



REPUBLIC RANCHES^{LLC}

Our Legacy is in the Land

BAIRD MILLER CREEK RANCH

761± Acres | \$11,500,000 | Blanco County, Johnson City, TX

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DESCRIPTION

The Baird Miller Creek Ranch, managed since 1951 by the founders of Mrs. Baird’s bread company, stands as a unique gem in the heart of the Texas Hill Country. Rolling grasslands studded with oaks, riparian landscapes associated with its 3,900 feet of Miller Creek and 260 feet of topographic relief make this one of the more diverse ranches in the area. It exemplifies the essence of a true live water property, offering a spectacular glimpse into the beauty of the region. Furthermore, Baird Miller Creek Ranch offers tremendous privacy and would make an incredible exclusive retreat for your family and friends.

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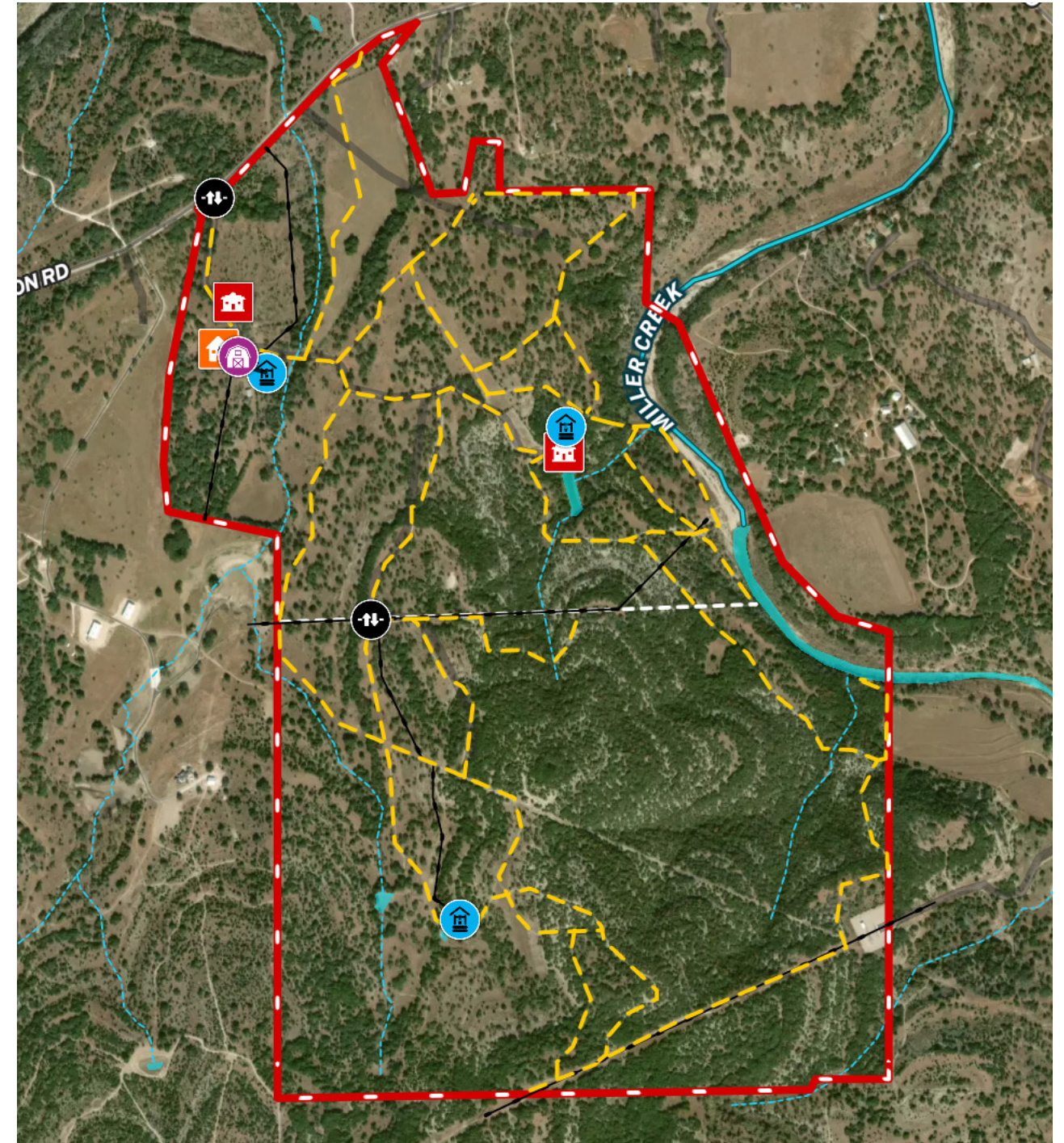
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LOCATION

The Baird Miller Creek Ranch is conveniently located on RR 2766/Robinson Road, situated about six miles east of Johnson City in the heart of the Texas Hill Country. Its proximity to Dripping Springs (20 miles), downtown Austin (48 miles), and San Antonio (69 miles) offers convenient access to urban amenities while maintaining the tranquility of rural living. The property has approximately 0.44 miles of road frontage on RR 2766/Robinson Road and is only 3 miles from Pedernales State Falls Park.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch’s landscape and habitat are beautifully diverse and consist of riparian habitat along both sides of Miller Creek, rolling rangelands studded with live oak and Texas Red Oak savannas and topography that provides incredible views of the Pedernales River valley. Elevations on the ranch range from 960 ft to 1,220 ft above sea level, with eastern slopes exceeding 15%, ideal for hiking trails and panoramic views. A mix of wooded and open grasslands provide good habitat for a variety of Hill Country wildlife species. There are a diversity of trees found on the ranch including but not limited to live oaks, Texas Redbud, sycamore trees, pecan, cedar elms, cypress, persimmons, Texas Red Oaks, Texas Madrone, mesquite and ashe juniper.

WILDLIFE

The wildlife that can be found in the area consists of native game and nongame species. These include white-tailed deer, turkey, dove, quail and predators; and of course there will likely be a feral hog rooting around from time to time.

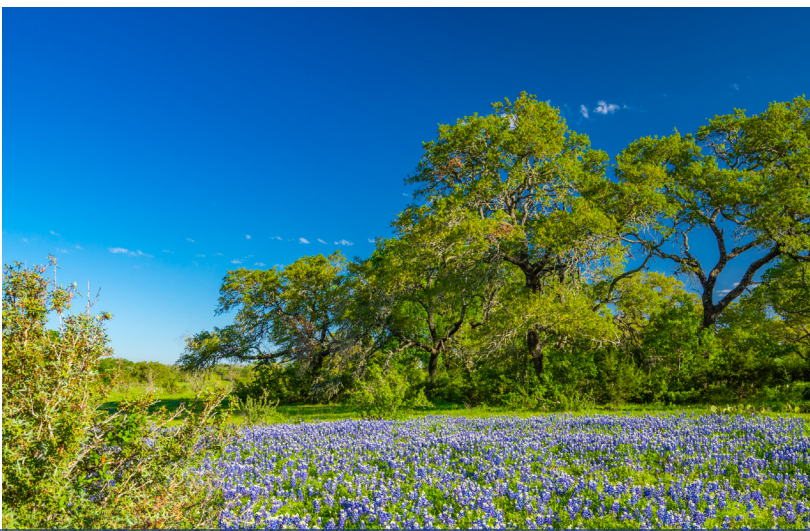
AGRICULTURE

The owner is currently grazing a small herd of seven iconic longhorn cattle.

WATER

Miller Creek flows through the eastern portion of the ranch for approximately 3,900 ft with ownership on both sides of the creek. In the center of the stretch of Miller Creek lies a concrete dam constructed in the 1950’s, providing a unique water feature with unparalleled privacy. Additionally, there are several wet weather draws that traverse the property with the majority eventually spilling into Miller Creek. Three ponds are found on the ranch, with one previously stocked with fish. There is a large submersible pump in the creek that was historically used to provide water for a large garden and other needs. There are three water wells.

For the Johnson City area, the average annual rainfall is 34 inches. The ranch is located within the LCRA water district boundaries.



CONSERVATION EASEMENT

The owner’s grandparents felt strongly about maintaining and conserving this piece of Texas and in 1990, a conservation easement was placed on this property to limit its future uses and conserve the ranch in perpetuity. Please contact the broker for further details on the conservation easement.

ELECTRICITY

Pedernales Electric Cooperative services the area and has electric service lines throughout the property. A substation is conveniently tucked away in the southeastern corner.

AREA HISTORY

Johnson City is renowned for its Texas Hill Country charm, blending small-town values with a rich history and an array of captivating outdoor attractions. The town is part of the Texas-German belt region and is the hometown of former president, Lyndon B. Johnson.

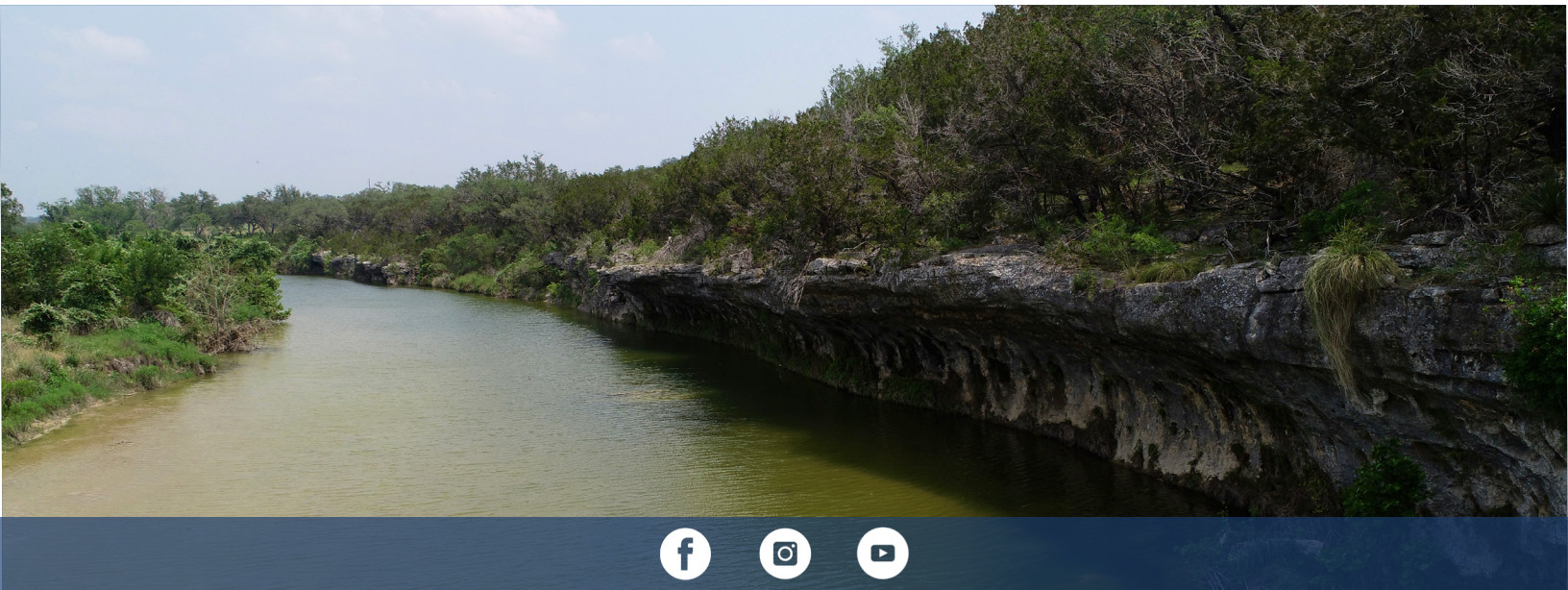
NEARBY ATTRACTIONS

- Pedernales State Falls Park
- Pedernales River Nature Park
- Lake LBJ
- Lake Travis
- Bamberger Ranch Preserve
- Lyndon B. Johnson National Historical Park
- Pedernales Wine Country

OTHER

- 2023 Blanco County Annual Property Taxes: \$5,611
- Johnson City ISD
- Trinity Aquifer (Major)
- Hickory and Ellenburger – San Saba Aquifer (Minor)





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

LARS 1.0

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