondary



Roads - TxDOT



1 inch = 2,083 feet










0 750 1,500 Feet

ACCURACY OF MAPS NOT GUARANTEED

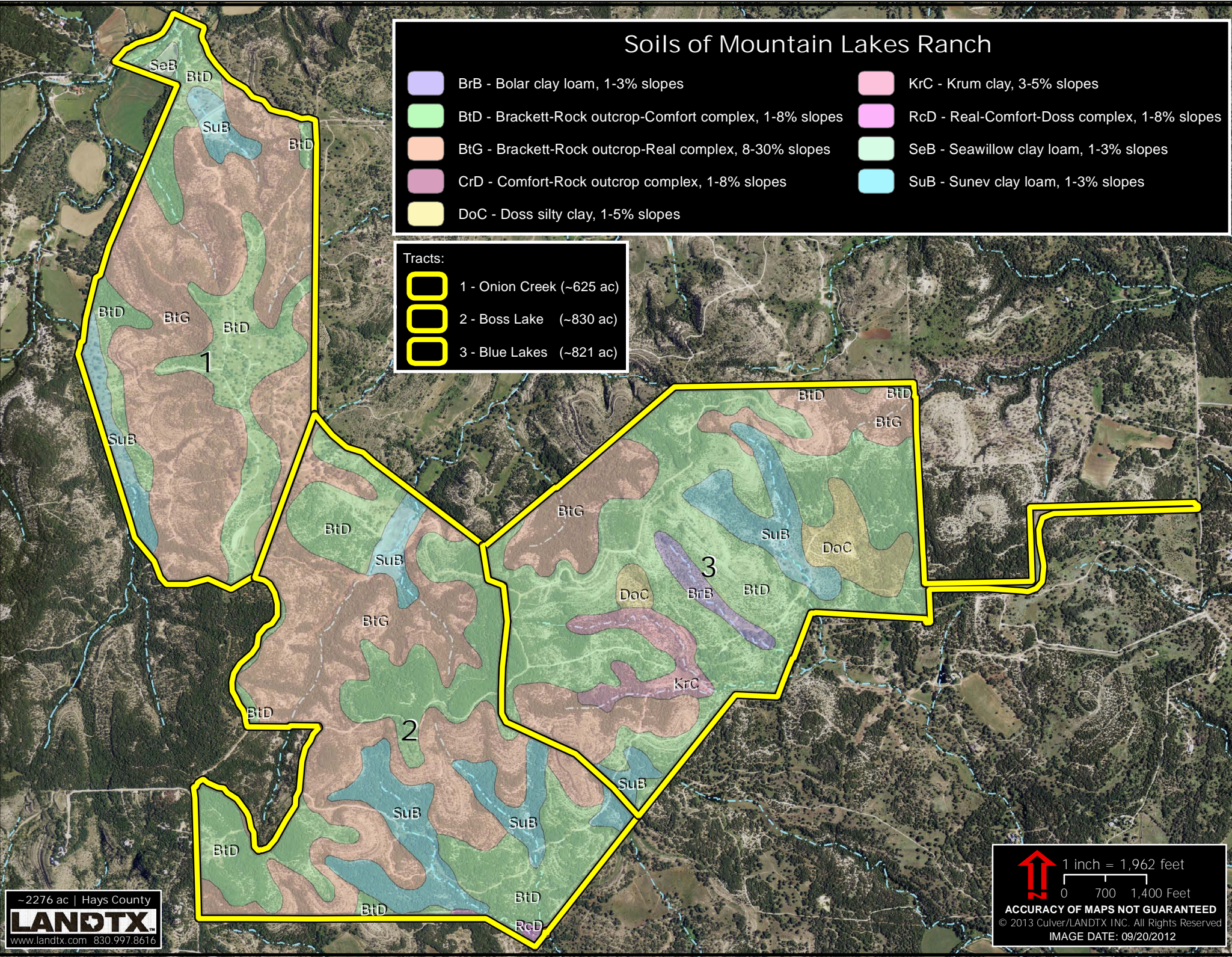
© 2013 Culver/LANDTX INC. All Rights Reserved

IMAGE DATE: 09/20/2012

Soils of Mountain Lakes Ranch

- | | |
|--|--|
|  BrB - Bolar clay loam, 1-3% slopes |  KrC - Krum clay, 3-5% slopes |
|  BtD - Brackett-Rock outcrop-Comfort complex, 1-8% slopes |  RcD - Real-Comfort-Doss complex, 1-8% slopes |
|  BtG - Brackett-Rock outcrop-Real complex, 8-30% slopes |  SeB - Seawillow clay loam, 1-3% slopes |
|  CrD - Comfort-Rock outcrop complex, 1-8% slopes |  SuB - Sunev clay loam, 1-3% slopes |
|  DoC - Doss silty clay, 1-5% slopes | |

- Tracts:
- | | |
|---|---------------------------|
|  | 1 - Onion Creek (~625 ac) |
|  | 2 - Boss Lake (~830 ac) |
|  | 3 - Blue Lakes (~821 ac) |



~2276 ac | Hays County

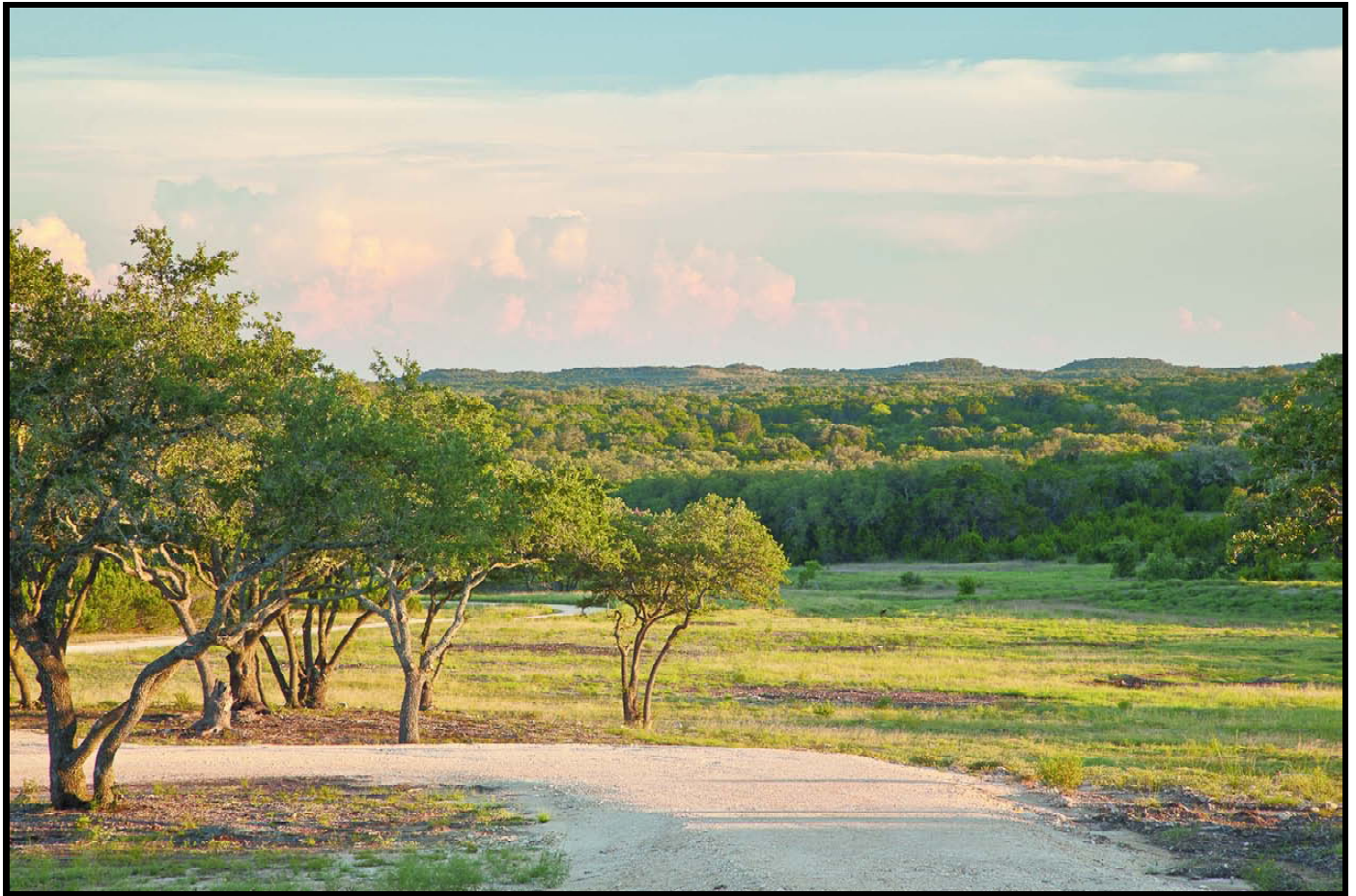
LANDTX
www.landtx.com 830.997.8616



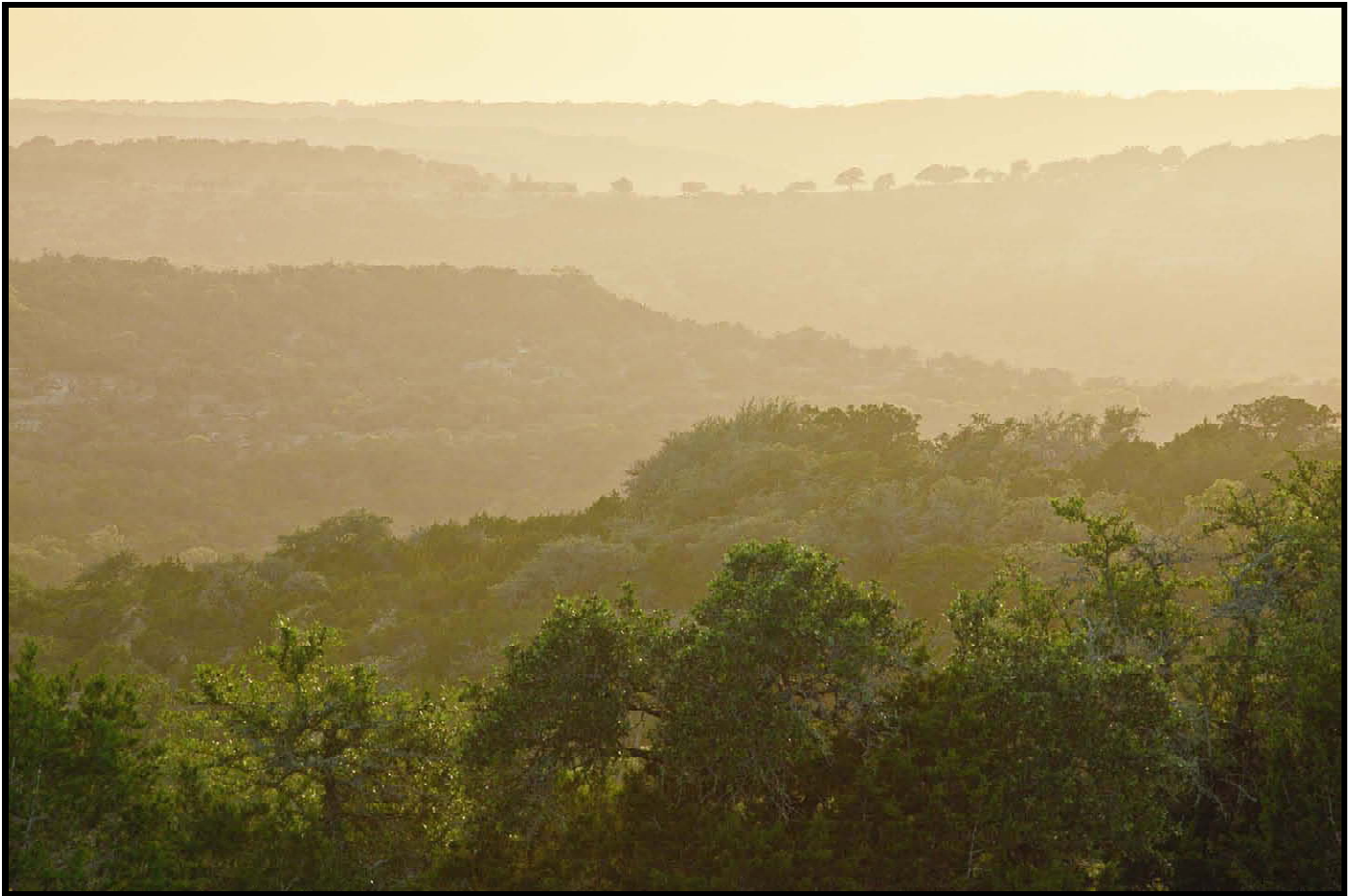
1 inch = 1,962 feet
0 700 1,400 Feet

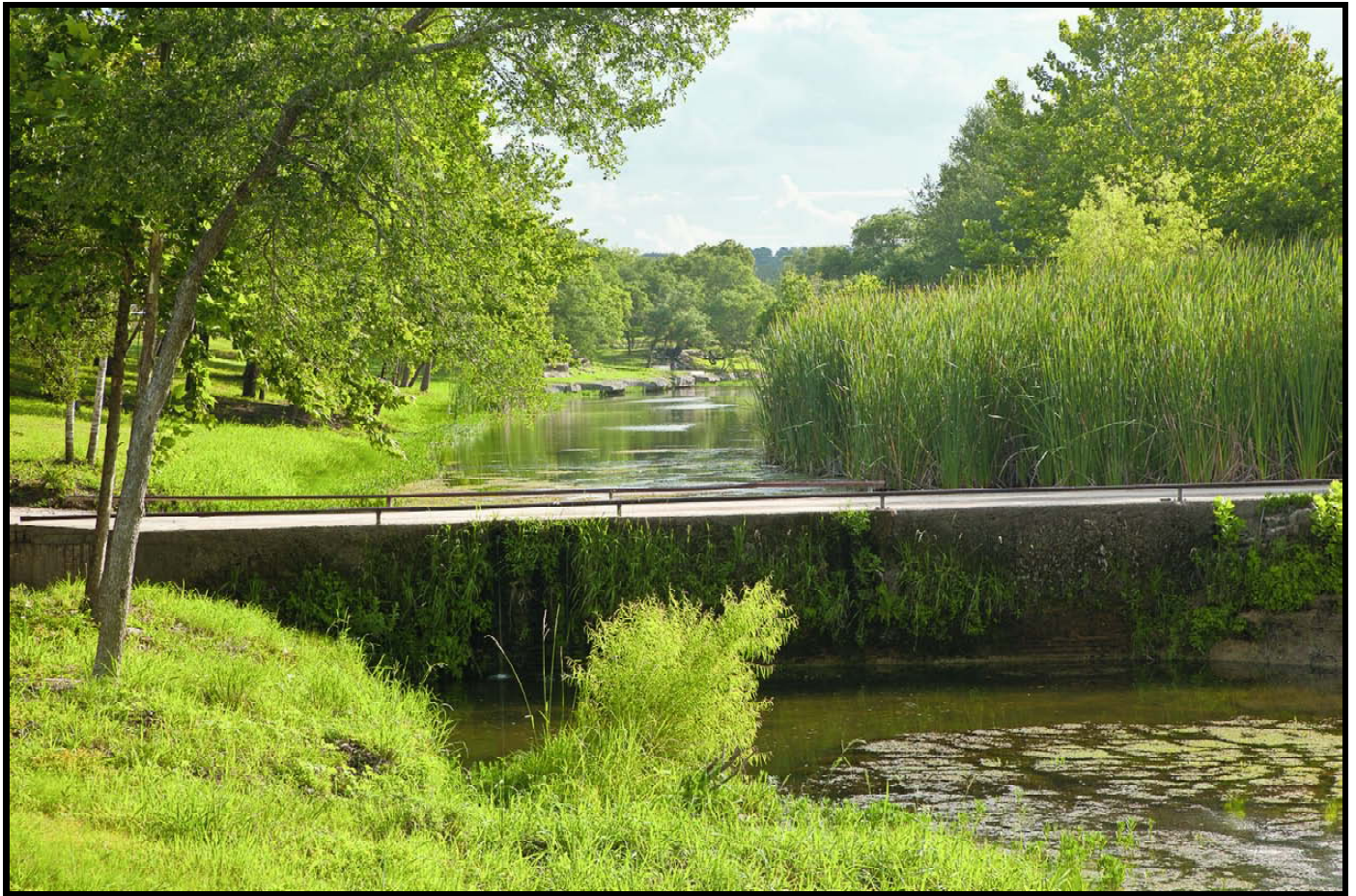
ACCURACY OF MAPS NOT GUARANTEED
© 2013 Culver/LANDTX INC. All Rights Reserved
IMAGE DATE: 09/20/2012













Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

