



Jacobs Properties

BALANCE FARM

- Hidden Texas Treasure on 131± Acres •
Dale, Caldwell County, Texas

AMERICAN
AFR
FARM+RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

BALANCE RANCH

Stewardship: an ethic that embodies the responsible planning and management of resources. Balance Ranch continues to evolve and improve with each passing day. Latest updates include standing metal seam roofs, expanded and updated horse barn, improved and repurposed air-conditioned shop. On-going maintenance includes arena footing improvements, normal ranch preservation with mesquite and weed control, riding trail maintenance, fence updates and well as maintenance on all irrigation systems and infrastructure.

Balance Ranch isn't a McMansion on some acreage. It has history, character, and a level of comfort that would be hard to duplicate. The ranch is 131 acres in a tranquil and relaxing country setting off the beaten path yet close to Austin (40 min to Austin-Bergstrom Airport, 25 minutes from Circuit of the Americas (COTA)), and about an hour from San Antonio. The nearest traffic signal is 15 miles away in Lockhart, the barbecue capital of Texas.

The 1950 brick ranch house (1,800 sq. ft.) was re-modeled in 2007 retaining original items such as hardwood floors, glass door knobs, and fireplace while adding modern features such as a tankless water heater, Silestone counter-tops, all new plumbing, and wiring. The ranch house has three bedrooms with one perfect for an office, a central living/dining area, office, large laundry room, and 1.5 bathrooms. The brick guest house (1,800 sq. ft.), built in 2005, is handicap accessible with 2 bedrooms, 2.5 baths, a galley kitchen, stained concrete floors and wide views of the property. The guest house is fenced for pets.

The land is fenced and cross-fenced for livestock; two of the three stock tanks are stocked with copper nose blue gill and largemouth bass.



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A working windmill pumps water to pastures and an irrigation well provides service to over 25 acres. Two hay-pastures are planted in KN-47 Bermuda with winter rye/Devine Little Burr Medic. Additional native grass pastures provide rotational grazing. Other pastures and fenced areas are primarily for hunting dove/teal/duck, while the rear is wooded with groomed trails and multiple locations to hunt deer or turkeys. Full mineral rights can convey to the new owner.

The shop building is divided into a hotrod garage and a metal shop. The garage has a centralized air conditioning to provide a great space for hobby activities and is also used as home gym. The metal shop has 20- and 40-amp service for welding equipment. It is backed by a large gravel laydown area for equipment or trailer parking and implement storage. There are three 30-amp RV drops around the property.

The barn includes custom stall fronts, extensive lighting, fans, a feed room, and a tack room with a sink and cabinets. The wash rack and barn have heated water. The barn is near the 100' x 150' walled arena with a raised viewing deck. The area also includes a trail obstacle practice area.

Gated entry is solar powered, designed to allow 53 ft trailer easy entry. This hidden Texas treasure is ready to handle horses or cattle, to offer hunting and fishing, to entertain family and friends, or allow you a quiet get-away. The name says it all: Balance Ranch.

Offered for \$1,695,000

Directions to property:

From Bastrop, go south on Texas 20 toward Lockhart about 15 miles to Texas 86. Turn left on Texas 86 going south about six miles to Pettytown Road. Turn right (west) also called Road 159. Property is on right half a mile down.



BALANCE RANCH

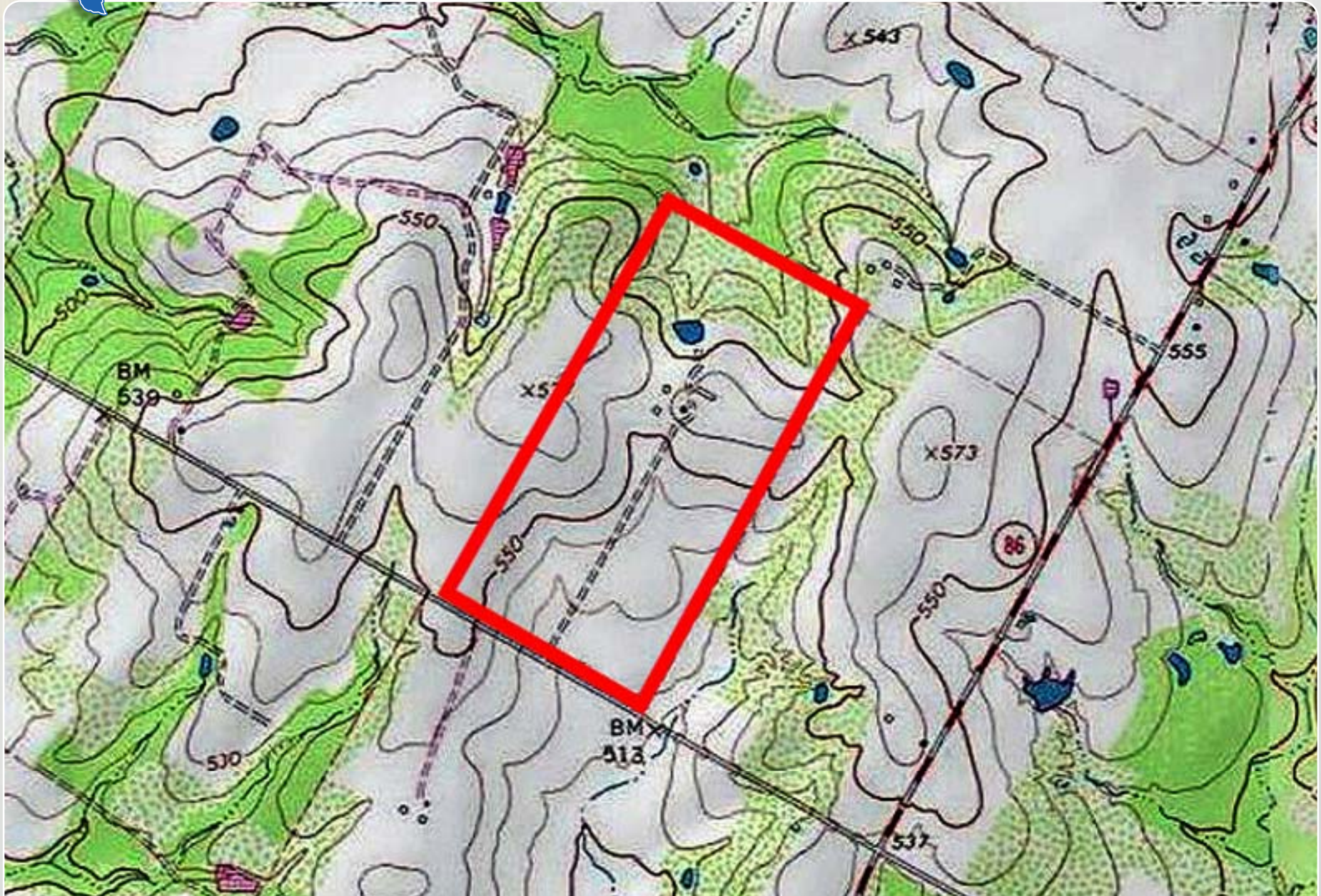




BALANCE RANCH AERIAL MAP



BALANCE RANCH TOPO MAP





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LAND • LIFESTYLE • LEGACY



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Information About Brokerage Services

11-2-2015

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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u>Larry@txland.com</u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**