Bluff Creek Ranch
821± ACRES | MCCULLOCH COUNTY TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
McCulloch County

821± Acres

Incredible Topography

Convenient to Brady, Texas

Colorado River Frontage

Old Landing Strip

Excellent Brush

Amazing Opportunity
The ±821 acres of Bluff Creek Ranch encompasses some of the most dramatic and beautiful topography of the region, with high bluffs overlooking the Colorado River and scenic tree-lined ravines cut by Bluff Creek. This ranch for sale in McCulloch County, Texas, is just 15 miles north of Brady, an hour and half north of Fredericksburg and under two and a half hours west of Waco. With almost a mile of Colorado River frontage, over two miles of both sides of Bluff Creek, and elevations changes of over 100 feet, this truly unique piece of the Texas Hill Country offers magnificent improvement options.

The north edge of the property swiftly rises 80 feet up from the bank of the Colorado River, with a nearby peak sitting 100 feet above the river and offering dramatic panoramic views of the entire region. The excellent topography of the ranch is further enhanced by the two and one half miles that Bluff Creek carves across the property, including where the creek empties into the Colorado. The sandy and clay loams that make up the banks of Bluff Creek, that are 30 feet high in places, support water-tolerant hardwoods, conifers and grasses.

Bluff Creek Ranch has two and a half miles of frontage on paved FM 765 with a gated entrance leading to miles of good all-weather roads to all areas of the ranch. The ranch is low-fenced with one large pasture. The rest of the ranch is covered in an abundant variety of grasses, brush and trees offering a beautiful diversity of ecological zones across the property. The property has deeded pump rights out of the Colorado River for livestock, wildlife, and household purposes. There are also two stock tanks on the ranch. There is a small cabin with a kitchen and loft on a bluff overlooking the river. A carport, firepit, and equipment shed are located near the main entrance, next to an old 2,250 foot landing strip. The varied topography and nutrient sources of the ranch support an abundance of White-tail, Aoudad, dove, quail, and turkey. The area is known for great Whitetail hunting and over the top turkey hunting.

The awe-inspiring topography rising up from the Colorado River make Bluff Creek Ranch the ultimate canvas for your perfect Hill Country creation! There is room here for multiple homesteads with distinct dramatic views down to the river and across the countryside. Improvements to the hunting infrastructure and the existing runway location would create a very desirable commercial hunting operation and a hunter’s paradise.
Complex ranch financing made simple.

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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. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

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Partnership that really pays.
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 buyer 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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<thead>
<tr>
<th>Texas Ranch Sales, LLC</th>
<th>542739</th>
<th><a href="mailto:info@texasranchesalesllc.com">info@texasranchesalesllc.com</a></th>
<th>830-741-8906</th>
</tr>
</thead>
<tbody>
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<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