Hye Moon Ranch
30+ ACRES | BLANCO COUNTY TEXAS

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Blanco County
30± Acres
Main Home and Guest Home
Convenient to Fredericksburg, Texas

Located on 290 Wine Trail
Abundant Native Wildlife
Numerous Improvements
Incredible Opportunity
The ±30 acre Hye Moon Ranch for sale in Blanco County, Texas, just 20 miles east of Fredericksburg, offers diverse investment potential in the heart of Texas wine country. Just off the popular Highway 290 wine trail of Texas, this property and its two homes would make a wonderful Bed and Breakfast and winery.

Less than one mile north of US Highway 290 on paved Ranch Road 1320, Hye Moon Ranch is ideally located in the Texas Hill Country: convenient to Fredericksburg, Austin, and San Antonio. It is under 10 minutes to Johnson City, 25 minutes to Fredericksburg, one hour to Austin and one and a half hours to San Antonio. This private and serene land is low-fenced and covered in beautiful oak trees with numerous senderos cut through the trees and brush to provide open areas for wildlife or livestock. The ranch has a wildlife exemption in place. Whitetail and Axis deer, turkey and dove can be spotted across the property.

The attractive single story main home of ±2,100 square feet, with two bedrooms and two bathrooms, opens to multiple patios and porches. The guest home is ±1,800 square feet in two stories with two bedrooms and two bathrooms. Near the homes is an inviting 24 by 16 foot patio, covered with a vaulted wood roof, that is perfect for relaxing and entertaining. Other improvements include a ±1,200 square foot metal shop with concrete floor and air conditioning, a four bay pole barn, a large storage shed, and a 25 by 16 foot RV carport.

The location of Hye Moon Ranch, just off the Texas wine trail, opens a world of possibilities to the savvy investor. The area is already a popular destination for its wineries, tasting rooms, quaint shops and restaurants, and Bed and Breakfasts, making the accessibility of this location an instant valuable asset to any commercial venture.
Hye Moon Ranch
Blanco County, Texas, 30 AC +/-
Hye Moon Ranch
Blanco County, Texas, 30 AC +/-
Ranch financing made simple.

Customer owned. Relationship driven.
Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible, fixed-rate options. Partner with Texas' premier land lender.

JASON HELFRICH  
NMLS691141  
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TRAÉ OTTMERS  
NMLS612375

Together we're better.  
Partnership that really pays.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
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 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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<td>Agent’s Supervisor’s Name</td>
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Buyer/Tenant/Seller/Landlord Initials
Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
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