

Kiles – Luckenbach Ranch

366.57 acres – Gillespie County

LOCATION: With its location 13 miles from Fredericksburg and 1.2 miles from Luckenbach Dance Hall in an area rich with history, you'd be hard pressed to find a more perfectly located hill country ranch. Downtown Austin is 70 miles to the east and the San Antonio International Airport is 60 miles to the south. Gillespie County is the epicenter of Texas' exploding wine industry, attracting tourist and aficionados from all over the world. The ranch is located 2.6 miles south of HWY 290 and less than 3 miles from the area's premier vineyards.

GENERAL: The Kiles - Luckenbach Ranch holds what buyers search for in a hill country property: clear flowing creeks, fertile fields, oak-studded pastoral meadows and hilltop views that expand across the entire Perdenales Valley. Although the ranch has not been hunted in several years, the property would make a perfect recreational cattle/hunting combination ranch. On any tour expect to see an abundance of free range whitetail, axis deer and turkey. Several years ago a cedar removal program was implemented in certain areas of the ranch which contributed to its tall, thick native grass cover. On each end of the ranch there is large, spring fed tanks that hold water year-round. Near the headquarters area, there are 2 tillable fields totaling about 50 acres, currently in Klein grass hay production. The entire perimeter is low fenced with most being in good to fair condition.

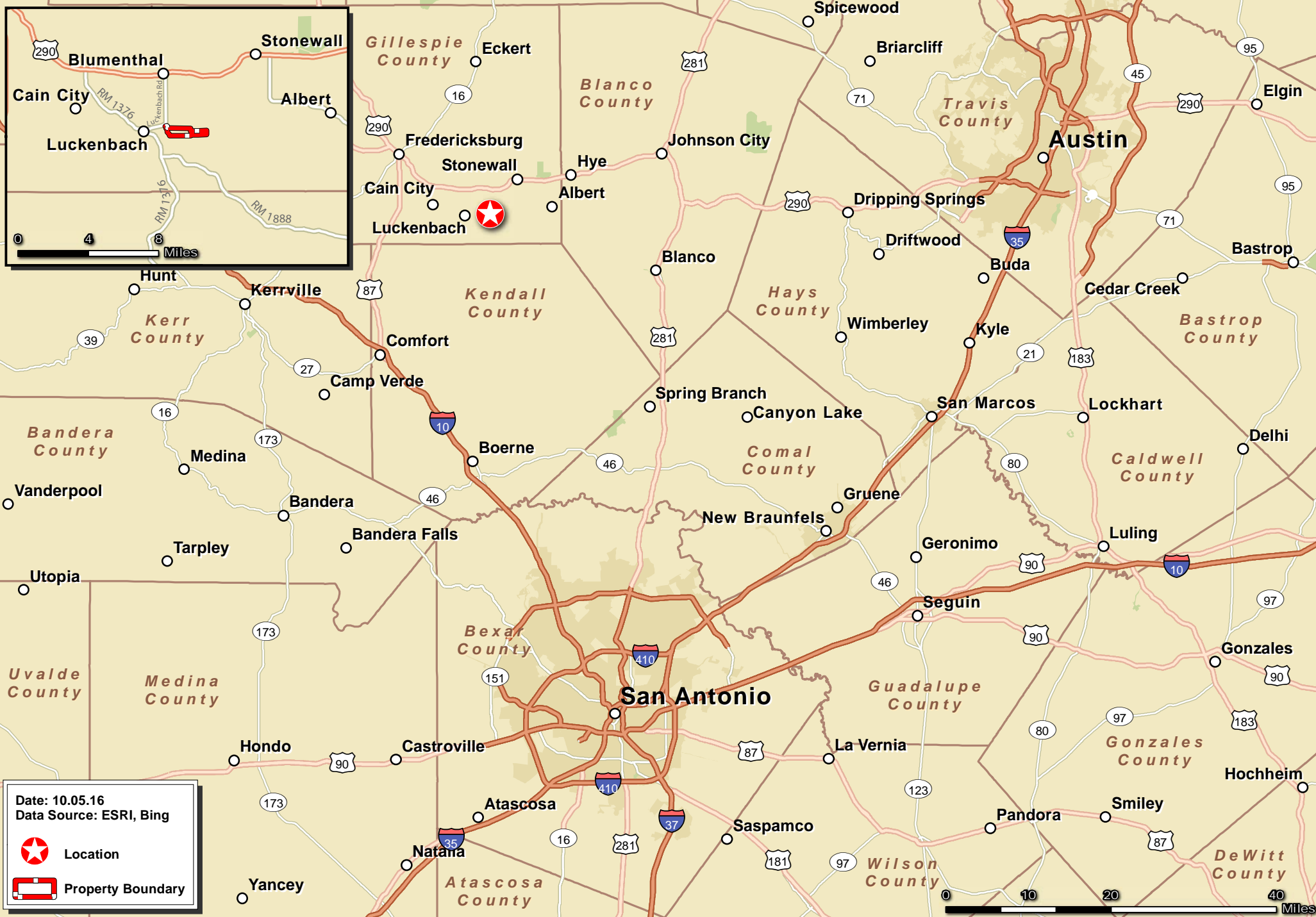
The headquarters consists of a large older home in need of repair and several vintage, German-style outbuildings. In addition to these original historic structures, there is a recently constructed 60' x 40' metal building with concrete floor. This building could be utilized as a shop, equipment barn or for RV storage.

WATER: Surface water includes approximately 400' of both sides of Hunters Creek and a concrete crossing on South Grape Creek. There are 2 large, spring fed tanks located on each end of the ranch. These tanks were constructed on natural drainages, hold water year-round and are perfect for watering livestock and wildlife. There is a total of 2 water wells on the ranch, a windmill with trough located near the center of the ranch and a well with a submersible pump located at the headquarters.

This land has been owned by the same family for generations and we very pleased to bring it to market for the first time in a half a century. Exclusively Listed by David O. Faust 512.940.3300 and Bluestem Ranch Group 830.446.6145

FINANCIAL: \$3,282,400. The property has been recently surveyed and Seller to provide owner's title policy.

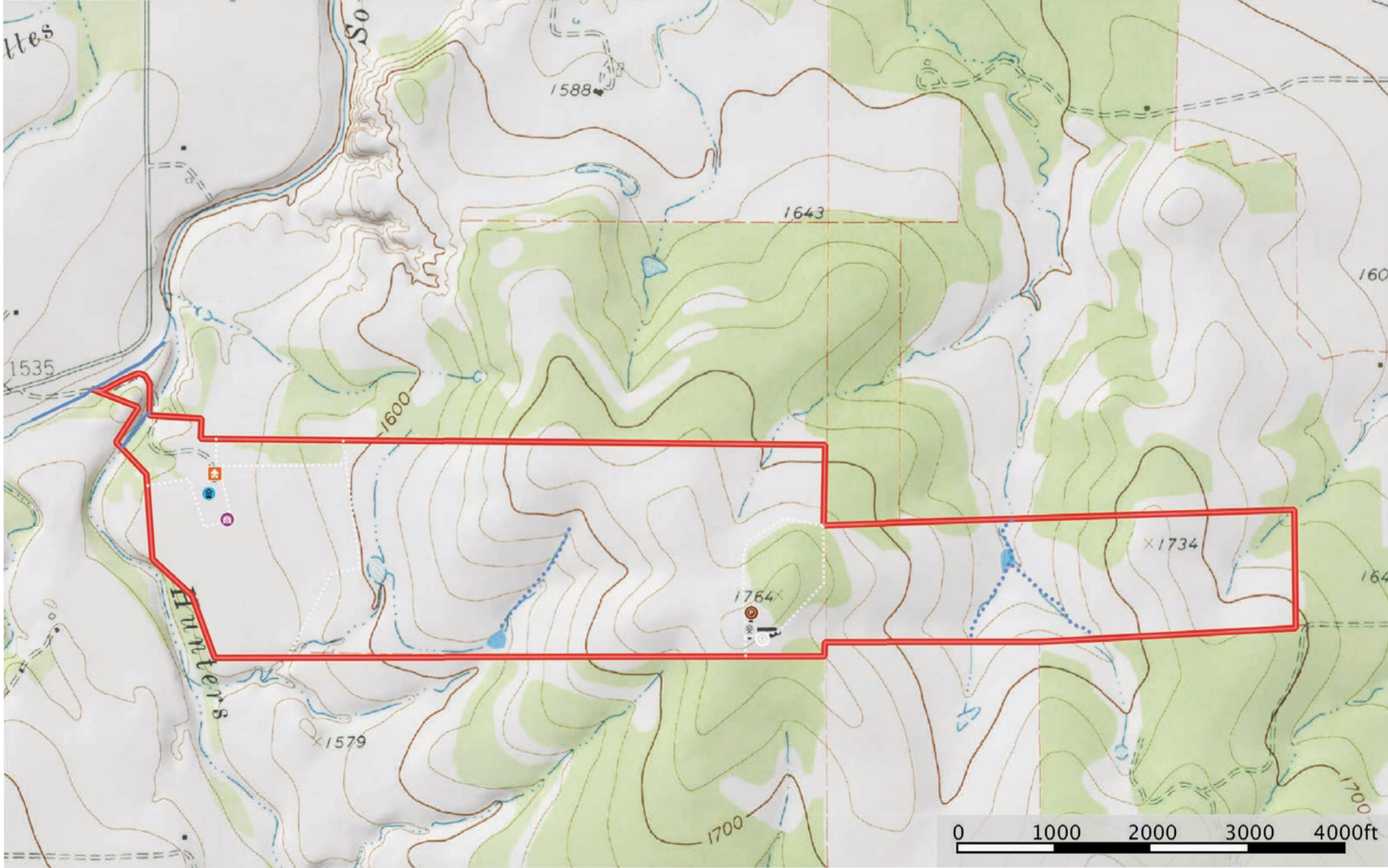
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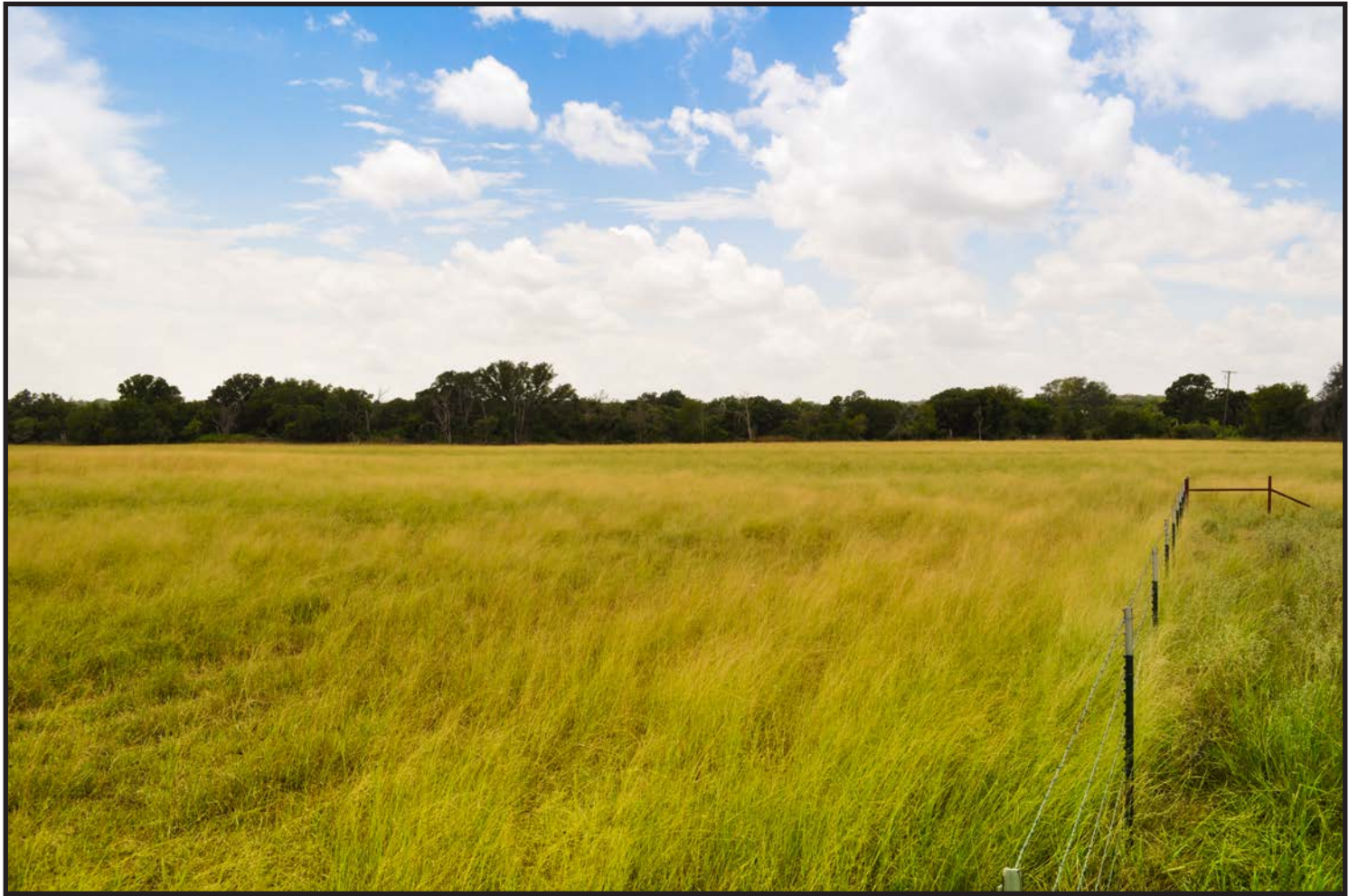
- Well
- Windmill
- Trough
- Pens
- Barn
- House
- Fence
- River / Creek
- Stream
- Boundary
- Pond / Tank

David O. Faust, Broker - 512.940.3300 cell
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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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date