



★ REED RANCH ★



MAGNIFICENT RANCH AT THE EDGE OF HIGHLAND LAKES
Burnet, Burnet County, Texas • 2,397.135 Acres • \$15,370,000





OVERVIEW

In the heart of the Texas Hill Country, along the edge of the Highland Lakes sits the magnificent Reed Ranch. The beauty of this area has captured the hearts of all who have passed through it. Straddling the Llano Uplift, the ranch provides vantage points for unmatched, panoramic views of the Colorado River Valley. This ranch traverses from lush creek bottom land to spectacular granite hilltops. For the past 60 years, the Reed Family, and now its estate has been diligent stewards of this 2,397.135 acre ranch.

Please visit ReedRanchTX.com for video footage and more information!





The City of Burnet main water supply line traverses the property and houses a lift station. This supply line also provides water to the ranch. Spring Creek meanders through the property. With limestone bottoms and scenic bluffs, the creek drains into Inks Lake. In addition, there are two unnamed creeks and multiple drainages throughout the ranch are seeping and running water as a result of continued cedar clearing and improving weather patterns. Spring Creek also offers prime arrowhead hunting, and interesting mineral rocks are commonly found throughout the property. The ranch gets an average of 28"–30" of rain per year.





UTILITIES

Pedernales Electric Coop. Private Septic systems. City of Burnet municipal water.

WILDLIFE

This ranch has an abundance of native wildlife and up to the 2017 season, had been leased to hunters. Large trees throughout allow for turkey roosting sites. Wildlife includes whitetail deer, turkey, hogs, dove and varmints, and Aoudad.

EASEMENTS

Details on easements found on the property are contained in the Schedule B. of the Title Commitment, and can be viewed at TXRanchBrokers.com.





ELEVATION

This property has tremendous elevation changes, with heights ranging from 900± feet in the west to 1,352± feet in the east. The property has a variety of lush creek bottoms and rugged granite hilltops with outstanding views.

VEGETATION

This ranch has an abundance of trees throughout, including Post Oak, Live Oak, Pecan, Black Cherry, Cedar Elm, Hackberry, Sycamore, Spanish Oak, Walnut, and Mesquite. Good native grasses and brush give wildlife excellent cover. Consistent with this part of the state, the ranch also has cedar, algerita, prickly pear, persimmon and much more.

MINERALS

Seller believes that the mineral estate is intact. Minerals are negotiable. No production and no leasing present.



SOILS

The soils on the ranch consist of mostly Keese-Rock association, a gravelly clay soil, including associations of Eckrant, Voca and Hensley. The gently sloping hills feature these thin soils over hard layers of resistant granite, the underlying layers of which are often exposed to form escarpments that produce the scenic topography typical for the area.

TAXES

\$14,072. (2017) The ranch is taxed with an agricultural 1-D-1 valuation.

LOCATION

This property is located 6± miles west of Burnet. Burnet is the County Seat, and features many excellent restaurants, shopping, hotels, and the Seaton Medical Center. Burnet also has a municipal airport with a paved 4,200-foot runway with instrument approaches, fuel farm and an FBO. The ranch is also just 60± miles northwest of Austin, 90 miles north of San Antonio and 12± miles east of Llano. This property fronts both State Hwy. 29 and State Park Rd. 4.





RANGE & CARRYING CAPACITY

The Reed Ranch is located on the Western edge of the Edwards Plateau and Eastern occurrence of the Llano Uplift. It has consistently been a very productive ranch with mostly native grassland species of gramma grasses, curly mesquite, and thick big bluestem. Per the county ag extension agent, average carrying capacity county wide is one animal unit per 14 acres on native pasture. The family's dedication to conservative management, has preserved sturdy, healthy range conditions.

IMPROVEMENTS

Significant improvements include an equipment barn and livestock working pens.





PRICE

\$15,370,000. Seller will provide their existing survey (dated 2017). Highland Lakes Tile Company has completed a title commitment for the ranch and will provide the owner title policy. The law offices of Hutto and Lucksinger, will act as the closing agent. Contact Texas Ranch Brokers LLC for seller's contract form and conditions.

HISTORY

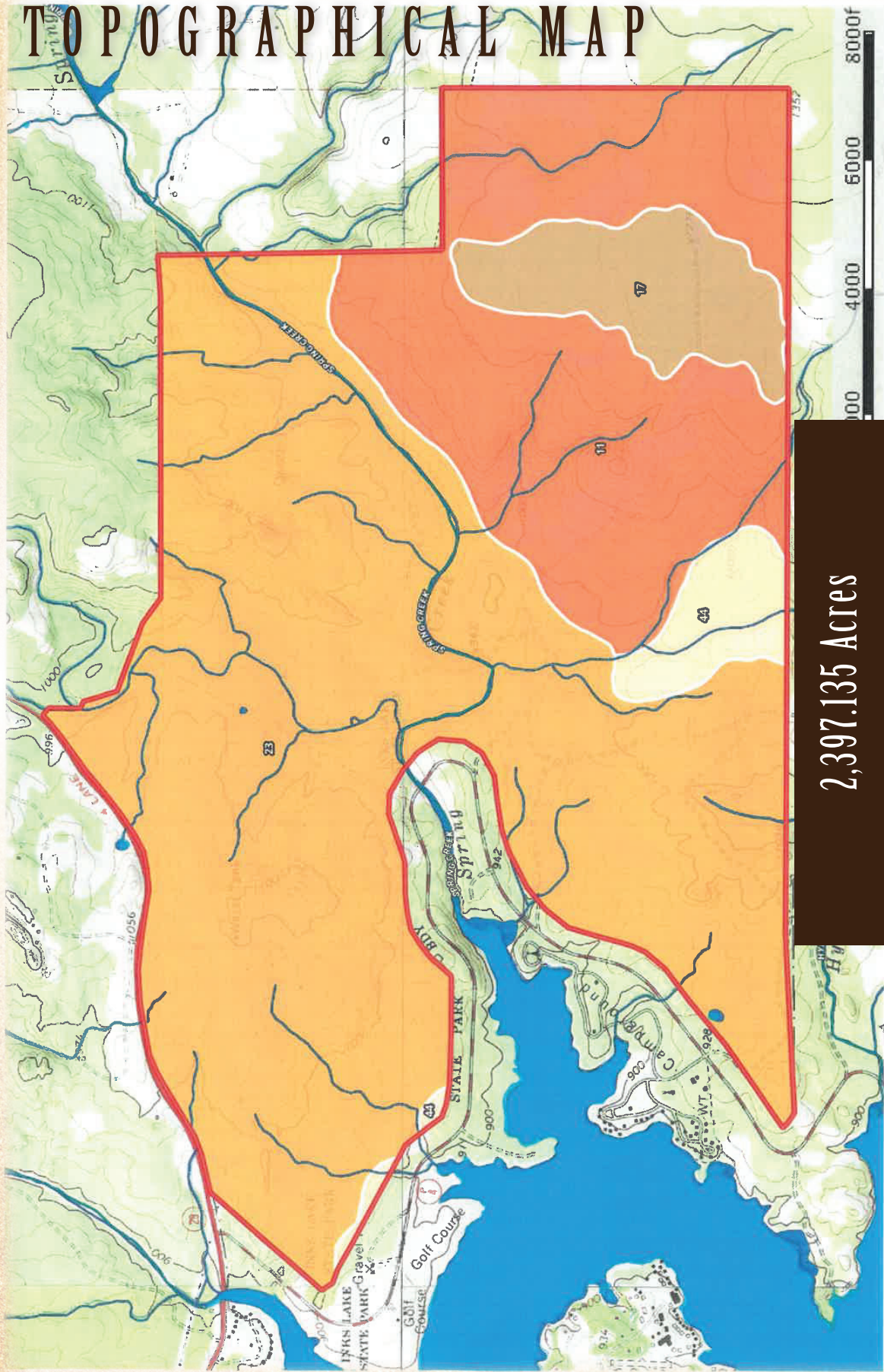
Sylvester Reed has been a acquired the property in the 50's and there he raised raised his family. The family raised cattle for many up , they raised cattle raised and ranched managed, operating cattle ranch for 5 generations of the Veale family since 1935. Once part of the James Corn Ranch, which encompassed about 55,000 acres in the late 1800's, this ranch was originally purchased by Monroe Veale and his mother Ida Ward Veale. The heirs are descendants of families that settled this area and in Stephens County. To this day they continue the long legacy of proper and conservative range management, preservation of a deep-rooted history in Texas ranching, and a remarkable level of care and compassion for the land as some of Texas' finest ranch stewards.



AERIAL MAP



TOPOGRAPHICAL MAP



2,397.135 ACRES

★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.



★ DREW COLVIN ★



Drew Colvin is a Director and Partner of Texas Ranch Brokers LLC.

Drew was founder of Circle C Properties, a successful real estate company specializing in ranches, land, wildlife and commercial real estate investment properties. A native Texan raised in a ranching community, Drew combines his experience in executive management with his expertise in real estate brokerage throughout Texas and Northern Mexico.

Drew's experience was originally built on 20 years of experience as senior management for several distinguished international insurance brokerage firms whose clientele consisted of Fortune 100 multinationals in the international oil and gas sector.

Building upon this experience and lessons learned, in 2003 Drew and his wife Susan established Circle C Ranch Sales to serve a specialized and select clientele with an exceptional level of personal service, integrity, experience and professionalism.

**EMAIL DREW AT: DREW@TXRANCHBROKERS.COM
CALL DREW AT: 512-755-2078**

★ MIKE BACON ★



Mike Bacon is a Director and Partner/Broker of Texas Ranch Brokers LLC.

Mike established Bacon Investments, Inc. in 1984, whose primary focus was Hill Country and Central Texas land. Mike has enjoyed a great relationship with clients and fellow Brokers over 32+ years.

Mike strives to provide the highest level of service to Buyers, Sellers, and Brokers/Agents. His clientele includes executives, investors, developers, and families looking to purchase “Legacy” ranches for generational enjoyment.

Mike genuinely cares about the people he works with and values the friendships made during his career in land sales. He has a good working relationship with fellow brokers/agents in all parts of Texas. Integrity, loyalty, longevity, knowledge, and confidentiality are the hallmarks of his service. Repeat Buyers, Sellers, and referrals make up a large portion of Mike’s business.

**EMAIL MIKE AT: MIKE@TXRANCHBROKERS.COM
CALL MIKE AT: 512-940-8800**



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 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.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	512 756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	512 940-8800
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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TXRANCBROKERS.COM



DISCLAIMER

The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, 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 own satisfaction. No representation is made as to the possible value of property, type or suitability 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 are subject to many forces and impact whether natural, those cause 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 should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>