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Lockhart Hills Ranch | Lockhart, TX | \$6,475,000



Executive Summary

Lockhart Hills Ranch is a thoughtfully improved 185± acre property located near Lockhart within Caldwell County. The ranch is picturesque from the moment one enters along a paved road lined with oaks, leading to the headquarters and primary residence. Mature oak trees and gently rolling hills provide a wonderfully scenic landscape of improved pastureland, perfectly suitable for grazing livestock.

The ranch features nearly half a mile of paved road frontage, access to county water and electricity, and 14 pastures and traps with a combination of high and low fencing, including several high-fenced pastures specifically designed for an exotic wildlife breeding operation. Infrastructure includes piped water servicing 14 troughs, three small ponds, cattle pens, stables, a round pen, barns, and a top-tier wildlife working facility.

Improvements include a primary residence with a modern pool and a gym, along with three cabins that provide separate lodging for guests or a ranch manager. Additionally, the property is home to one of the premier lighted roping and barrel arenas in Caldwell County.

Located roughly 35 miles from Austin-Bergstrom International Airport, 65 miles from San Antonio International Airport, and 165 miles from George Bush Intercontinental Airport, the ranch combines quality improvements with strong accessibility.

Caldwell County averages approximately 34 inches of annual rainfall. Nearby Lockhart is a quaint and vibrant town affectionately known as the “Barbecue Capital of Texas” and is home to the historic site of the Battle of Plum Creek. The town offers modern amenities, history, and proximity to the rapidly growing Austin corridor.

With extensive infrastructure already in place and convenient access to town, Lockhart Hills Ranch presents a significant opportunity as a wildlife operation, equestrian property, recreational ranch, or long-term investment holding with very attractive development potential.



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Just The Facts

- 185± deeded acres
- Nearly half a mile of paved access along Westwood Road
- Paved road leading to the primary residence and headquarters
- A primary residence with four bedrooms, three baths, a gym with a weight room, an office, and a modern swimming pool
- Three cabins for guests or a ranch manager
- County water and electricity
- Lighted roping and barrels arena
- Stables, cattle pens, livestock pastures, and a round pen
- Piped and dispersed water
- Equipment barns and a large indoor storage building
- Two primary pastures, one high-fenced and one low-fenced
- Multiple high-fenced pastures for exotic wildlife



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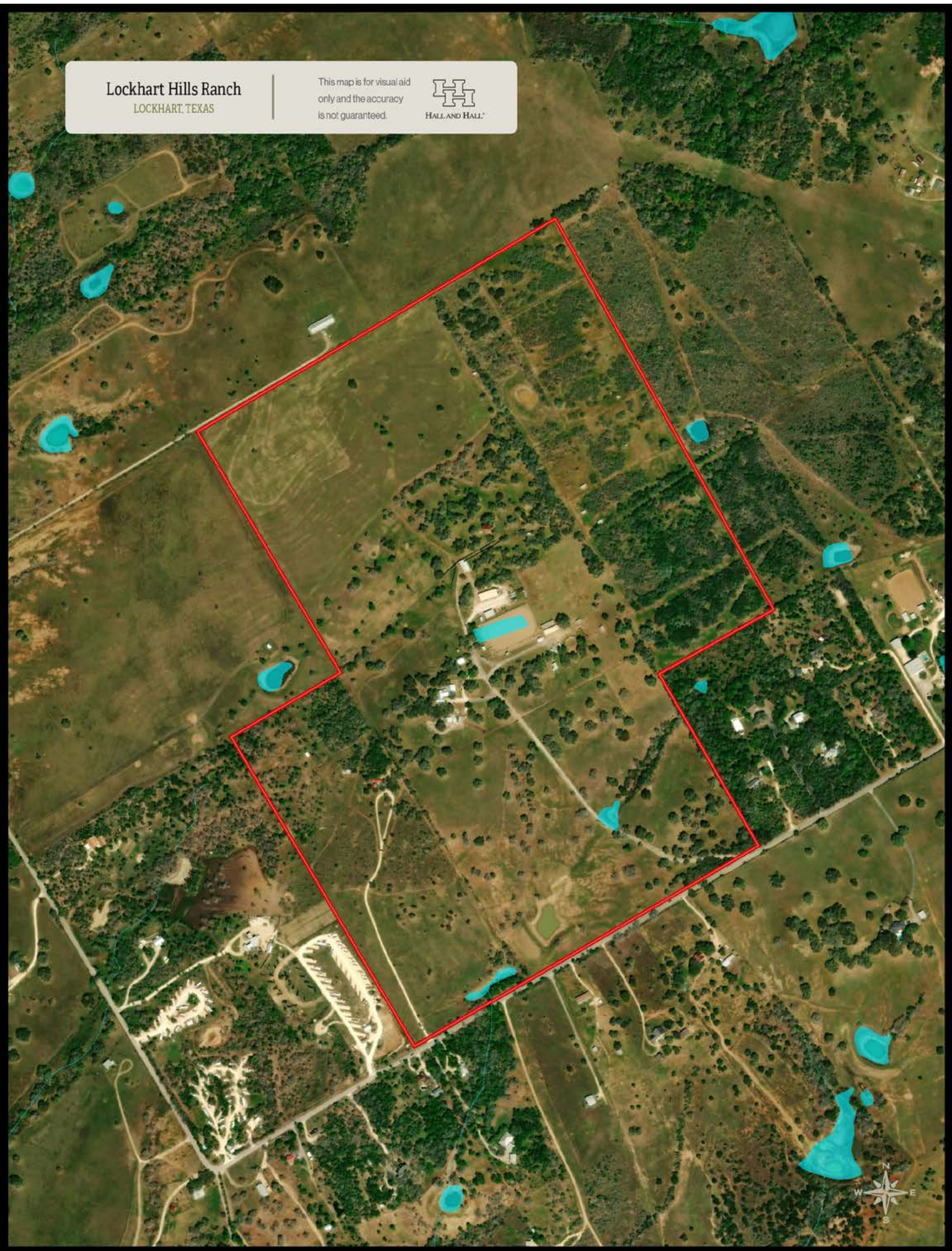
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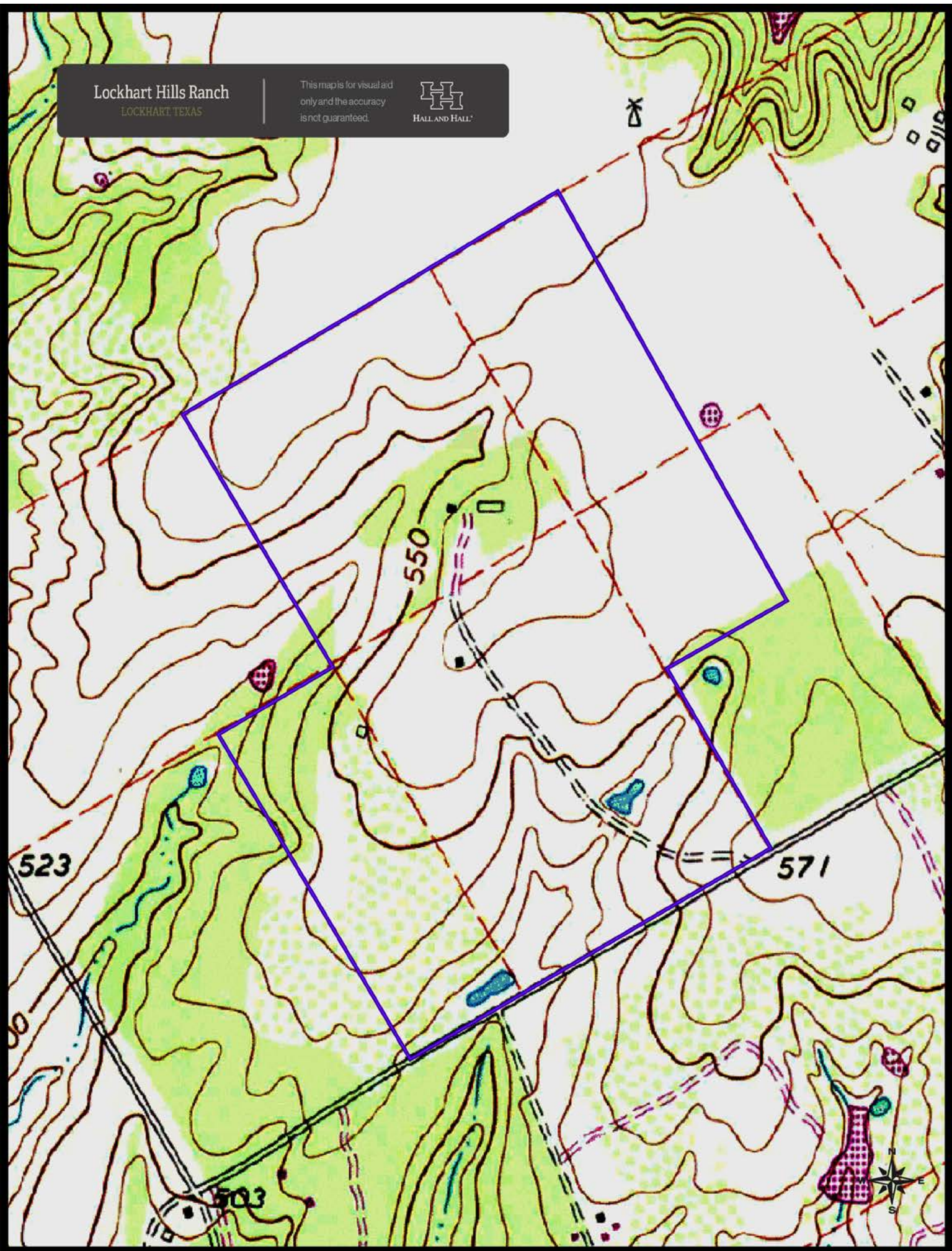
Lockhart Hills Ranch
LOCKHART, TEXAS

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is not guaranteed.



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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