

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## *BLANCO RIVER BLUFF VIEW*

14+ Acres | \$2,250,000 | Hays County, Wimberley, TX

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# DESCRIPTION

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Blanco River Bluff View is an unparalleled investment opportunity to own live water frontage in the Texas Hill Country. Nestled along the picturesque Blanco River with a scenic bluff as its backdrop, this much unrestricted acreage and river frontage is a rare find this close-in to Wimberley. Well suited for a variety of commercial or residential uses.

# ASSOCIATE CONTACT

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**NATALIE DEAN**

*Broker Associate*

(512) 436-2997

natalie@republicranches.com

# LOCATION & PROPERTY MAP

Conveniently located just 8 miles west of the Wimberley Square in the heart of the Texas Hill Country. This property boasts 1,105' of frontage on GW Haschke Ln which is a County maintained 60' right-of-way. GW Haschke is located off of Fischer Store Road, just 3.35 miles west of the intersection with FM 2325.



# POINTS OF INTEREST



# TOPOGRAPHY, RANGELAND & HABITAT

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The property is generally level with a gentle slope down to the river.

## LIVE WATER

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The property's most notable feature is the 1,335' of tranquil Blanco River frontage that is lined with majestic Cypress trees and native foliage.

## UTILITIES

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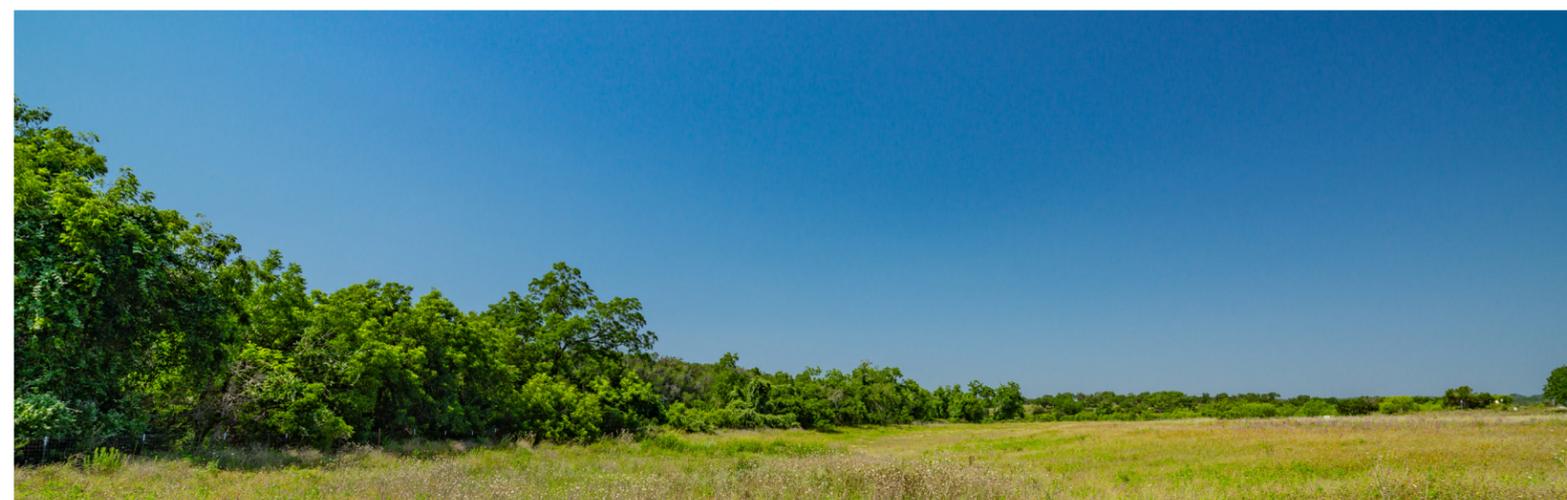
Well and electricity on site.

## JURISDICTION & POTENTIAL USE

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Another standout feature is the lack of any deed restrictions and the property's strategic location outside of any City's limits or ETJ. This level of flexibility opens up a multitude of possibilities to create a one-of-a-kind destination, whether you are looking to build your dream home or develop a commercial venture.

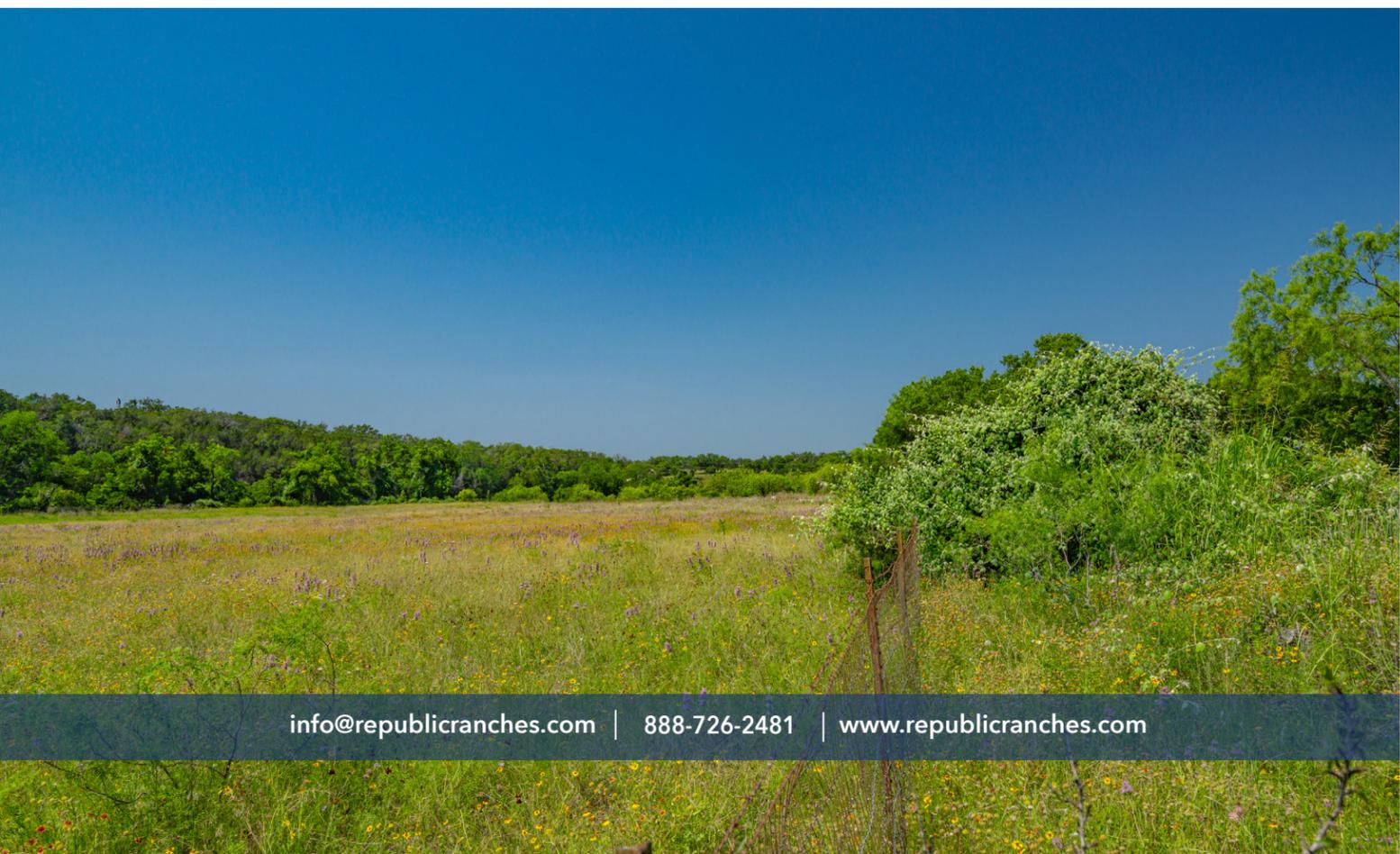
This property would be a stellar location for a variety of uses such as glamping, vineyards, a winery, distillery, wellness retreat, boutique hotel, short-term rentals, and more. It is a blank canvas to turn your vision into reality. Tap into the thriving tourism industry in Wimberley with its charming downtown, vibrant arts scene, and abundance of outdoor activities. The area attracts visitors year-round, ensuring a steady stream of clientele for your commercial venture.



# AREA INFORMATION

Nestled in the heart of the Texas Hill Country, Wimberley is a charming destination that attracts visitors from far and wide. Dating back to the mid-1800s when the first settlers arrived in the area, the town has evolved into a thriving community known for its unique blend of small-town charm and artistic flair. The town's historic buildings, including the iconic Wimberley Square, showcase the area's rich heritage and provides a picturesque backdrop for its bustling tourism scene. Wimberley's charming downtown exudes a welcoming atmosphere and features an array of eclectic shops, art galleries, and farm- to-table restaurants. In addition, the region is home to several award-winning wineries, distilleries and breweries.

With its natural beauty and strategic location in the heart of the Texas Hill Country, Wimberley serves as a gateway to a multitude of outdoor attractions. The town is known for its picturesque landscapes and postcard-worthy views. The Blanco River winds through town serving as a playground for water activities such as swimming, fishing and kayaking. Other attractions in the area like Jacob's Well Natural Area, Blue Hole Regional Park, the Blanco Narrows, and Devil's Backbone provide endless opportunities to enjoy nature and find adventure.



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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|--|----------------|------------------------------------|-----------------------|
| <b>Republic Ranches, LLC</b>                                       | <b>9000612</b> | <b>info@republicranches.com</b>    | <b>(888) 726-2481</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                              | Phone                 |
| <b>Bryan Pickens</b>   | <b>592462</b>  | <b>bryan@republicranches.com</b>   | <b>(214) 552-4417</b> |
| Designated Broker of Firm  | License No.    | Email                              | Phone                 |
| <b>N/A</b>   | <b>N/A</b>     | <b>N/A</b>                         | <b>N/A</b>            |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                              | Phone                 |
| <b>Natalie Dean</b>  | <b>632541</b>  | <b>natalie@republicranches.com</b> | <b>(512) 436-2997</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, 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 satisfaction. No representation is made as to the possible value of this investment or type 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 in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.



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