

An aerial photograph of a large, modern ranch property. The main house is a long, single-story building with a light-colored stone or concrete exterior and a grey metal roof. It has a large swimming pool attached to one end. The property is surrounded by lush green trees and a well-maintained lawn. In the background, there are more trees and some distant buildings.

# REPUBLIC RANCHES <sup>LL</sup>

*Our Legacy is in the Land*

## SPICEWOOD RETREAT

58± Acres | \$4,895,000 | Travis & Blanco Counties, Spicewood, TX

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# DESCRIPTION

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Perched atop a scenic hill, this exceptional property offers a tranquil retreat with breathtaking horizon views and a wealth of amenities. The main residence features 3 bedrooms and 2 bathrooms, while a separate 2-bedroom, 1-bath guest suite includes an office and gym. An equipment barn with an attached chicken coop is located near the main residence. Outdoor living is elevated with an infinity-edge pool, lush gardens, stocked fishing ponds, hiking trails, and cross-fencing for livestock. Located only 23 miles west of downtown Austin and unrestricted for development, Spicewood Retreat not only captivates with its aesthetic appeal but also presents an appealing investment prospect. The rolling terrain has been mostly cleared of juniper trees and is covered with live oaks, red oaks, hackberry and many other desirable hardwoods. Deer and other wildlife frequent the property daily and use the water troughs provided for this purpose. The paved road features a gated stone entry and winds uphill through the oaks to the main residence. Ready for its next steward, this property embodies the perfect blend of natural beauty, luxury, and potential.

# ASSOCIATE CONTACT

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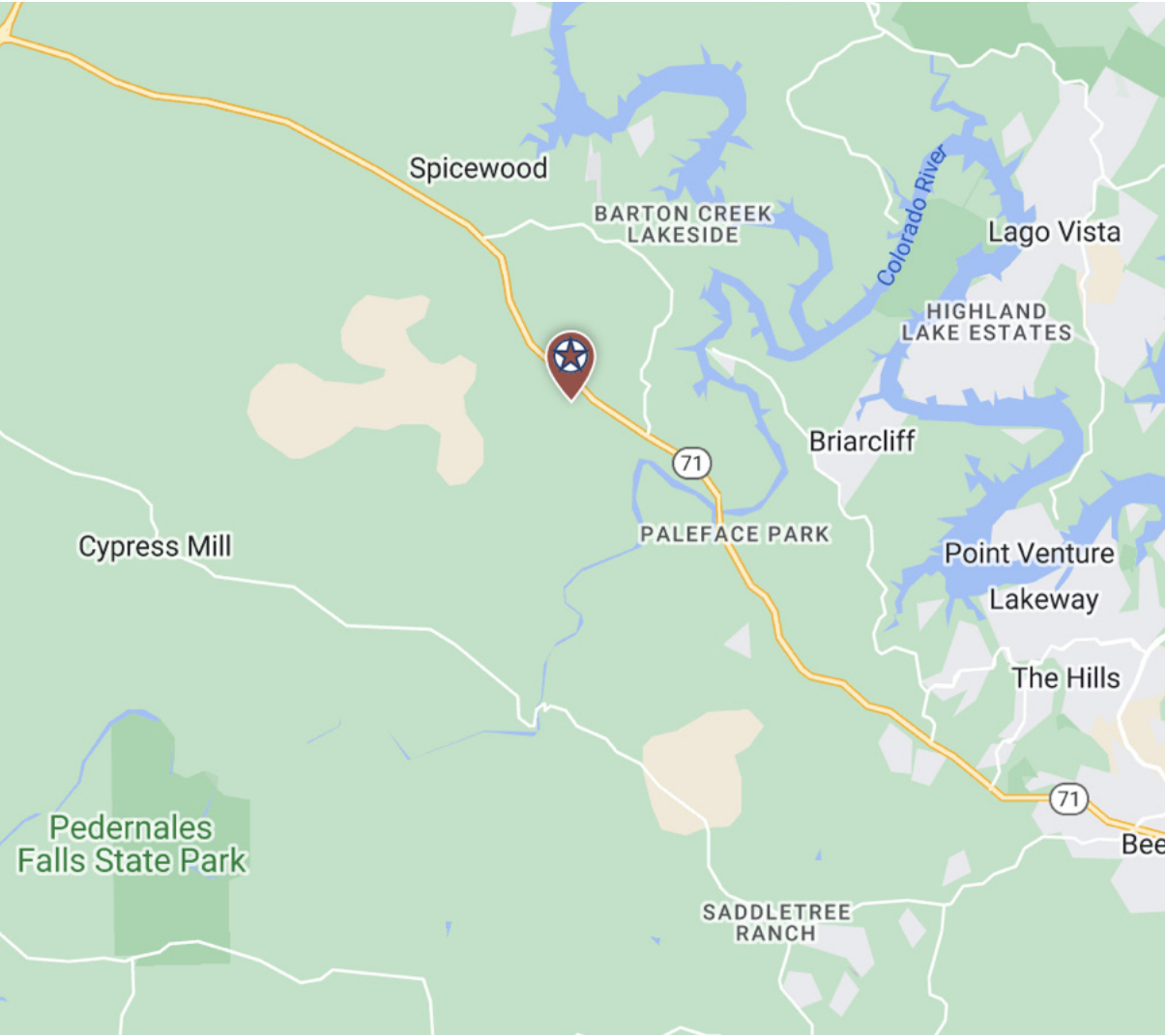
# LOCATION

2910 Fall Creek Road Spicewood, Texas 78669

Situated about 23 miles west of Austin, this property straddles the Travis and Blanco county line, with a gated stone entry just under a mile south of Hwy 71 on scenic Fall Creek Road.

Proximity:

- <1 mile from the future Thomas Ranch
- 10 miles from the Travis Club
- 14 miles from Bee Cave
- 18 miles from Marble Falls & Horseshoe Bay
- 25 miles from Dripping Springs
- 36 miles from Austin-Bergstrom International Airport



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

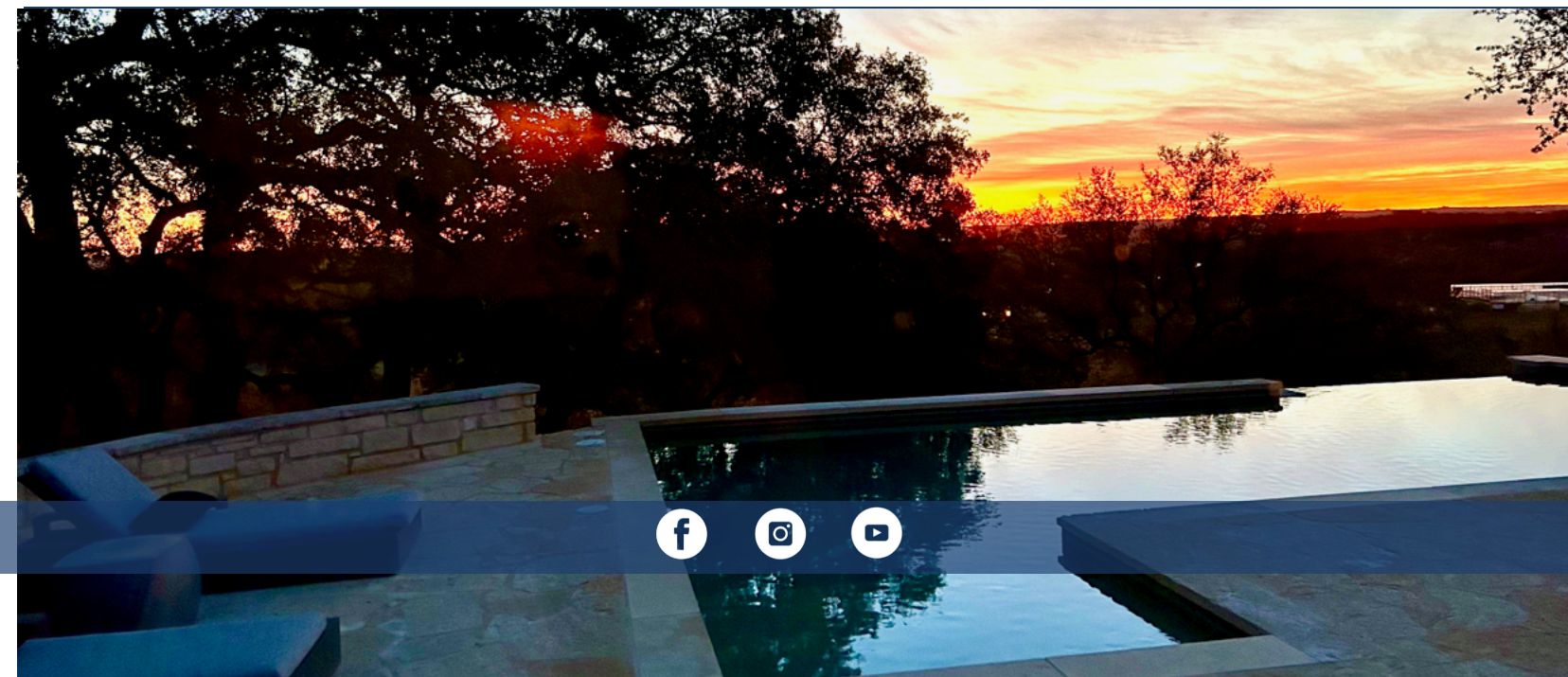
The rolling hills on Spicewood Retreat provide an excellent habitat for wildlife while also supporting grazing livestock if desired. Fully fenced and cross-fenced into two pastures, the property features two ponds and concrete water troughs, providing for wildlife and livestock. An excellent water well and a large, enclosed water storage tank are conveniently located near the main residence. The landscape is rich with native oaks and hardwoods, while thriving native grasses such as little bluestem, side oats grama, and buffalo grass enhance the property's natural beauty and ecological value.

## WILDLIFE

A small herd of whitetail deer frequent the property daily, as well as a large selection of songbirds and all of the native wildlife found in the Texas Hill Country.

## MINERALS

Seller will convey any owned mineral rights.





# IMPROVEMENTS

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The one-story main residence spans about 2,612 square feet, featuring 3 bedrooms, 2 bathrooms, and a 952-square-foot attached three-car garage. Just a few feet away, the 1,586-square-foot guest house offers 2 bedrooms, 1 bathroom, a kitchenette, a small gym, a sauna, and an office space. The infinity-edge pool is conveniently situated to overlook the rolling hills, offering breathtaking views and plenty of surrounding patio space for relaxation and entertaining. The entire property is fenced and cross-fenced into 2 pastures. Two ponds, a chicken coop, extensive landscaped gardens, a 900 square-foot equipment barn, and a gated stone entry round out the improvements. This turnkey property is ready for move in!

# WATER

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A reliable domestic well services the residences and provides water for wildlife near the house, and it has reportedly never run dry. It is housed in a 192-square-foot rock well house located near the main residence.

# ELECTRICITY

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Electricity is provided to the residence and barn by Pedernales Electric Co-op (PEC).

# AREA HISTORY

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Located along the western Travis County and southeastern Burnet County line, Spicewood is home to Krause Springs, Lake Travis, Willie Nelson's famed Luck Ranch, multiple vineyards and wineries, extensive public park and recreation land, and several golf courses. The region has also become a hotspot for developers, with over 3,500 rooftops planned within a 4-mile radius.

Nearby attractions include Pedernales River, Lake Travis, Krause Springs, Milton Reimers Ranch Park, Hamilton Pool Preserve, Spicewood Vineyards, Muleshoe Bend Recreation Area, Pace Bend Park, Luck Ranch, Opie's BBQ, Spicewood Airport, and Stone House Vineyard.







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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TARS 1.0

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