

LONESTAR LEGACY RANCH

120 ACRES | WILLIAMSON CO

LP: \$2,499,900

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SUMMARY

Located approximately 30 miles northeast of Austin on the Williamson and Lee County line, sits this wonderfully maintained turn-key ranch. Upon entering the main gate you'll notice the beautiful rolling topography, gorgeous mature hardwood trees and the well-maintained pastures. Accessed by a paved County Road the +/-120 acre property offers the perfect mix of everything most land buyers desire. The property features a private gravel driveway that leads you to the stunning ranch-style home that sits on the highest point of the land. The property features a private gravel driveway that leads you to the stunning ranch-style home that sits on the highest point of the land. The land features about 60% wooded and 40% open pasture. The wooded area is located behind the house creating a secluded buffer for hunting and recreational opportunities. The pastures consist of two stock tanks, one of which is approximately an acre in size. There are multiple water tap locations creating great grazing areas. Down the well-maintained driveway secluded behind a cluster of trees is a 3,250 sf. 3 bed/3.5 bath home built in 2003. This well maintained home features oak hardwood flooring, split floor plan, double crown molding, separate dining area, office, and large laundry room. Outside features a wraparound porch with a swimming pool and hot tub, Generac generator, and four car garage. The barn/shop is 40 ft. X 60 ft. with a 15 ft. lean-to with water and power. In addition to the home site there is an additional potential secondary home site with water, power, and septic already in place. This is truly a one of a kind turn-key property.



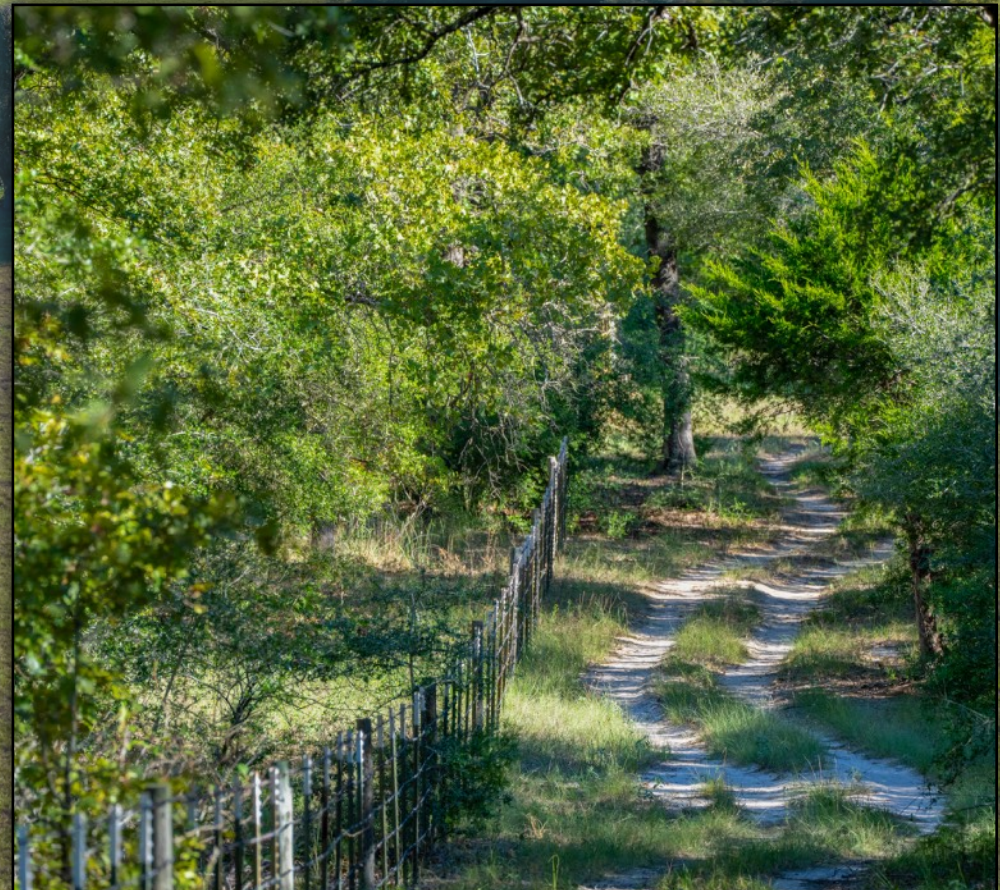
HOUSE & IMPROVEMENTS

- 3,150 sf. home built in 2003
- 3 bedrooms/3.5 baths which includes a convenient full bath accessed off the back porch Wrap around porch
- Dining room and office
- Laundry room with sink
- Full masonry wood burning fireplace
- 2 AC units
- Generac Generator working off a buried propane tank
- Water softener
- 2 water heaters
- 4 car garage
- Swimming pool and hot tub, pool equipment was replaced in 2022
- 40 ft. X 60 ft. barn and 15 ft. overhang with water and power



LAND & TERRAIN

The land features gently rolling topography with the home sitting at the highest point at ~540 ft. above sea level and the lowest point being ~510 below sea level. The property showcases an incredible amount of diversity with dense hardwood areas and plentiful resources for wildlife & game. The open pasture land features beautiful scattered oak trees, two stock tanks and cross fencing.



RECREATION & HUNTING

LoneStar Legacy Ranch serves the owners and guests with year-round recreation and provides some incredible views from the living quarters. The land features about 60% wooded and offers great hunting and plenty of resources for wildlife/game. The Ranch is home to numerous species including Whitetail Deer, Feral-Hogs, Dove, Turkey and other non-game species. The stock tanks offer some awesome waterfowl and fishing opportunities.



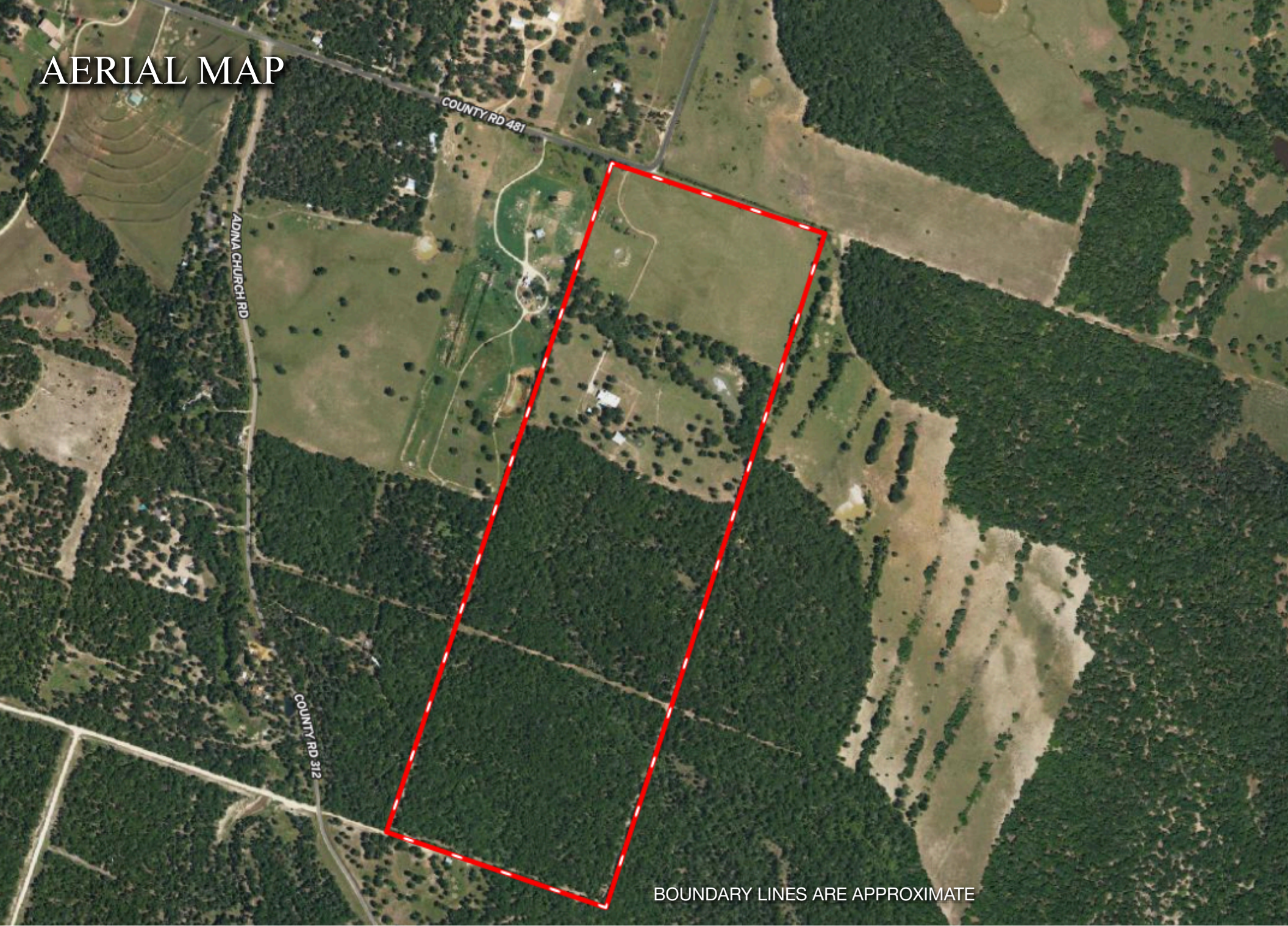
LOCATION & ACCESS

The ranch is located approximately 30 miles northeast of Austin on the Williamson and Lee County line. All roads leading to the property are paved including CR 481.



BOUNDARY LINES ARE APPROXIMATE

AERIAL MAP



COUNTY RD 481

ADINA CHURCH RD

COUNTY RD 312

BOUNDARY LINES ARE APPROXIMATE

CONTOUR MAP



BOUNDARY LINES ARE APPROXIMATE



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Swope & Young Land Company</u>	<u>9007996</u>	<u>info@swopeyoung.com</u>	<u>(979)314-1400</u>
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<u>Jeremy Young</u>	<u>611696</u>	<u>jeremy@swopeyoung.com</u>	<u>(979)220-8025</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ryan Swope</u>	<u>644479</u>	<u>ryan@swopeyoung.com</u>	<u>(512)632-0792</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Ryan Swope

Information available at www.trec.texas.gov
IABS 1-0 Date

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