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Plum Creek Ranch | Lockhart, Texas | \$9,500,000



Executive Summary

Plum Creek Ranch is an excellent 550± acre central Texas ranch located near Lockhart in Caldwell County. Thoughtfully improved with 14 pastures and traps with a blend of high and low fencing, the property offers operational flexibility for livestock, exotic wildlife, or recreational use. Piped water services fourteen troughs across the ranch, complemented by three ponds that enhance both recreational capacity and wildlife habitat, both West Fork Plum Creek and Pin Oak Creek. Native whitetail deer and other central Texas game species inhabit the ranch, making it an excellent hunting property and a strong candidate for a managed wildlife operation. Electricity and county water are available, and paved frontage on Pin Oak Road adds long-term access value. Averaging roughly 34 inches of annual rainfall, Caldwell County typically supports productive forage and habitat conditions. Conveniently located within approximately 35 miles of Austin-Bergstrom International Airport, 65 miles of San Antonio International Airport, and 165 miles of George Bush Intercontinental Airport, the ranch combines accessibility with privacy and scale, especially for the area. Its proximity to Austin and the continued growth of the I-35 corridor position Plum Creek Ranch as a compelling long-term investment opportunity, with potential financial upside through wildlife program enhancements, grazing, recreational appeal, future improvements, or a strategic hold in a steadily appreciating region of central Texas.

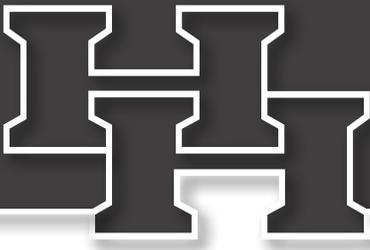


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Just The Facts

- 550± acres
- 14 pastures and traps
- Mixed high and low fencing
- Three ponds, 34 inches average annual rainfall
- Piped pasture water
- 14 water troughs
- Electricity available
- County water available
- Paved Pin Oak Road frontage, Secondary deeded entrance from FM 20
- Native whitetail deer and central Texas game
- 35 miles to Austin, 65 miles to San Antonio, 165 miles to Houston
- Investment potential



JAY LEYENDECKER | jay@hallandhall.com

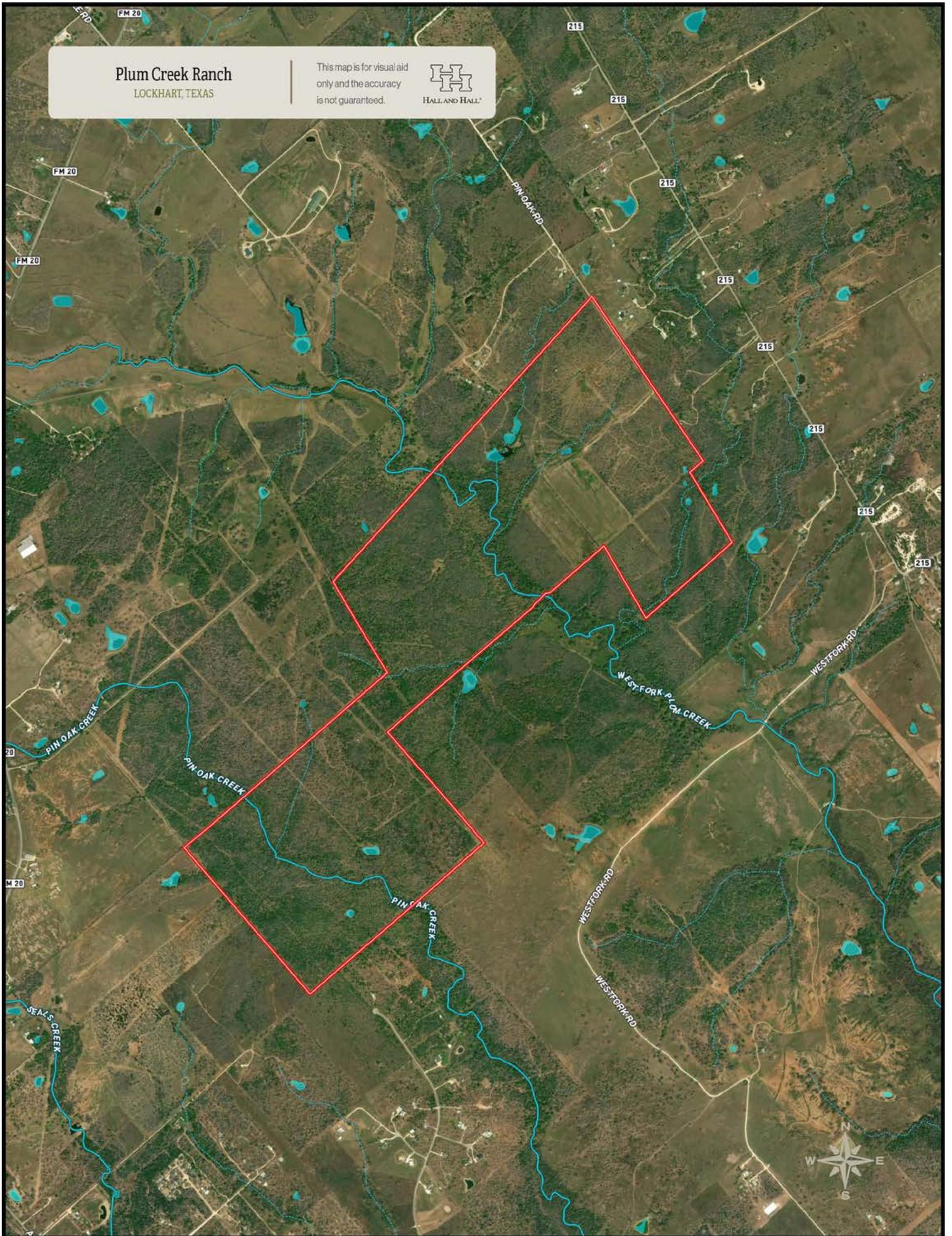
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Plum Creek Ranch
LOCKHART, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.

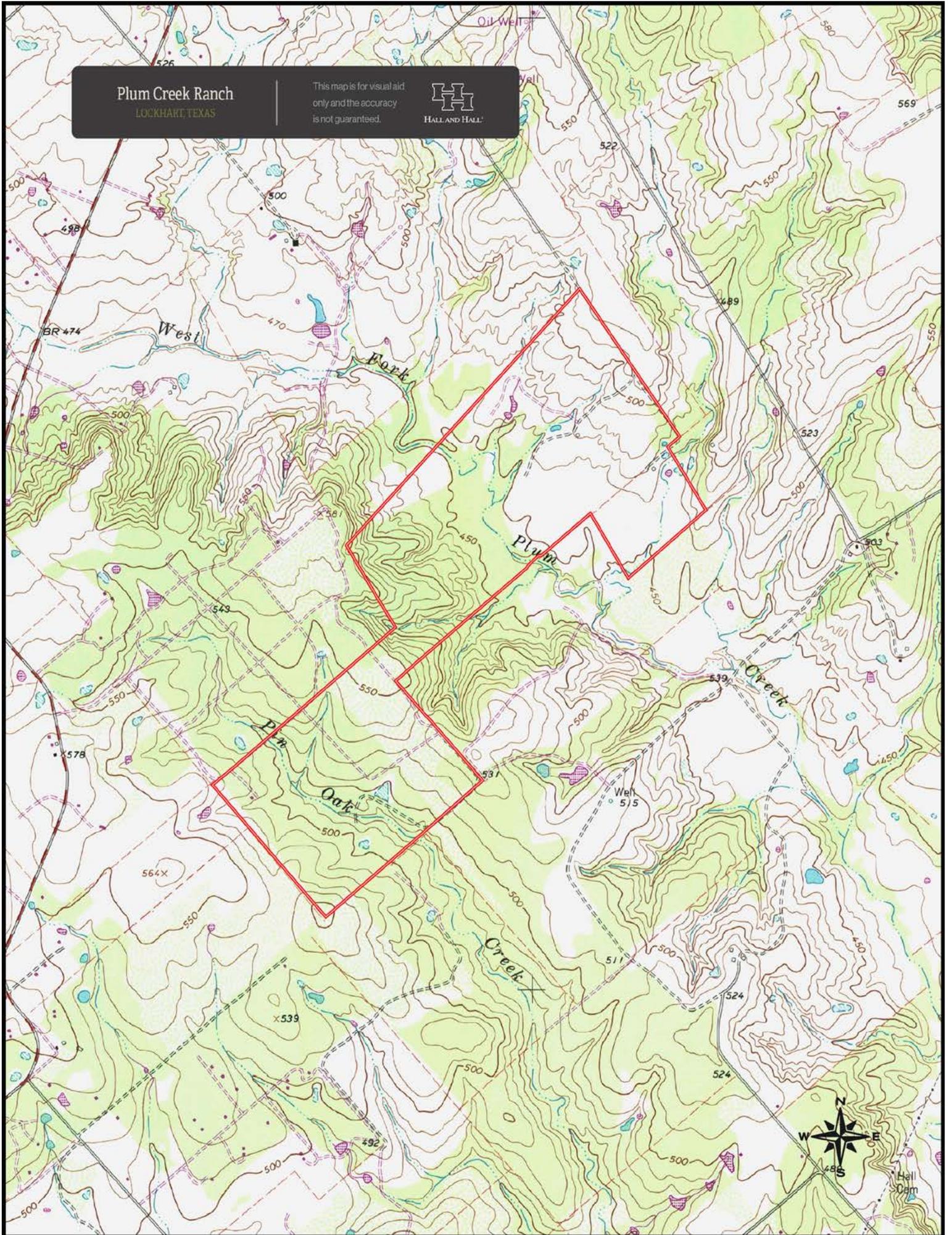


Plum Creek Ranch
LOCKHART, TEXAS

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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