

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*

## REFUGE ON THE LLANO

1,165± Acres | Contact for Price | Llano County, Llano, TX

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)







# DESCRIPTION

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In the heart of the Llano Granite Uplift - on the south bank of Llano River, is a magnificent ranch property offered for sale for the first time on the open market. The ranch encompasses 1,160 acres on the south side of HWY 152 (a very quiet rural 2-lane blacktop), along with 5.41 riverfront acres on the north side of the same road. The Llano River frontage here is as good as it gets - a cataract of whitewater rapids carves through a huge granite outcropping, then culminates in a deep, clear pool lined with massive boulders. Smoothed by centuries of flowing water, the rocks slope gently down to the water's edge - providing more than a football field's length of convenient access to the river - usable for guests of all ages and abilities. Hickory Creek, a tributary to the Llano River, is an exceptional water feature on the ranch as well. Hickory Creek runs through the center of the ranch for approximately 2 miles, flowing over a major granite outcropping at the downstream end that is picturesque and private. Hickory Creek flows full-time in many places on the ranch during normal rainfall years. In the springtime, the wildflower display on the ranch is nothing short of spectacular.

# ASSOCIATE CONTACT

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**WALLACE NICHOLS**

*Sales Associate*

(713) 253-6021

nichols@republicranches.com

**TALLON MARTIN**

*Broker Associate*

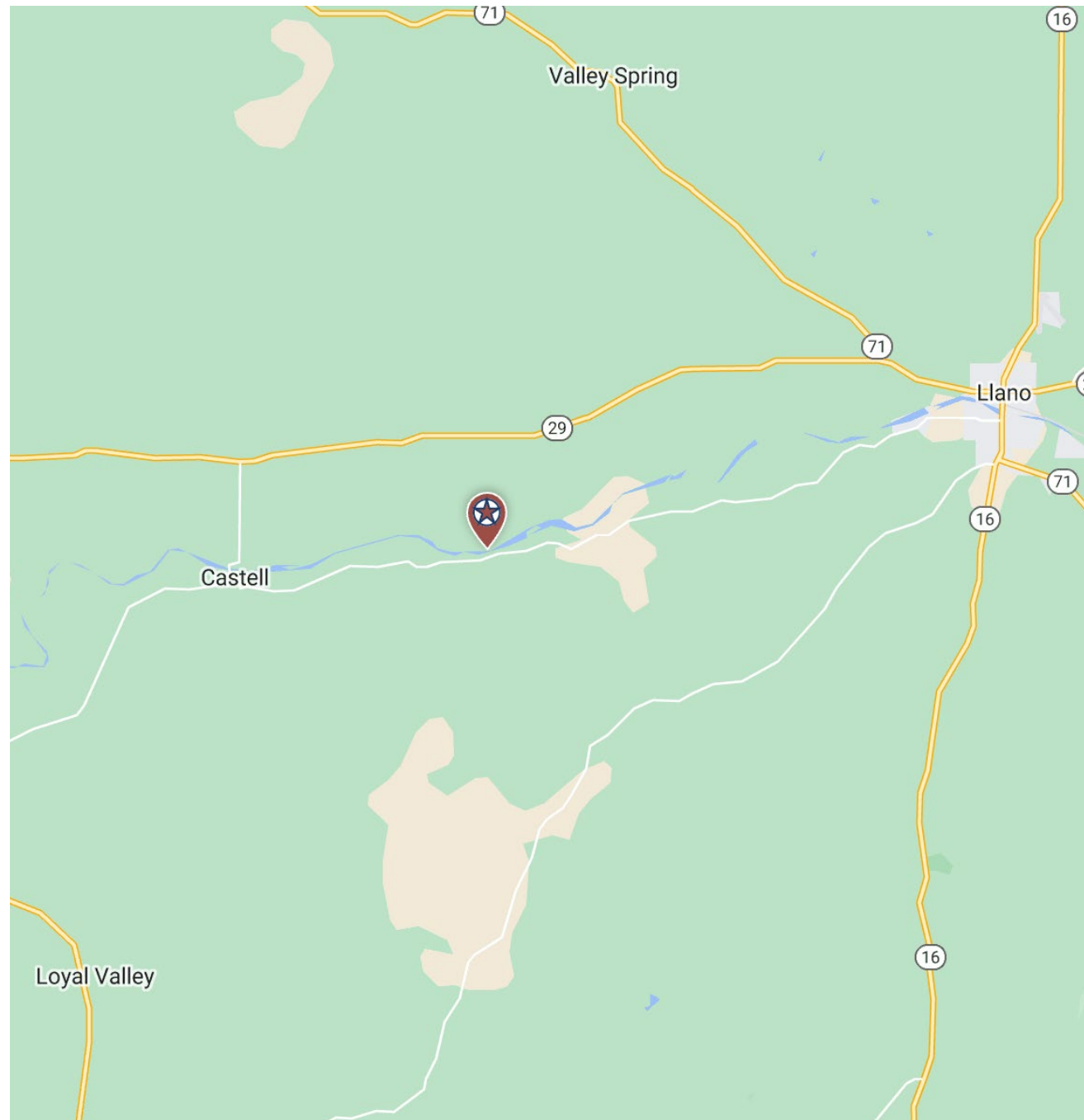
(281) 682-8638

tallon@republicranches.com

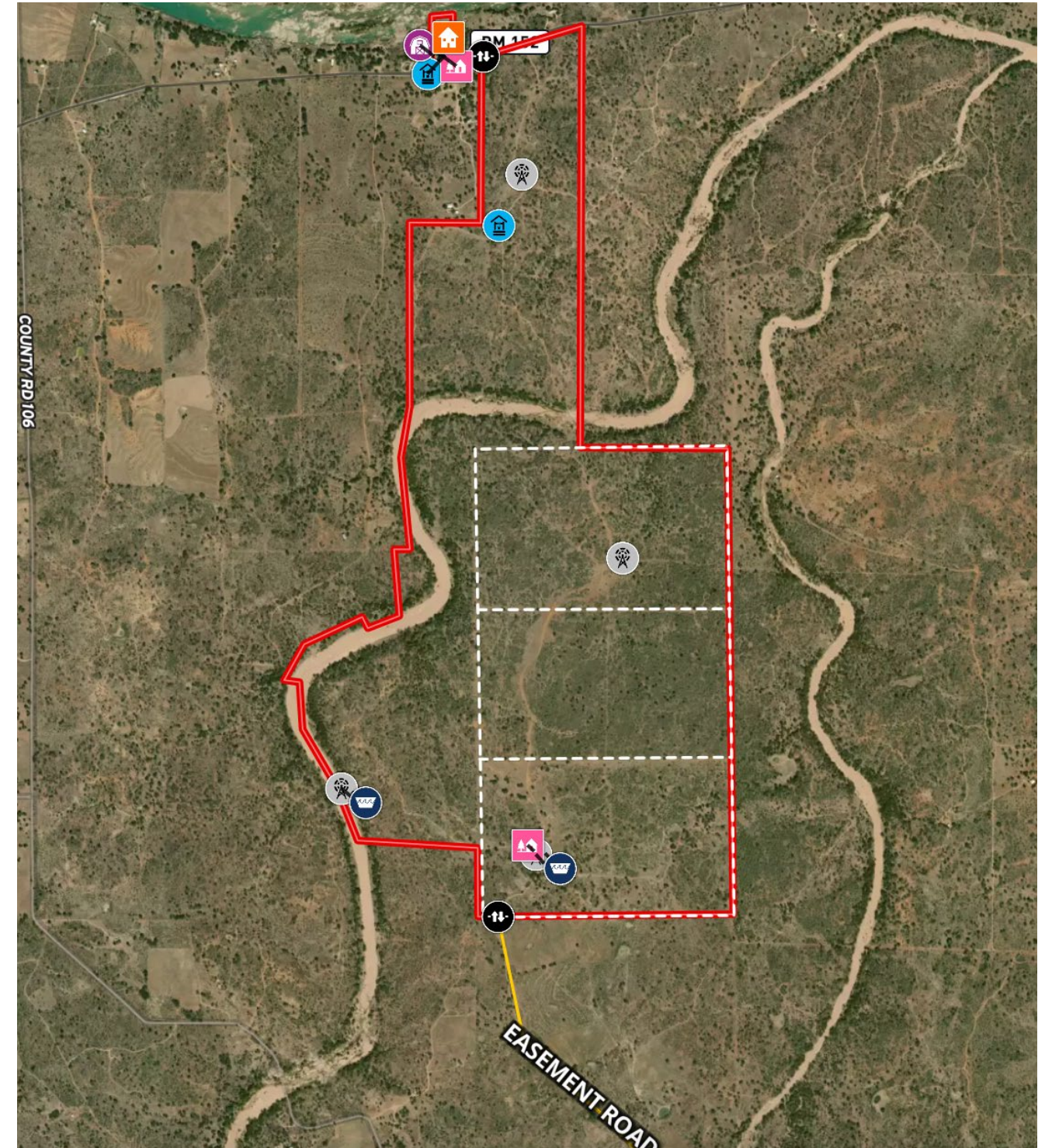


# LOCATION

The ranch is located in Llano County, approximately 15 minutes west of the town of Llano, 1.5 hours west of Austin, and less than 2 hours north of San Antonio. The charming, popular, and unincorporated town of Castell is located 5 miles west of the ranch on HWY 152.



# PROPERTY MAPS





# TOPOGRAPHY, RANGELAND & HABITAT

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Approximately 80 million years ago, when the Balcones Fault shifted and the Texas Hill Country was born, the ranch and the surrounding area experienced a massive uplift of solid granite and other highly compressed rock formations that came from near the core of the earth. Over time, this phenomenon has created an entirely different ecosystem than the limestone formations and hills typical of most of central Texas. For millions of years, the granite in this area has eroded to create red sandy soils that are very fertile. These soils support the highest quality native vegetation for wildlife, with diverse brush species and enhanced habitat components. The juniper (cedar) trees that are invasive to much of Central Texas do not thrive here - they dislike the soil. Instead, the ranch is covered with mature live oaks, post oaks, scattered mesquite trees, beautiful granite outcroppings, native prairie grasses, spectacular spring wildflowers, and a broad selection of brush that is excellent food and cover for wildlife. Multiple hilltop sites on the ranch present panoramic, horizon views.

## WILDLIFE

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White-tailed deer in this area grow larger than most of Central Texas, bobwhite quail can be plentiful in good rainfall years, and Rio Grande turkeys roost along Hickory Creek in very healthy numbers.

## IMPROVEMENTS

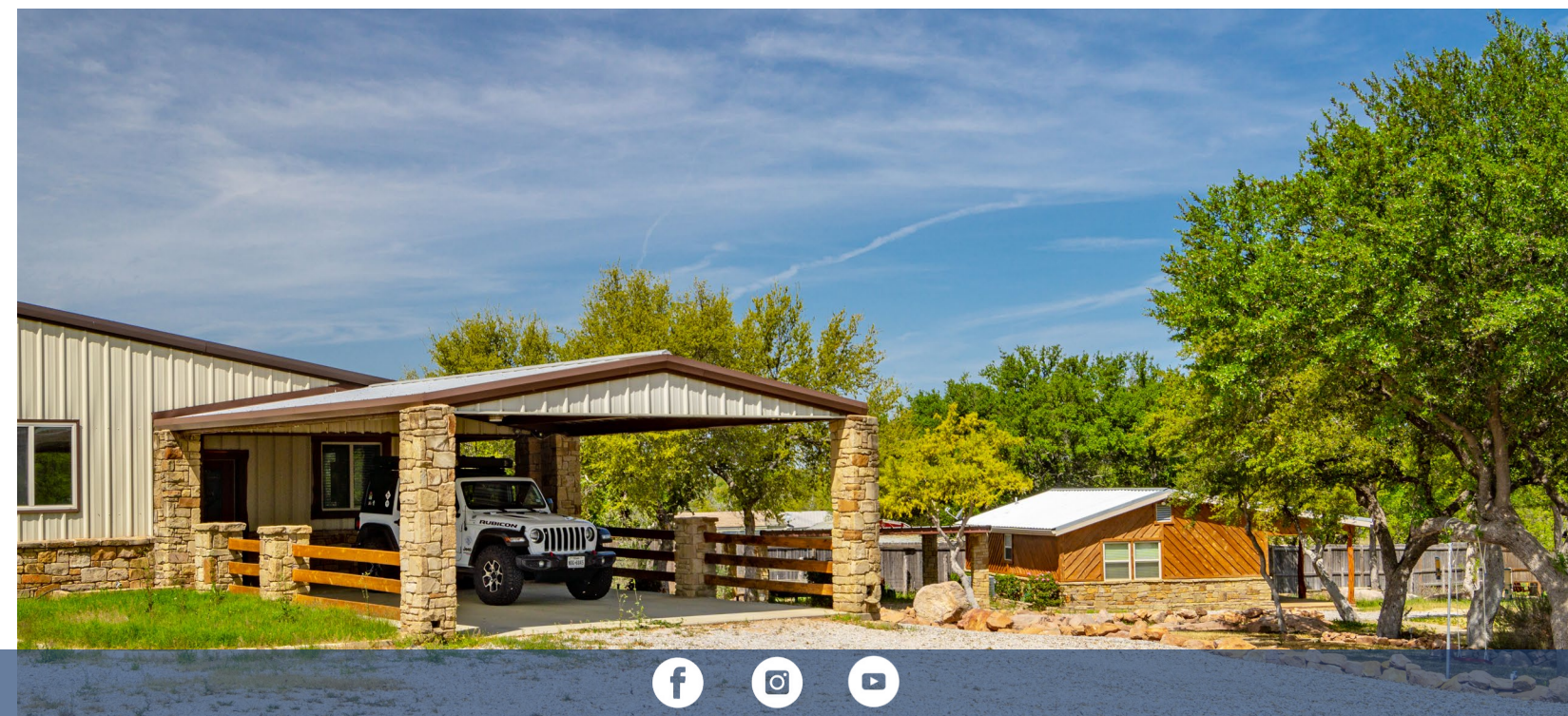
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A newly renovated master suite with full kitchen, master bath, and large attached shop/garage is located on the riverfront. Also newly renovated is the 2 bedroom cabin with full kitchen and bath. The riverfront includes 4 RV hookup sites, a large outdoor stone fireplace and concrete slab entertaining area, and domestic water well. South of HWY 152 there is a spectacular hilltop homesite with power and new water well - just waiting for the ranch house of your dreams.

## WATER

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There are approximately 333 feet of Llano River frontage that is "best of the best" and approximately 2 miles of Hickory Creek within the ranch that flows year-round with average rainfall. The property has 4 windmills for livestock water and 2 domestic water wells with electric pumps.





# MINERALS

Surface sale only.

## AREA HISTORY

For centuries, the wildlife-rich Llano Uplift was inhabited and claimed by the Native American Tonkawa tribe. During the European colonization, the Comanche tribe displaced the Tonkawas and claimed the area due to their superior horsemanship skills. Today, artifacts dating back thousands of years can still be found in the area.



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### Information About Brokerage Services

11-2-2015

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 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Tallon Martin	614270	tallon@republicranches.com	(281) 682-8638
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

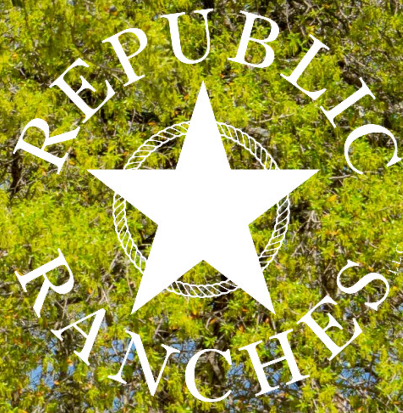
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