

LONG VIEW CANYON RANCH



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LOCATION: RM 12, Wimberley, Hays County TX. Only two miles south of the Wimberley Square and in close proximity to two major-metro areas, Austin (+/- 38 miles) and San Antonio (+/-60 miles). Additionally, this property is close to a host of restaurants, gift shops, commercial services, grocery stores, breweries, wineries and legendary swimming holes such as Jacob's Well, the Blanco River, the San Marcos River, Canyon Lake and Blue Hole recreation area.

SIZE: ± 54.31 acres
* Can be subdivided

PRICE: \$2,800,000 (\$51,852/acre)

UTILITIES: Wimberley Water Corporation 6 inch waterline in RM 12, a coveted and rare feature in the area. Septic will be needed. Three-phase electrical and high-speed internet (fiber optic cable) are both available. The property is located within the Village of Wimberley – Sewer CCN.

ACCESS & FRONTAGE: Approximately 1,215 feet of frontage on RM 12, a historical and scenic corridor known for its classic Texas Hill Country appeal.

JURISDICTION: City of Wimberley

ZONING: RA (Residential Acreage), subdivisible to a minimum 5-acre lot size without rezoning. Rezoning the property would open up mixed-use possibilities for the site due to its close-in proximity to the Wimberley Square and RM 12 frontage.

COMMERICAL POTENTIAL: As Wimberley continues to grow, the 1,215 feet of frontage on RM 12 will gather in commercial potential. This property includes both the northeast and southeast corners of the intersection of RM 12 and FM 1492, a signalized intersection. If rezoned to commercial, the RM 12 frontage would appreciate significantly. This gives the property a long-term upside providing the future owners even more flexibility in their investment.

IMPROVEMENTS: Raw land except for roads, perimeter fencing and two gates. A new dirt road leads from the gate at the RR12 / FM1492 intersection to the upper slopes of the property.

TAXES: 2021 Hays County Taxes - \$130.93 | Wildlife exempt

SCHOOLS: Wimberley ISD: Jacobs Well Elementary, Dan Forth Middle, Wimberley High

LAND FEATURES:

The property features numerous building sites with 30-50 mile views directly aligned with sunsets over the scenic Wimberley Valley and the Wimberley Twin Peaks: Mount Baldy and Little Twin Sister Peak. There is abundant wildlife and mix of hard and softwood trees mostly consisting of live oaks and ashe juniper. Additionally, there is an abundance of diverse native plants and scenic typical Texas Hill Country landscape. The owner has recently conducted selective clearing to open up access roads and trails that traverse the property. Surrounding the property are tracts used for light residential and the property immediately adjacent to the north is an established Bed & Breakfast.

Terrain - Primarily hilly terrain as the elevations range from 900 - 1060 ft.

Water - There is a wet weather creek in middle of property and a few seasonal drainages. Several seasonal waterfalls and limestone overhangs covered in moss and ferns have been observed in the canyon.

Floodplain - extremely minimal, with only +/- 0.34 acres in the floodplain.

WEBSITE: <http://longviewcanyonranch.com>

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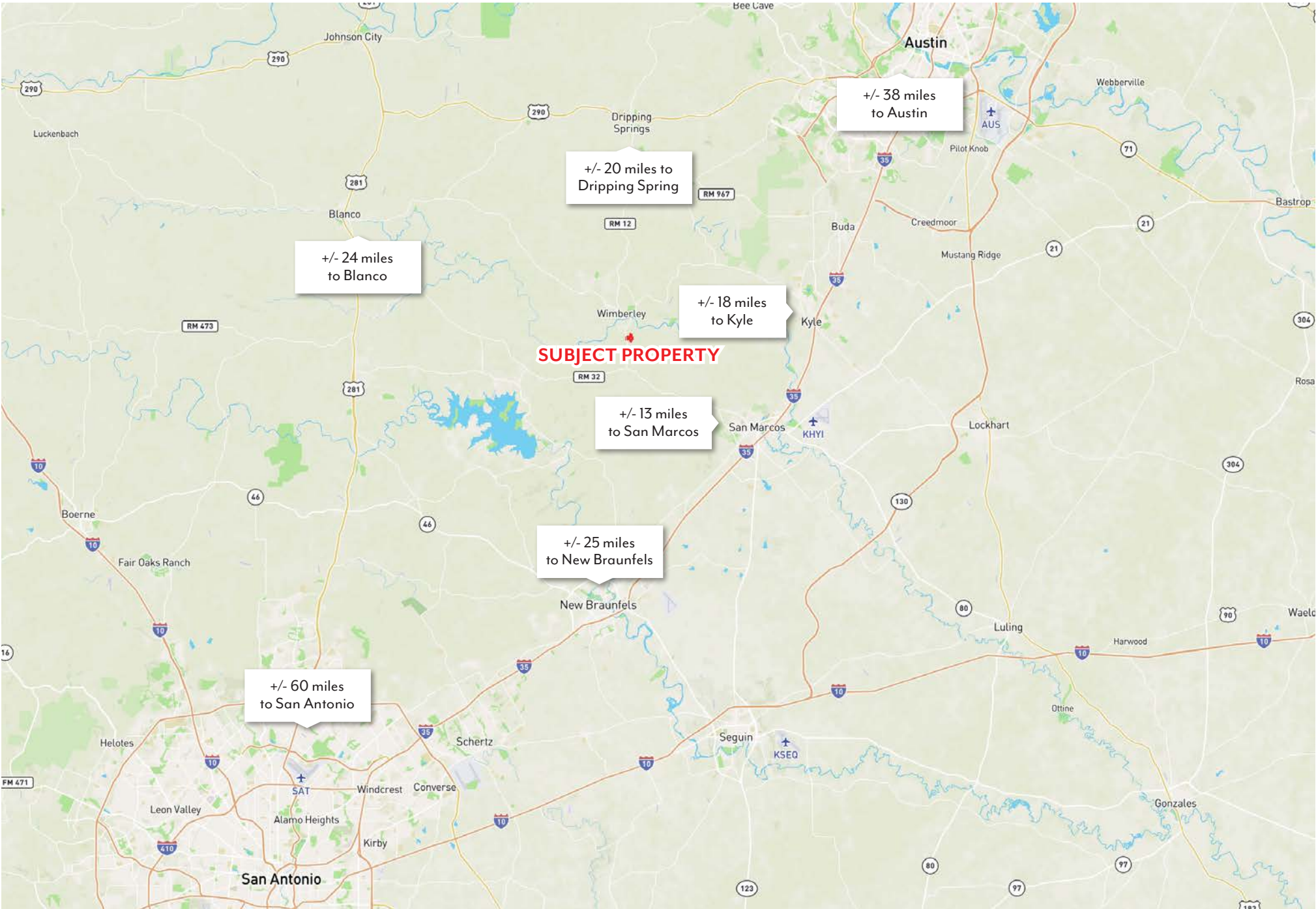
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REGIONAL MAP



SURROUNDING AREA MAP



The information contained herein was obtained from sources deemed to be reliable. MapRight Services & Moreland Properties make no warranties or guarantees as to the completeness or accuracy thereof.

PROPERTY BOUNDARY MAP



Distance Long View Canyon

TOPOGRAPHY MAP

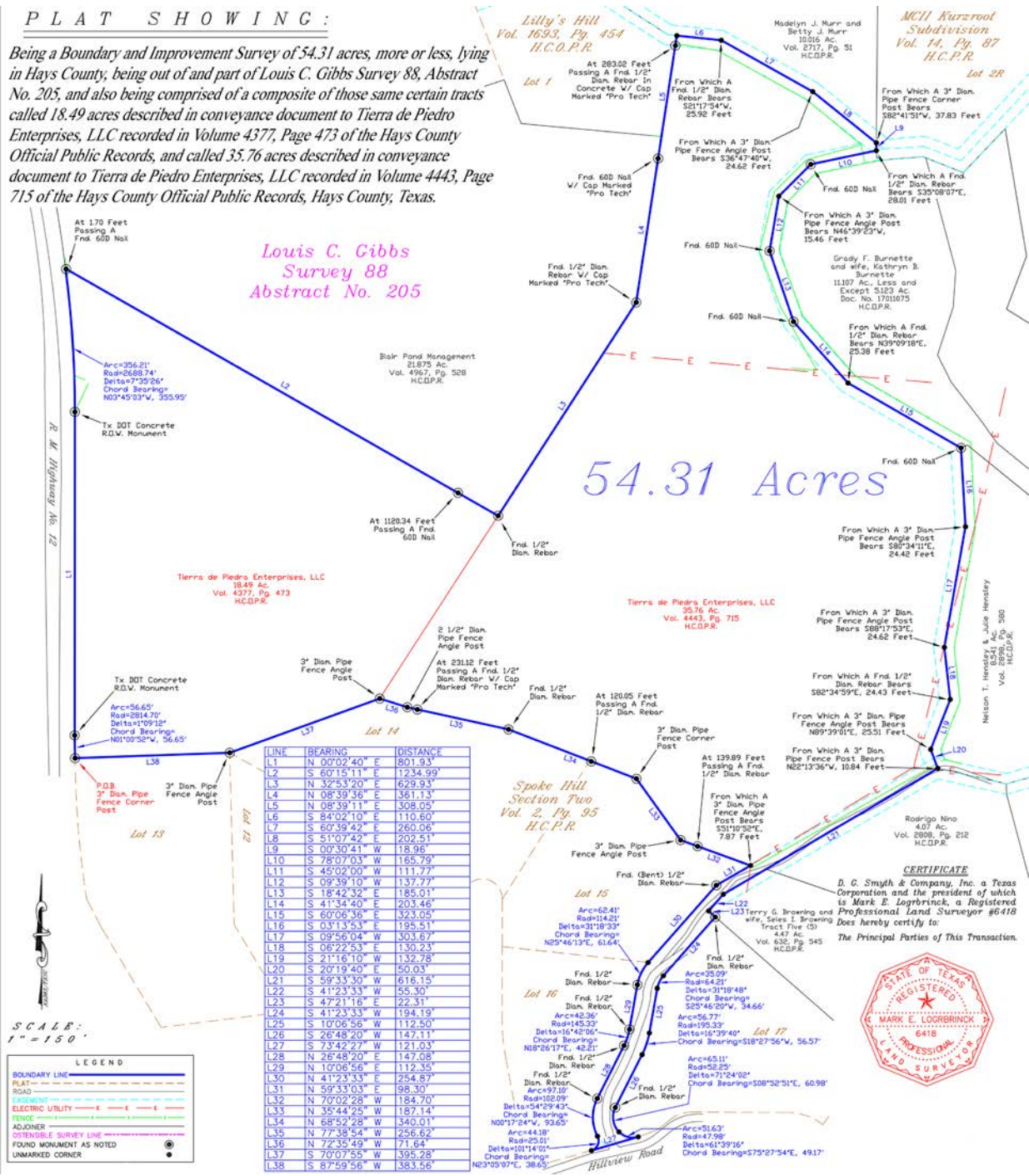


POTENTIAL SUBDIVISION MAP



Long View Canyon Long View Canyon

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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.

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.

<u>Moreland Properties</u>	<u>365025</u>	<u>(512) 263-3282</u>
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Sarah Railey</u>	<u>521600</u>	<u>sarah@moreland.com</u>	<u>(512) 480-0848</u>
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Designated Broker of Firm	License No.	Email	Phone
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<u>Carolyn Hill</u>	<u>350140</u>	<u>chill@moreland.com</u>	<u>(512) 263-3282</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Natalie Dean</u>	<u>632541</u>	<u>natalie@moreland.com</u>	<u>(512) 436-2997</u>
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Sales Agent/Associate's Name	License No.	Email	Phone
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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
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000