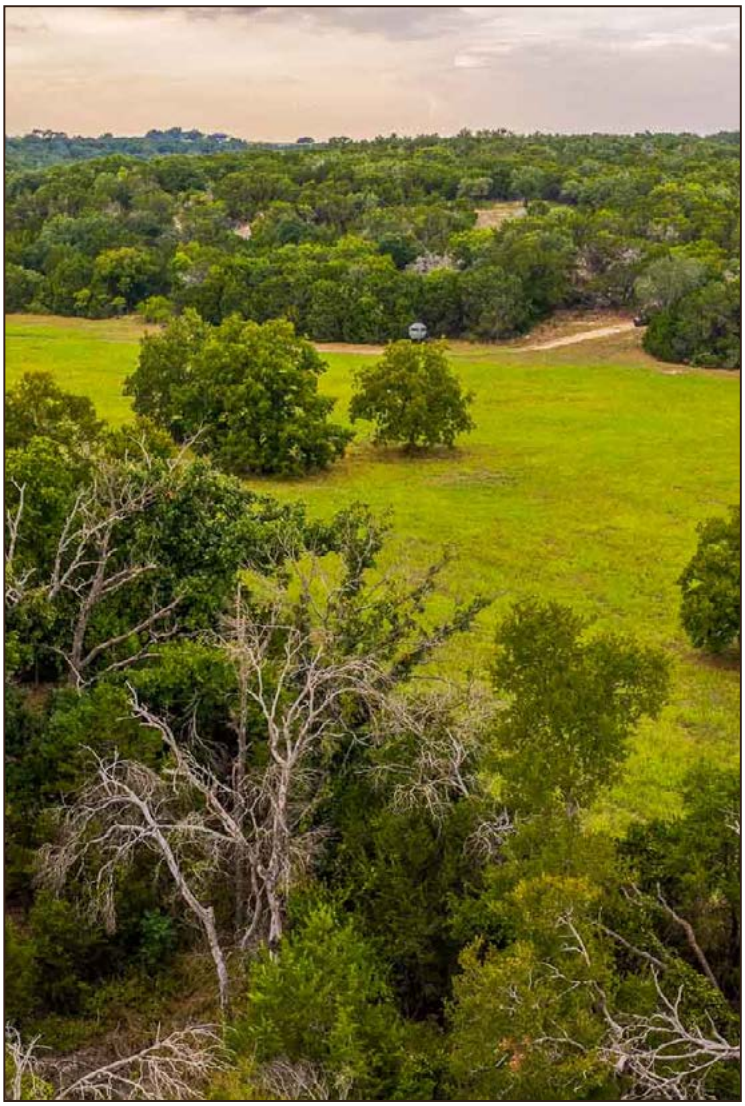
Canyons on Cowhouse Creek | Purmela, TX | $2,998,750

Executive Summary

Canyons on Cowhouse Creek sits less than two hours north of Austin, cradled in the rolling hill country of Coryell County, Texas, along the banks of Cowhouse Creek. This 317±-acre ranch pairs nearly a mile of live, rock-bottom water on Cowhouse Creek with a fully developed family compound built for gathering family and friends or for full-time residency. Roughly 160 feet of elevation change hides the improvements, lush bottomland, creek frontage, two major ravines, and scenic bluffs from public view. Two stock tanks and two water wells provide water throughout the property. A 2021-built main cabin, a collection of guest cabins designed as independent suites, a treehouse, a central pavilion with an outdoor kitchen, and a separate kitchen cabin already give the ranch immediate functionality for a multitude of buyers, and the mix of native cover and open ground supports strong wildlife habitat and an underscored agricultural component. The ranch is roughly 20 minutes from Gatesville, Hamilton, and Evant, and within a comfortable drive of Waco, Austin, and the Dallas-Fort Worth Metroplex, making it equally suited to weekend use or full-time living.

Just The Facts

- 317± deeded acres in Coryell County, Texas
- Nearly one mile of live, rock-bottom Cowhouse Creek frontage
- Roughly 160 feet of elevation change, with scenic bluffs and two canyon-like ravines
- 2021-built main cabin with 3 bedrooms, 2.5 baths, 1,400± square feet, and a detached two-car garage
- A separate kitchen cabin
- Guest cabins, two suites above the workshop, a treehouse, and RV sites for overnight guests
- Central pavilion with outdoor kitchen, a climate-controlled restroom, and a shower house
- Two solar-powered water wells and two stock tanks
- Whitetail, turkey, and dove habitat, plus fishing and ATV recreation



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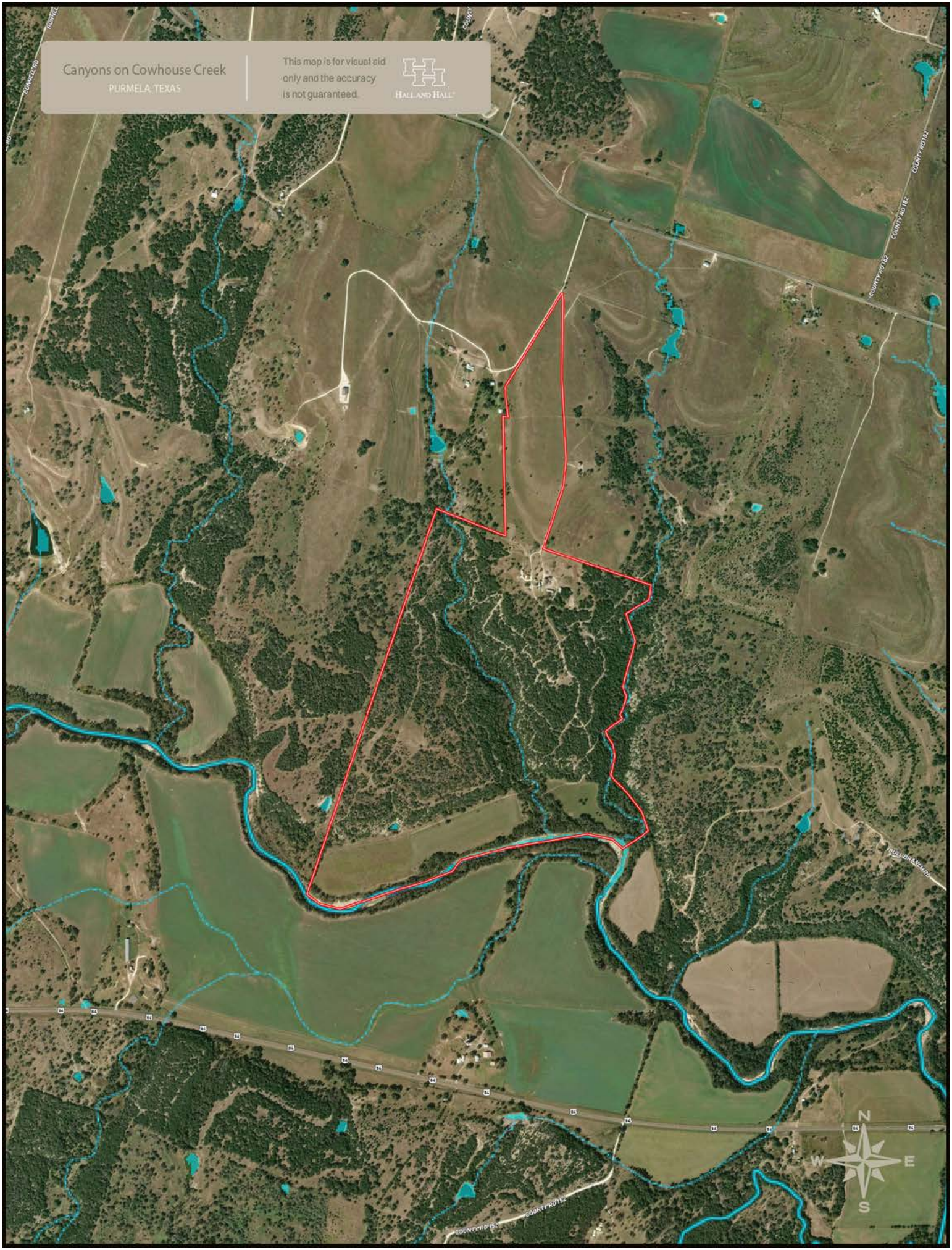
Canyons on Cowhouse Creek
PURMELA, TEXAS
This map is for visual aid only and the accuracy is not guaranteed.
HALL AND HALL
COUNTY RD 182
COUNTY RD 182
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N
W
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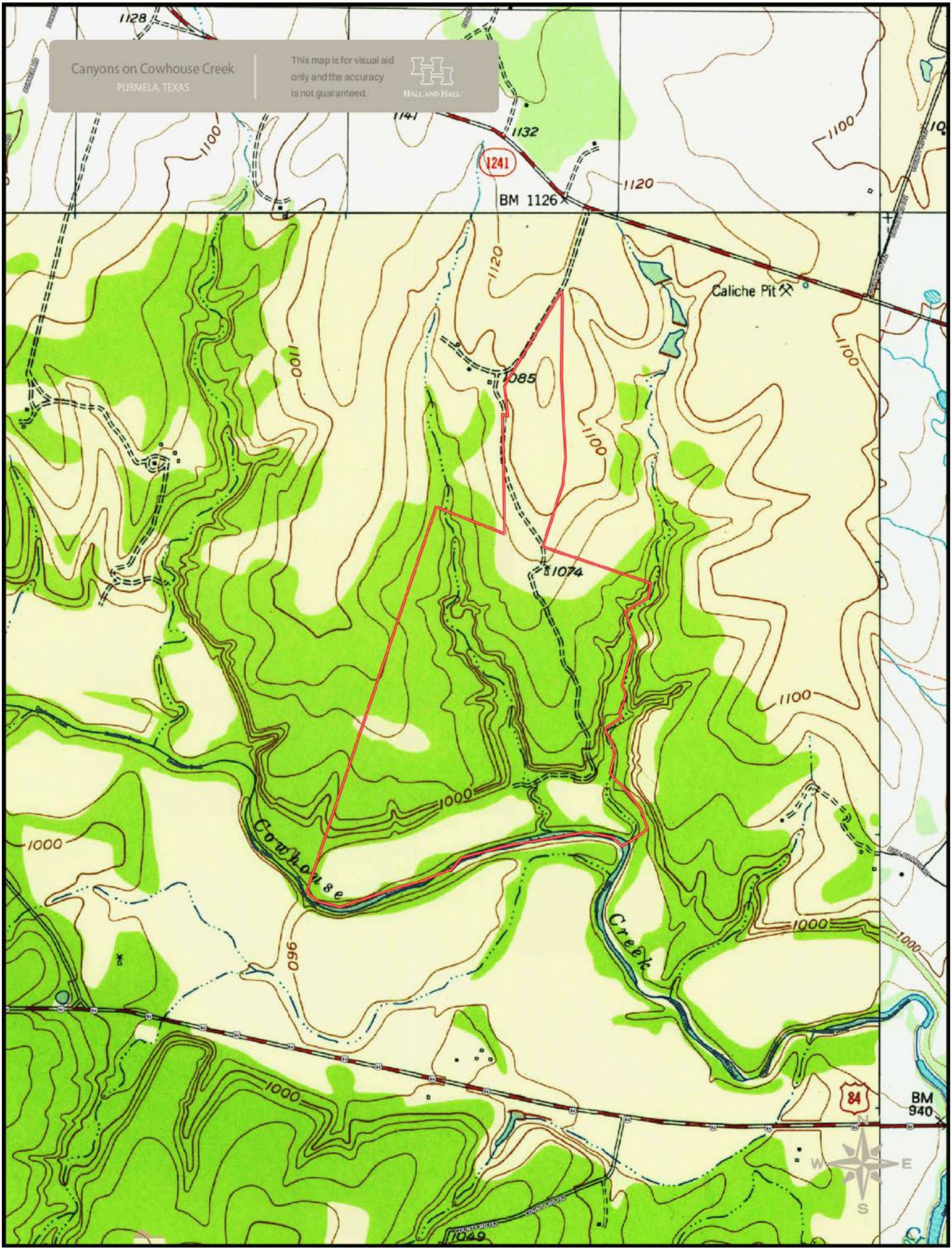
Canyons on Cowhouse Creek
PURMELA, TEXAS
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HALL AND HALL
1128
1141
1132
1241
BM 1126
1120
1100
Caliche Pit
1085
1074
1000
960
Cowhouse
Creek
84
BM 940
1049
N
W
E
S

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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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Buyer/Tenant/Seller/Landlord Initials Date