

DOS RIOS



Mark Fox Real Estate

Serving the Texas Hill Country

515 US HWY 281 Marble Falls, TX 78654

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Dos Rios en Chimney Oaks

Once in a lifetime opportunity to own roughly 367 acres on Lake Travis. Nothing comparable; perfect location, massive waterfront views, fully entitled, and minimally restricted. Recently platted, this ranch can be easily developed and holds very good future value.

Location: At the end of Colorado Canyon Drive and the confluence of Lake Travis and Pedernales River, this ranch lies across Lake Travis from the Bluffs at Pace Bend Park and in between the cities of Marble Falls and Lago Vista. Dos Rios is only an hour northwest of Downtown Austin, two hours north of Downtown San Antonio, and less than 3 hours from DFW and Houston.

Directions: From Singleton Bend and FM 1431 intersection drive 2.5 miles south, then left onto Singleton Bend E which turns into Travis Oaks Dr. for 2 miles, once at Brasada Ln. enter the gated community of Chimney Oaks, after entering the gate proceed 1.7 miles, turn right onto Colorado Canyon Dr. in 1 mile the property is on left side of road.

Land: Roughly 367 acres with approximately 2 miles of pristine Lake Travis waterfront, beautiful rolling hills down to the water, grasslands, and an abundance of healthy oaks. At 804 ft., the highest point on the ranch provides sunrise views across the lake and the massive cliffs at Pace Bend Park. Views up river include the Pedernales and Colorado river confluences with Wild Cat Mountain in the distance. Abundant wildlife of the area include whitetail deer, turkey, dove, and some wild hog. Trees on the property include; cypress, cedars, mature live oaks, post oaks, and many other hardwoods.

Farmland: According to USDA Natural Resources Conservation Services there are approximately 44.4 acres of prime farmland 78.5% of it (34.84 acres) consisting of Pedernales Fine Sandy Loam (PdC) in the heart of the property.

Water: Wells in area are of good quality per Texas Water Development Board reports. Based off TWDB data; wells within 2000 feet of property boundary produce on average 39.5 gallons/minute at an average depth of 236 feet.

CONTACT FOR PRICE

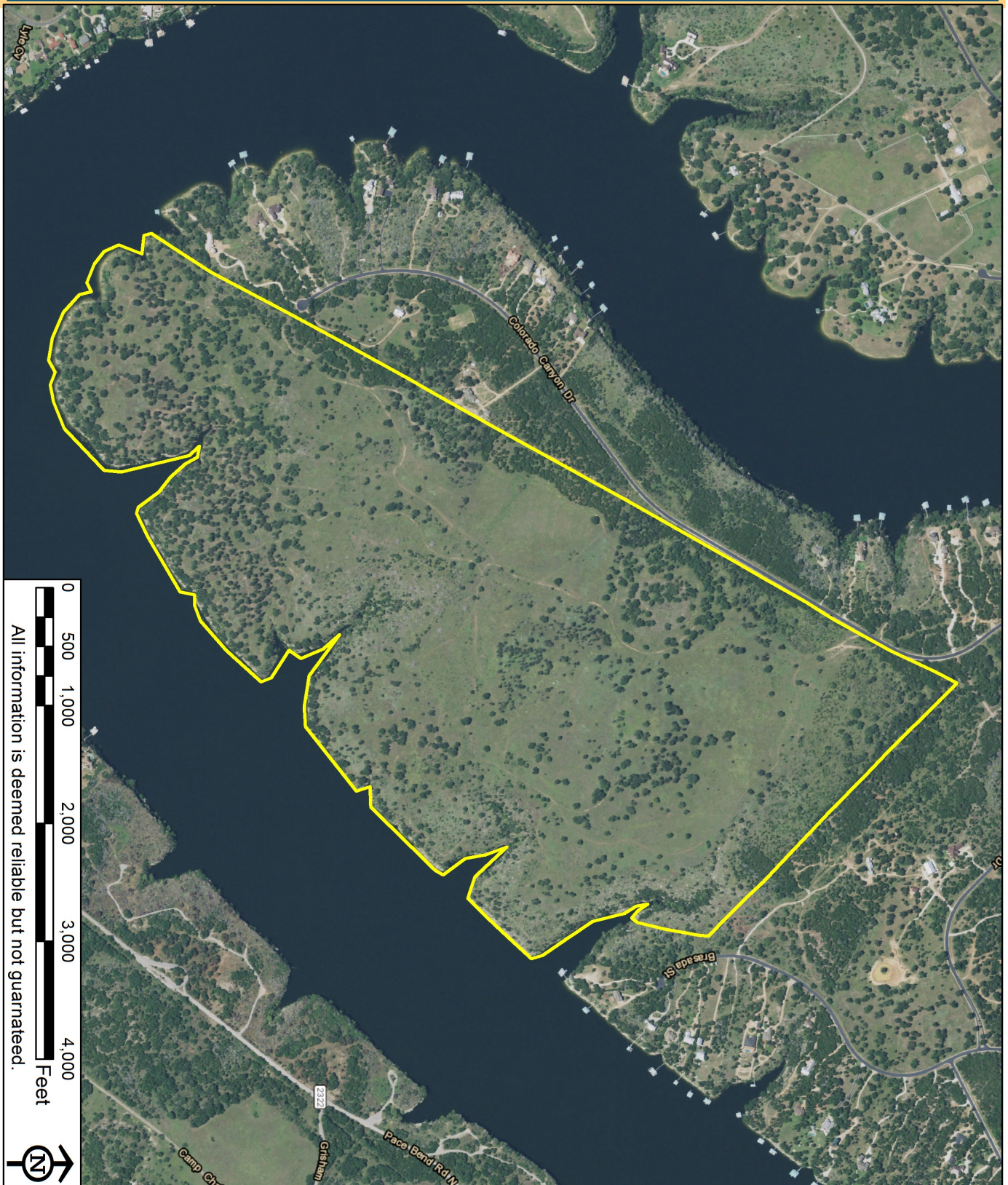
(512) 755-4433

PROPERTY IS VIEWABLE BY APPONTMENT ONLY

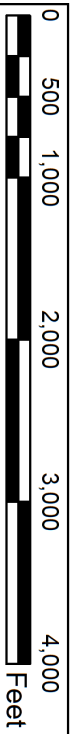
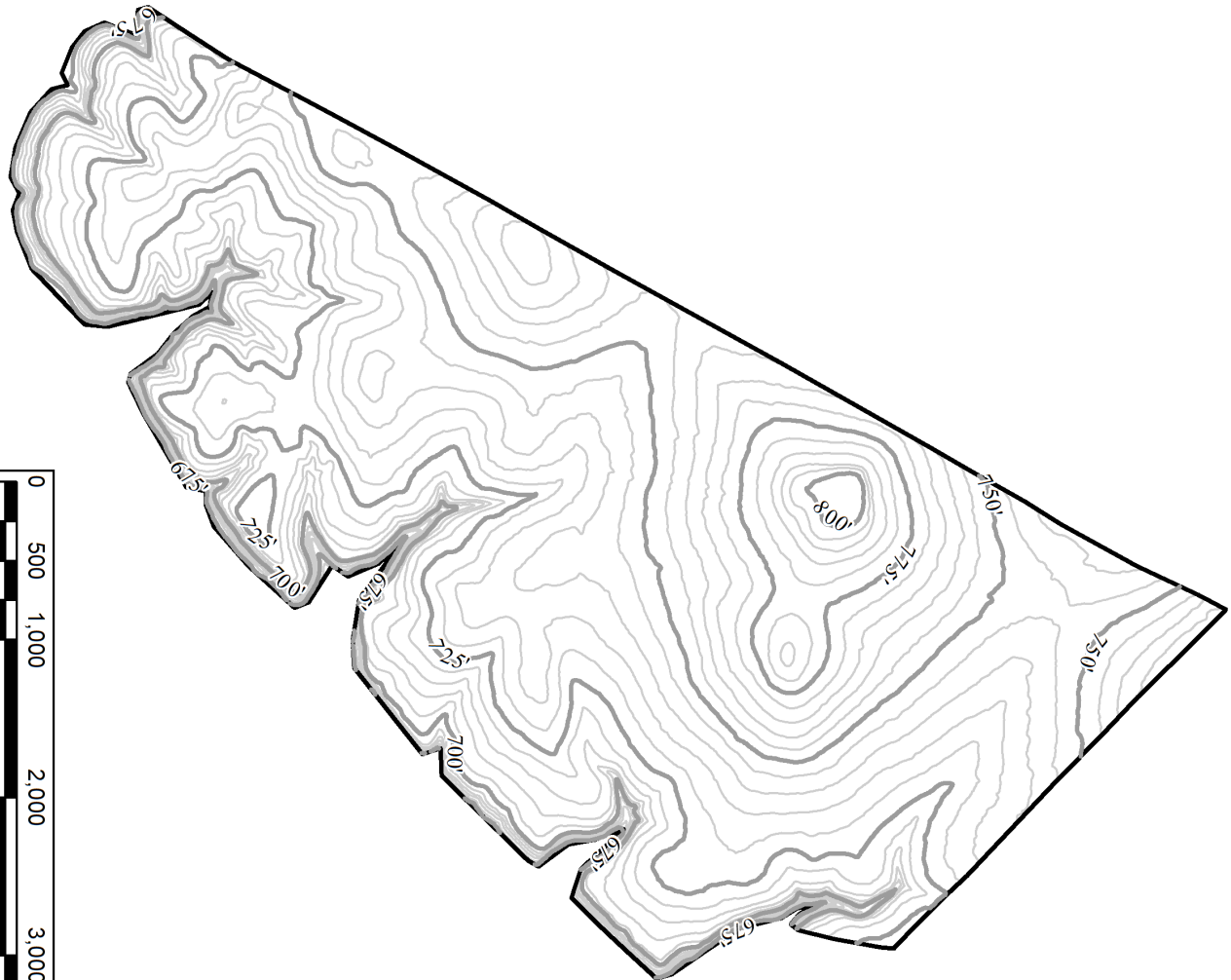
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All information provided is deemed reliable but not guaranteed by broker or sellers and is subject to change.

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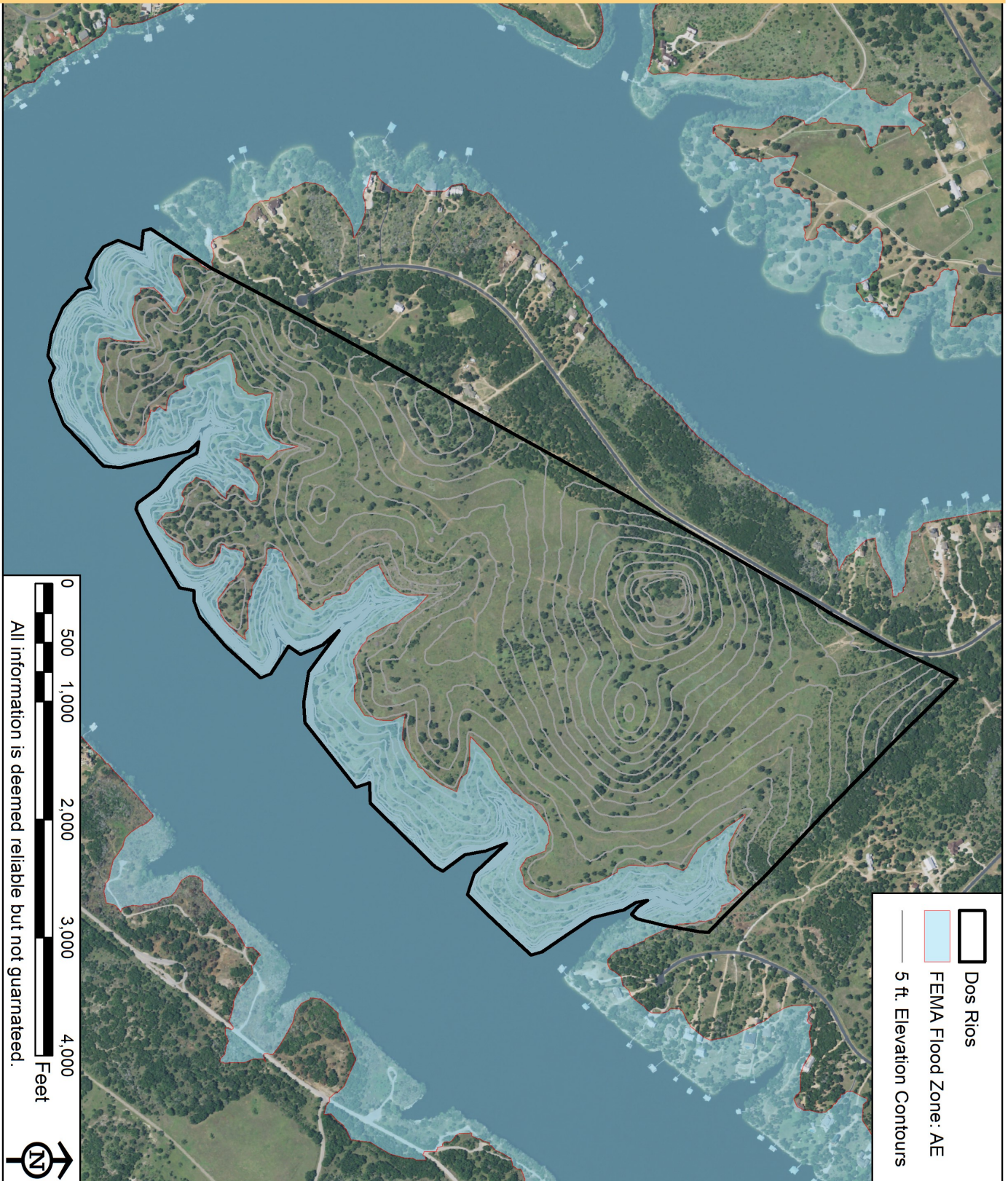
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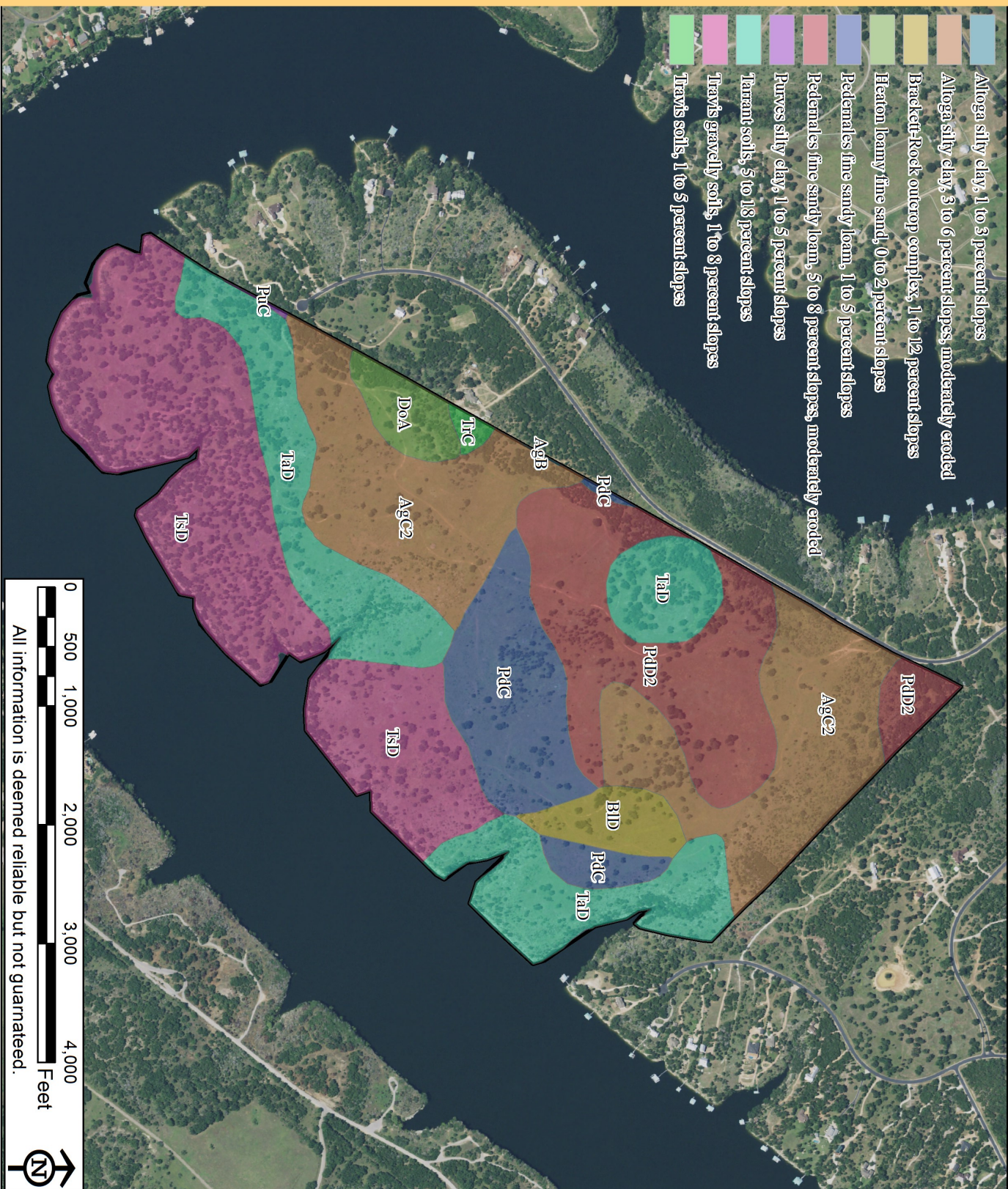
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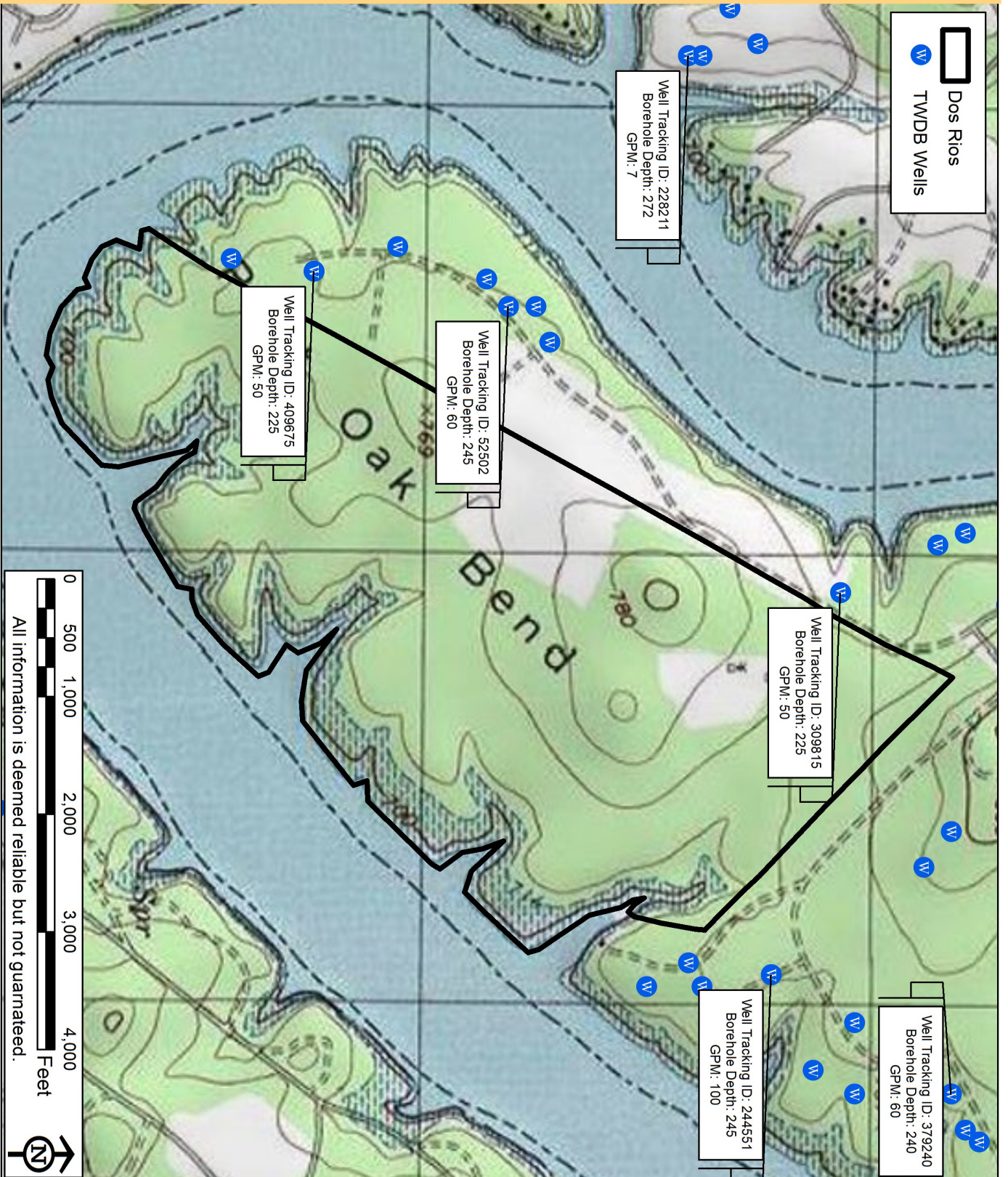
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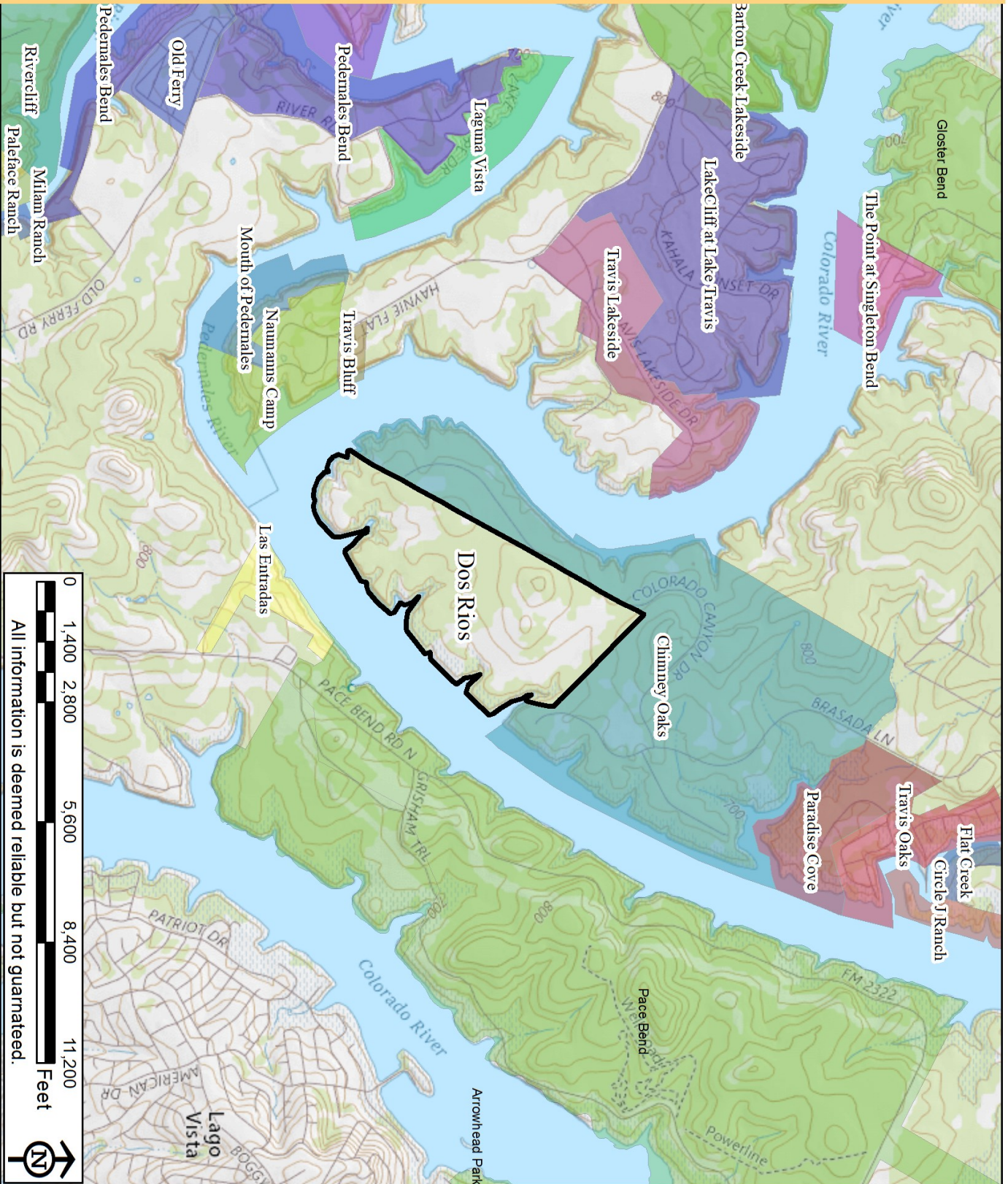
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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Fox	334987	Todd@markfoxrealestate.com	(512)755-4433
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

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IABS 1-0 Date
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