

RILEY-MCLEAN

Central LAND Texas

www.RileyMcLean.com  
512-960-4676

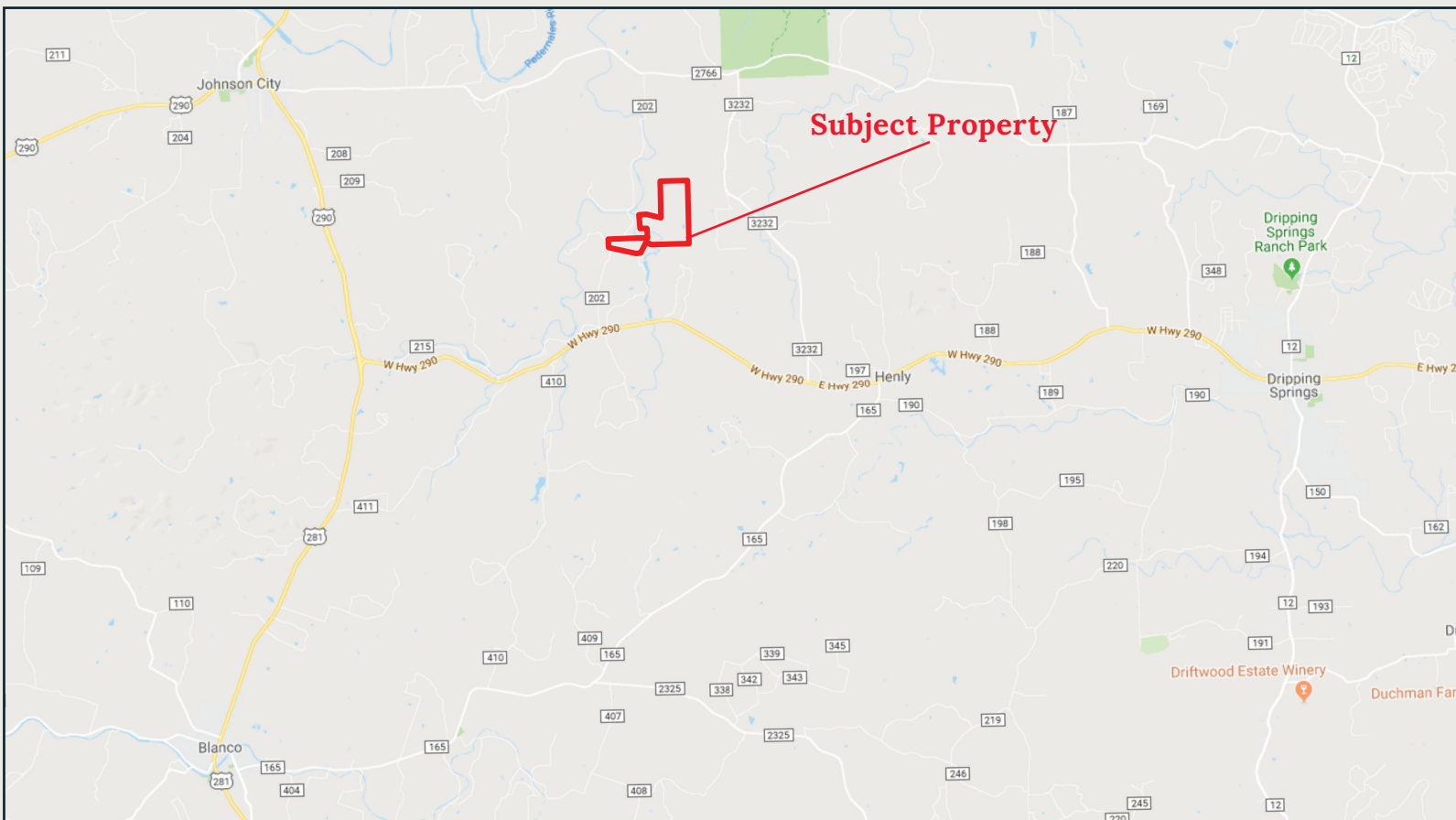
# Yeager Creek Ranch

Henly, Blanco County, TX

589.58 acres

Carlotta C. McLean  
CCM@rileymclean.com

Tim W. Riley  
TWR@rileymclean.com





## LOCATION:

The property is approximately 40 miles west of Austin in Henly, Blanco County Texas. The Sneed Ranch is situated off of Yeager Creek Road.

## SIZE:

589.58 acres

## PRICE:

\$11,791,600 (\$20,000/acre)

## IMPROVEMENTS:

The property features a frame home that was moved from Austin and has benefited from numerous additions. The house is approximately 3,800 SF one-story frame ranch house with a metal roof that has been well cared for. The house is a 4/3.5 with a living room with a wood burning fireplace, kitchen, small dining area and wood floors. The generous porch and outdoor fireplace allow for enjoyment of the landscape and outdoors. A historic 2/1 stone farmhouse with a fireplace has been remodeled as a guesthouse on a private hilltop across the creek from the main house. There are assorted outbuildings, barns, garages and cattle pens of nominal value. There are two concrete dams and two concrete low water crossings on Yeager Creek. The Ranch is well fenced to hold livestock.

## LAND FEATURES:

The property has all that the best of the Hill Country should have – dramatic views, fertile fields, hilltops, oak and cedar and abundant native game.

## UTILITIES:

Three functioning wells, septic, and Pedernales Electric service.

## WATER:

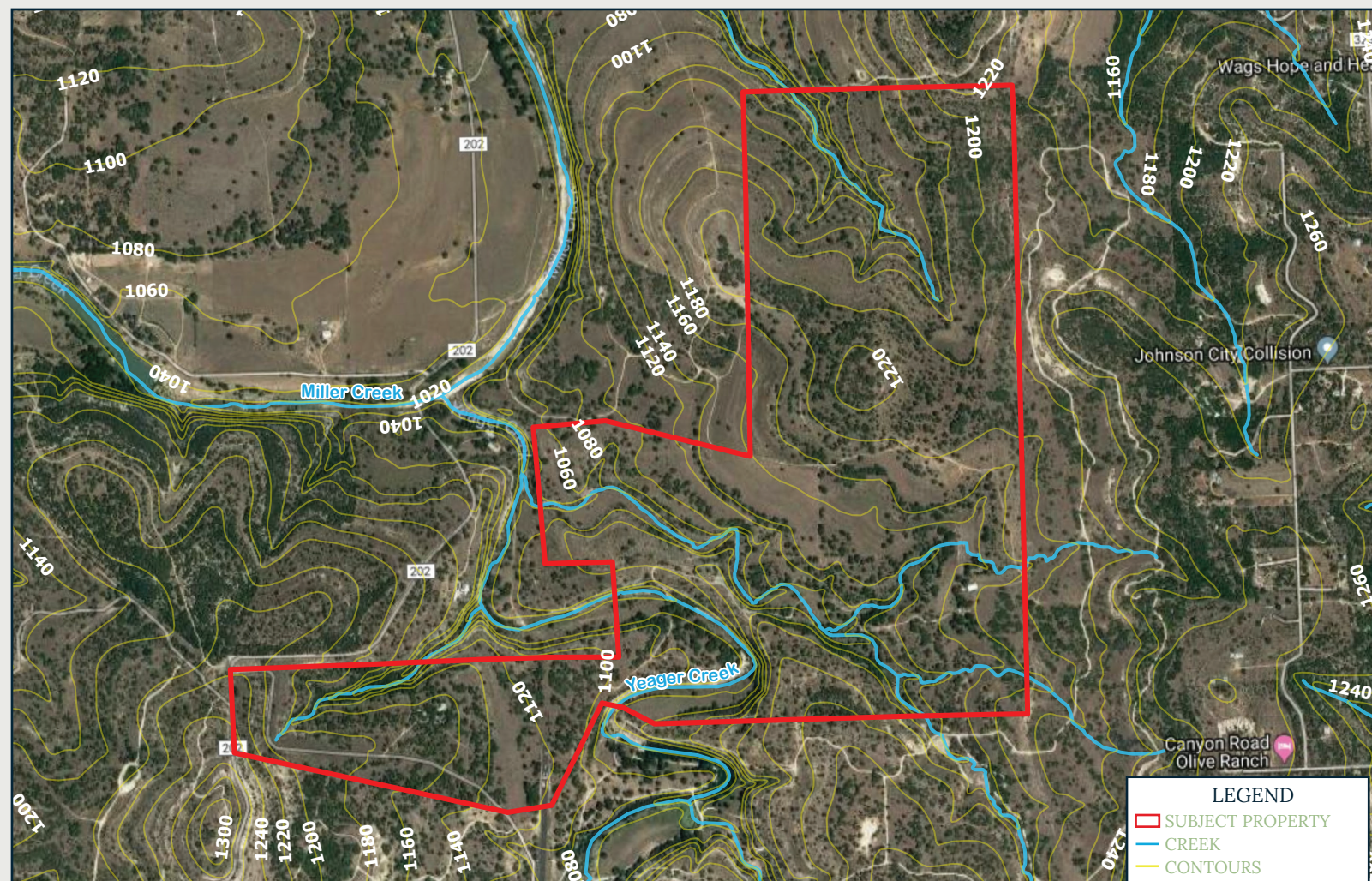
The property's most compelling features are located along the 3,200 feet of both sides of Yeager Creek and 9,300 feet along a spring-fed tributary of Yeager.

## MINERALS:

The partial minerals owned will be conveyed in conjunction with a sale.

## TAXES:

2018 Taxes \$2,980.57 (Agricultural Valuation)





## 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.

Riley-McLean Land

9004156

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Tim Riley

549516

TWR@rileymclean.com

512-960-4676

Designated Broker of Firm

License No.

Email

Phone

Carlotta McLean

437483

CCM@rileymclean.com

512-960-4676

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Margaret Riggins

679476

MCR@rileymclean.com

512-960-4676

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date