

REPUBLIC RANCHES_{LLC}

Our Legacy is in the Land



SMITHWICK 25

25± Acres | \$900,000 | Burnet County, Marble Falls, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





DESCRIPTION

Prime, unrestricted Hill Country gem conveniently located just over ten minutes from Marble Falls and just under an hour from downtown Austin. Enjoy the serenity and views of the hill country while being a few miles from dining, schools, shopping, and medical facilities. This 25-acre tract located right on FM 1431 features gentle topography while still offering scenic views, large oak trees, and over 500 ft of frontage on both sides of Post Creek. In the heart of the property beneath century-old oaks sits a comfortable stone ranch house with three bedrooms and two baths, complete with a large kitchen, covered porch with views and a wood stove in the living room. Potential for a small subdivision or a private getaway just minutes from the Balcones Canyonlands National Wildlife Refuge and several Lake Travis parks such as Turkey Bend Preserve & Shaffer Bend Recreation Area.

ASSOCIATE CONTACT

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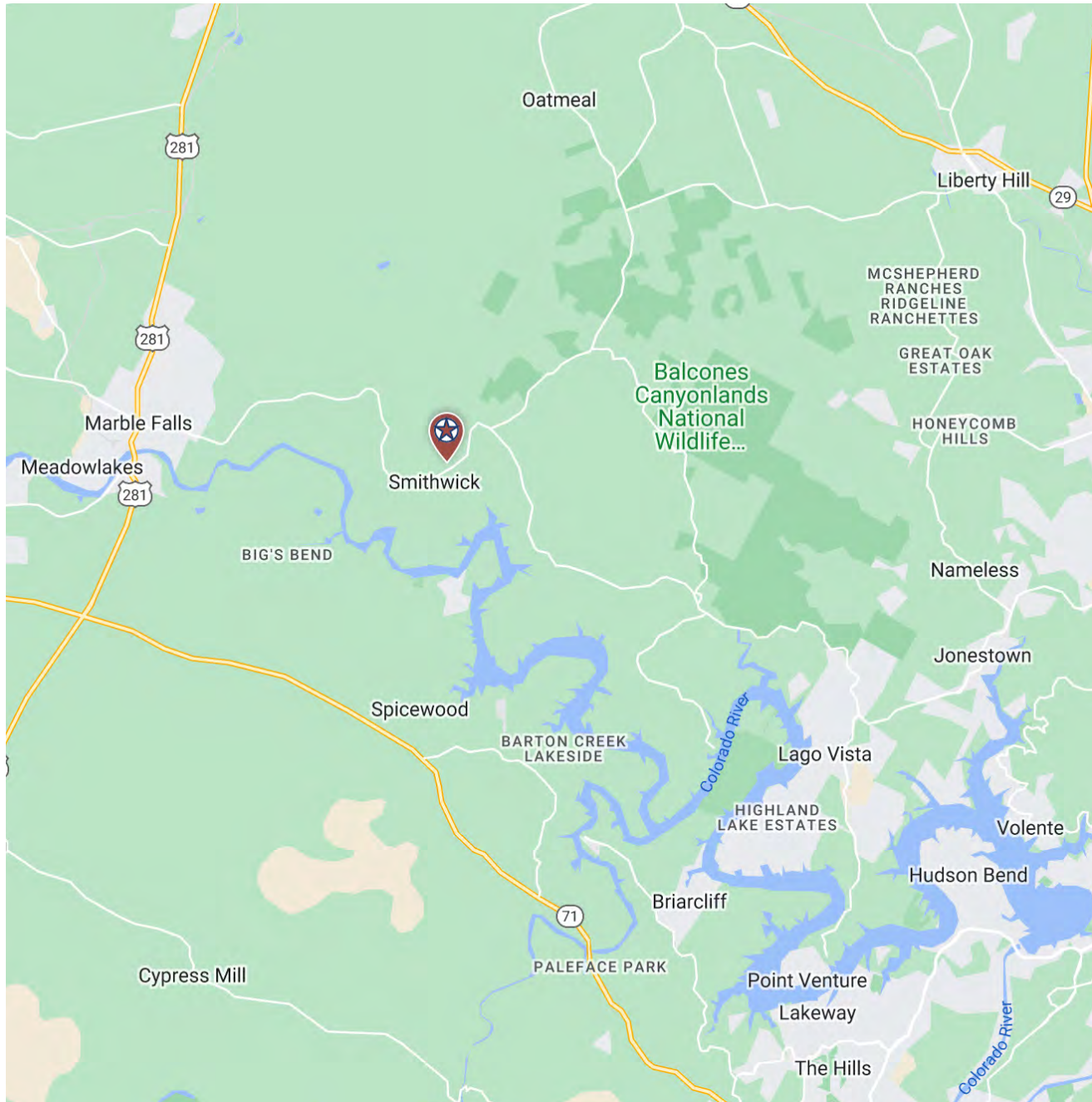
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Republic Ranches
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Co-Listed with Republic Commercial Land & Brokerage

LOCATION

This property is located at 10930 E FM 1431, Marble Falls, Burnet County, TX 78654, just under 8 miles from downtown Marble Falls and just over 10 miles from Lago Vista.



PROPERTY MAP



IMPROVEMENTS

1,600 sqft single-family residence with a large, covered porch.

WATER

Approx. 570 ft of seasonal Post Creek frontage, partially dammed creating a scenic creek crossing as you traverse the property.

ROAD FRONTAGE

Approximately 211 ft of frontage on FM 1431.

UTILITIES

Well and septic, PEC electric



CITY/ETJ

None

SCHOOLS

Marble Falls ISD

TAXES

\$2754.66 (2022) (Agricultural Valuation)

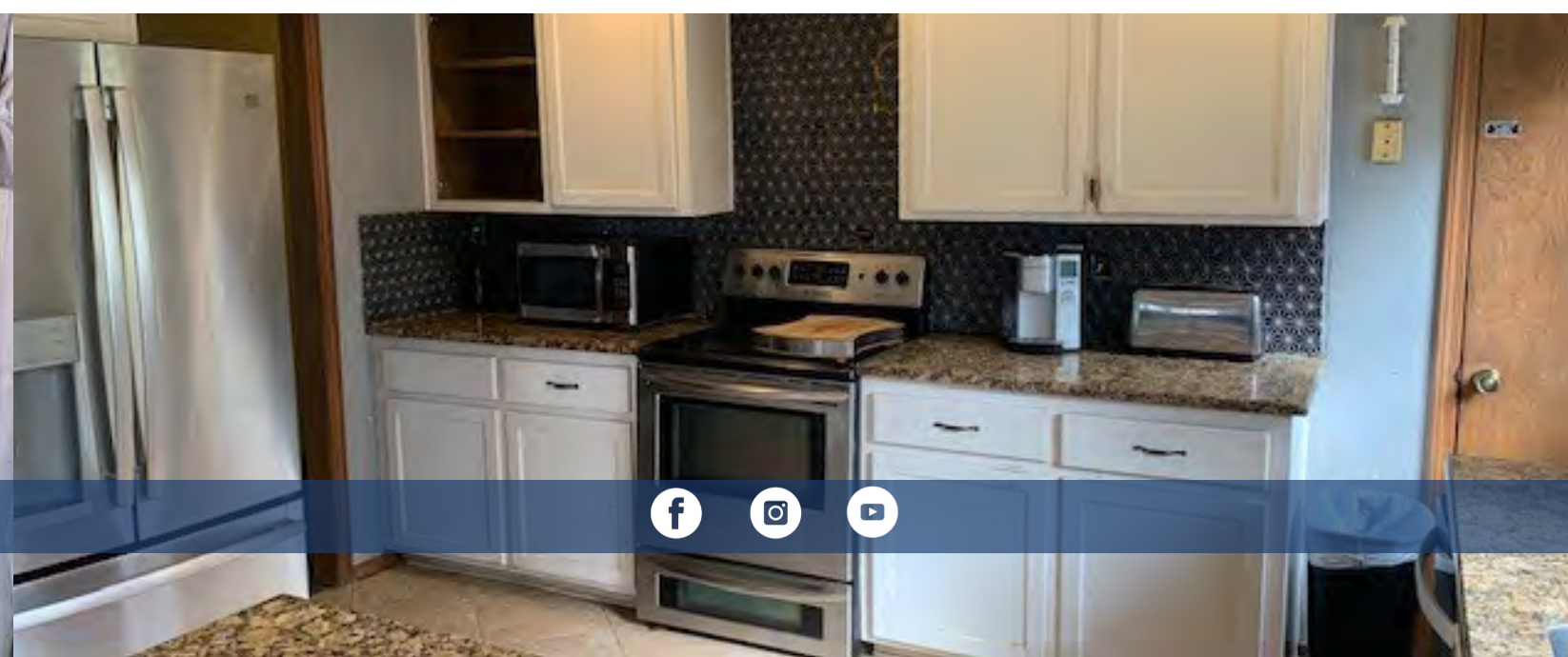
LAND FEATURES

60 ft of elevation change, gradually sloping down from the north end of the property to the south, over 500 ft of frontage on both sides of Post Creek (seasonal), large oak trees.

RESTRICTIONS

None







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:
 - 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.

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

IABS 1-0

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