Barons Spring Ranch
12± Acres | Gillespie County Texas

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Gillespie County

12± Acres

Main Home and Two Guest Houses

Located in Fredericksburg, Texas

Great Improvements in Place

Half a Mile From Historic Downtown

Creek Frontage

Incredible Opportunity
Barons Spring Ranch for sale in Fredericksburg, Texas, may be a smaller ranch at just over ±12 acres, but it is huge in possibilities! Located on the edge of town, just one half mile from the shops and tasting rooms of Fredericksburg’s historic Main Street, this property with three homes offers numerous personal and commercial investment opportunities, including a Bed and Breakfast, in the most sought after part of the Texas Hill Country.

Just one half mile down Olive Street (RR 1631), east of Main Street, on the southeast edge of Fredericksburg, this property has three homes. The yards around the homes are nicely landscaped and include peach, fig, and pecan trees. The first main home is ±1,900 square feet with 2 bedrooms and 1 bathroom. It features granite countertops, wood floors, rock accent walls, and a cozy living room fireplace. The second main home of ±1,300 square feet, with 2 bedrooms and 1 bathroom, also has granite countertops in the spacious kitchen. The additional guest home of ±960 square feet, with 1 bedroom and 1 bathroom, has a finished interior, with the rock exterior currently being remodeled to match the main homes.

This beautiful piece of land offers quiet country living only a couple of minutes from the most popular small town Main Street in Texas. ±10 acres of Barons Spring Ranch is fenced pasture land and the remaining acreage is landscaped yards surrounding the three homes. The property also features 30 feet of frontage on Barons Creek at the back of the property. There is an electric powered water well near the homes, as well as a 20 by 20 foot hay barn. The property has no deed restrictions and pays no city taxes.

This property’s close proximity to the wineries, tasting rooms, and quaint shops and restaurants of Fredericksburg makes it a rare find in the Hill Country and offers innumerable options for the savvy investor. This could easily be a superlative family retreat for the Austin or San Antonio resident, a popular and profitable Fredericksburg Bed and Breakfast, a permanent residence in its own right, or any combination of these.
Barons Spring Ranch
Gillespie County, Texas, 12 AC +/-
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Gillespie County, Texas, 12 AC +/-
### 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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<thead>
<tr>
<th><strong>Texas Ranch Sales, LLC</strong></th>
<th><strong>542739</strong></th>
<th><strong><a href="mailto:info@texasranchsalesllc.com">info@texasranchsalesllc.com</a></strong></th>
<th><strong>830.741.8906</strong></th>
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<tr>
<td>Broker’s Licensed Name or Primary Assumed Business Name</td>
<td>Sheldon Grothaus</td>
<td>477163</td>
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**Regulated by the Texas Real Estate Commission**

Information available at www.trec.texas.gov

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