



**Ranch
Investments**



MORGAN CREEK RANCH

BURNET COUNTY

774+/- ACRES



MORGAN CREEK RANCH

774+/- Unrestricted Acres in Burnet County

Morgan Creek Ranch, a one-of-a-kind property in the Texas Hill Country. This ranch was purchased by the current family in the 1850's where they ranched a mixed stock of goats and cattle. The topography has multiple dramatic contrast points that offer beautiful views beyond the property, including incredible views of Lake Buchanan.

Ideal Hunting and Recreation Ranch for Family and Friends or a great place for a Corporate Retreat. Roads and trails provide access throughout the ranch. Great Building Sites, Lake View Sites. Breathtaking Views all around!

This stunning ranch is a weekend oasis that includes fantastic recreational opportunities, dynamic elevated views, and ideal proximity to several major cities. This blank canvas has large trees, excellent water, and large rolling hills unlike anything else in Burnet County.



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Water:

Both surface and subsurface waters are abundant throughout the Ranch. The main bodies of surface water include a deep pond fed by the South Fork of Morgan Creek. Several smaller stock tanks are situated on the ranch. Morgan Creek is spring-fed, providing water to the Ranch throughout the year. Rich history abounds here, including legends of settlers traveling to Morgan Creek to be baptized at Baptizing Hole. It is surrounded by large cliffs and natural beauty. Several smaller creeks traverse through the Ranch including Fry Branch Creek. Water features are a significant component and allure of this Texas Hill Country Ranch.

Several water wells are situated throughout the ranch. Providing water to potential homesite areas.



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Wildlife/Hunting: The plethora of live water on the ranch is a natural resource that allows the ranch to provide desirable habitats for various species of wildlife. An abundance of varying native game can be found on the property, including deer, turkey, hogs, and dove. There are many strategic areas for Blind and Feeder Set-Up.

Vegetation: Live Oak, Post Oak, Cottonwood, Pecan, Persimmon, Beebrush, Mesquite, Cedar and a Vast variety of Hardwoods, Plant life and Brush native to the region. Pecan Trees are scattered along Morgan Creek and intermingle with tremendous Live Oaks, Post Oaks and Cottonwoods creating a canopy of hardwoods.



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Topography: A great combination of topography takes place on this ranch showcasing captivating views in every direction, with impressive elevations ranging from 1,200 to 1,447 feet above sea level. Natural Features, Deep Canyons, Valleys and Wet-Weather Draws, Level and Gently Rolling Lowlands, Steep and Rugged Ranges with INCREDIBLE VIEWS, Limestone Bluffs, Dry Rock Arroyos, Great Wildlife Habitat!

Improvements: The ranch has good perimeter fencing in place. Additional Structures: There are multiple other buildings and structures on the Ranch.

There is ranch road to the old hunter's camp house and pasture roads throughout the ranch. A PEC Electric Easement cuts across the ranch and provides electricity to the old camp house and multiple other sites on the ranch.



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A rare opportunity to own an incredible ranch in the beautiful Texas Hill Country. The ranch's terrain and varied habitats offer something for everyone and make this ranch a year-round recreational paradise!



**LISTED FOR \$14,000 PER ACRE
SHOWN BY APPOINTMENT ONLY -
DO NOT TRESPASS.
Buyer's Broker compensation of
2.5%.**



Shown by appointment only with Ranch Investments. Buyer's broker must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Ranch Investments.



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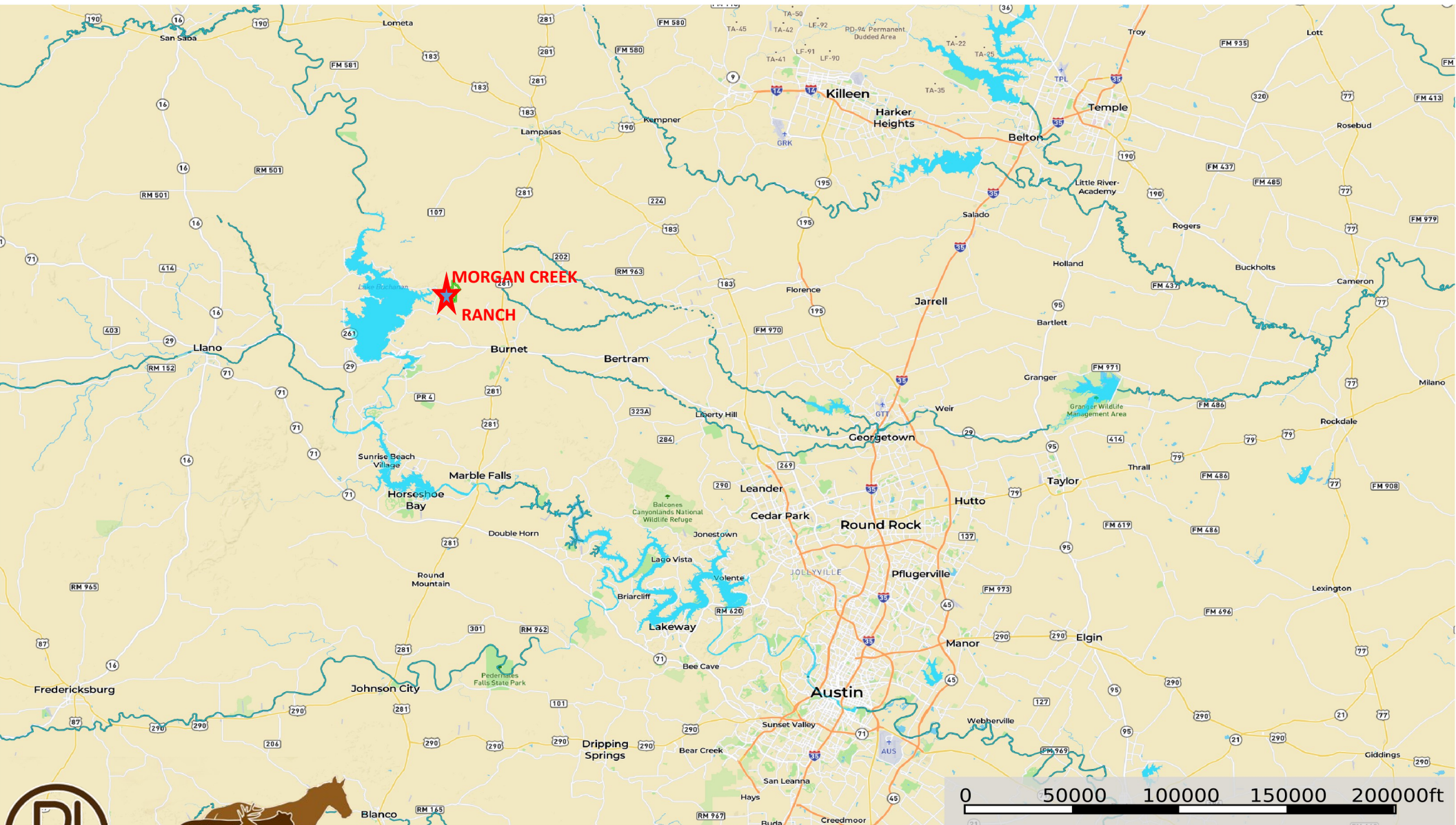
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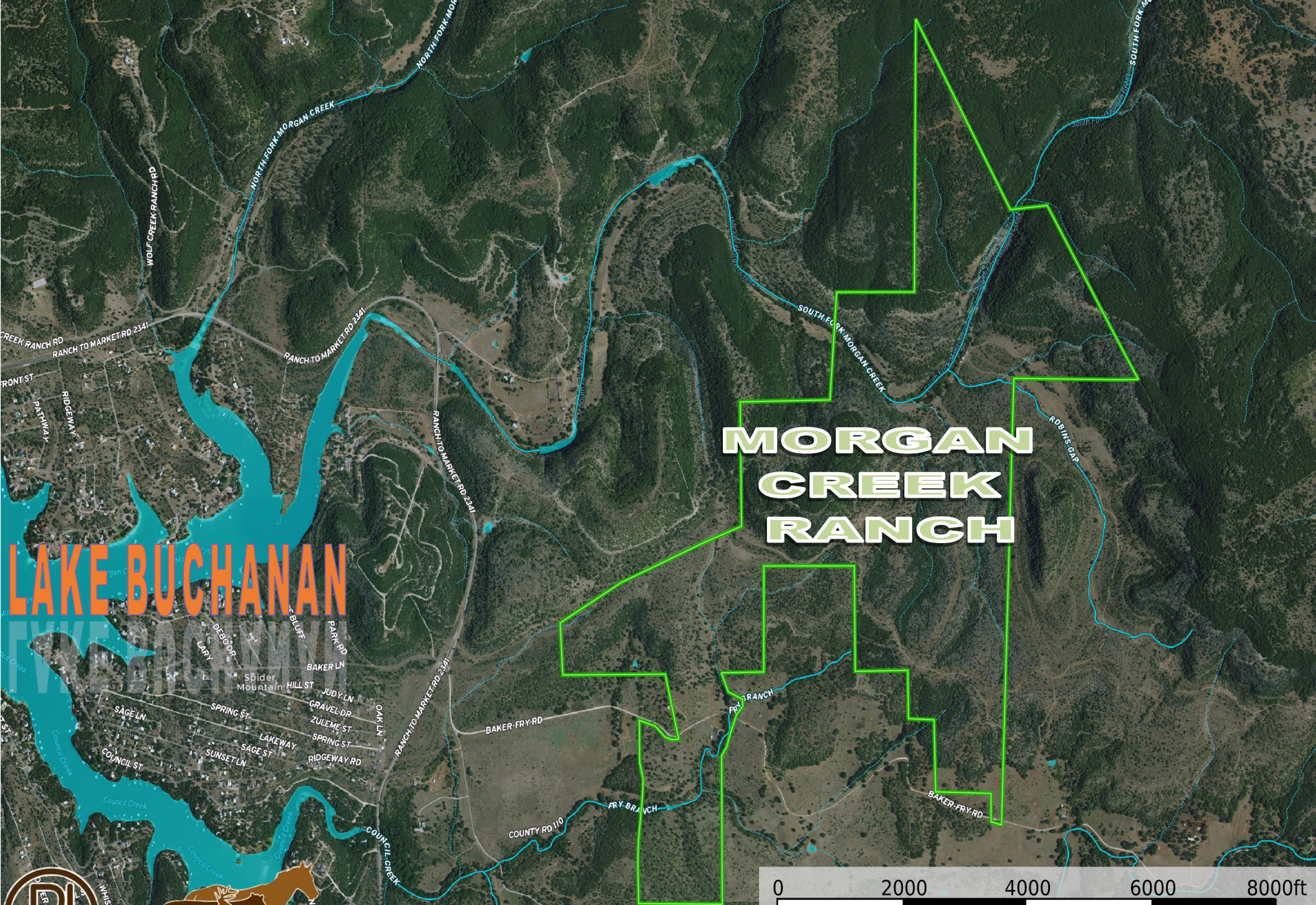
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Location: The property is accessible by County Road 110. Just outside of Burnet, Texas, Morgan Creek Ranch sits within the coveted Texas Hill Country. It is a secluded retreat, with convenience to the city and all its amenities. This stunning ranch is 8 miles to Burnet, 50 miles to Austin, 100 miles to San Antonio, and 170 miles to Dallas.



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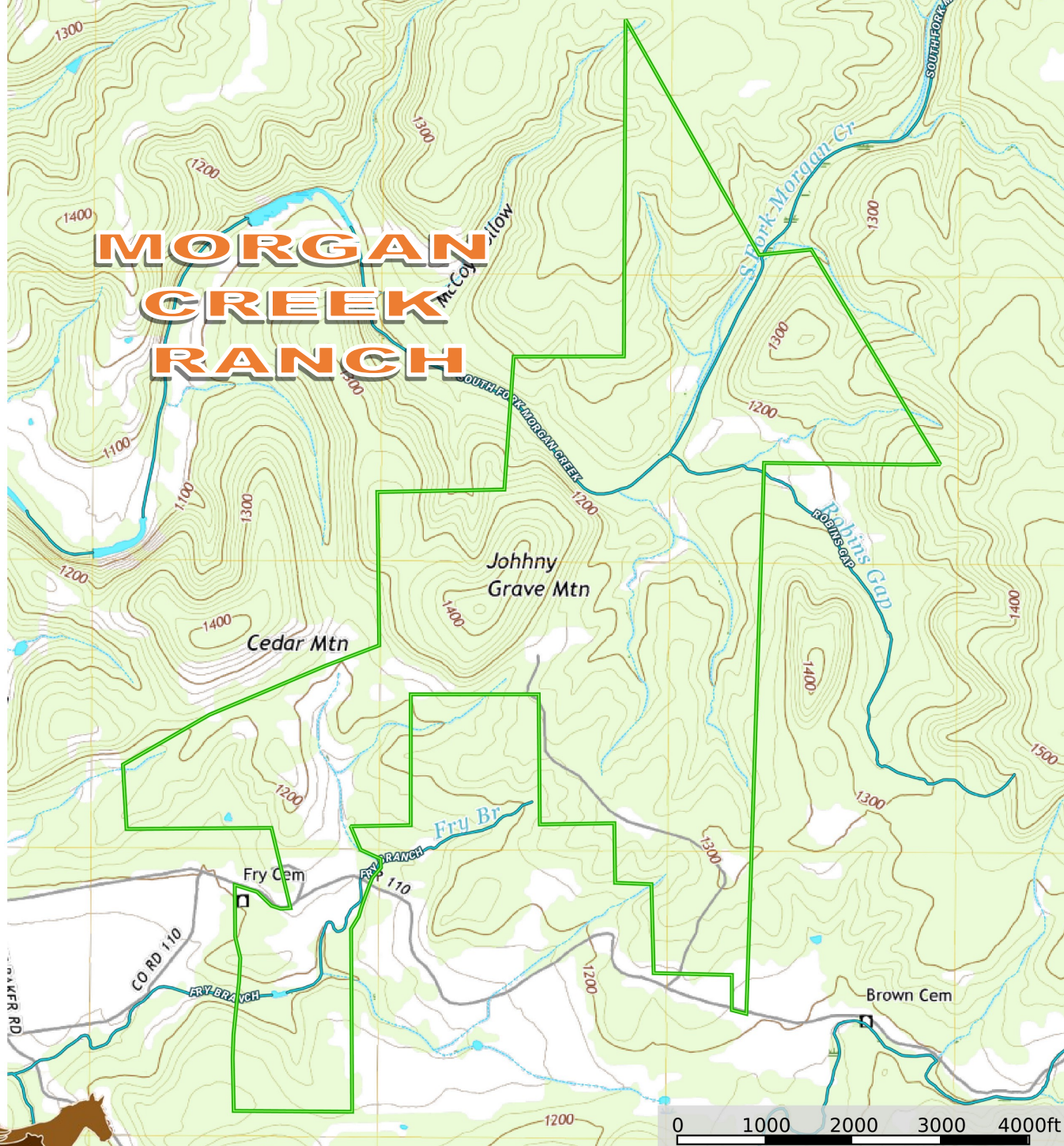
MORGAN CREEK RANCH

LAKE BUCHANAN



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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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