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Circle S Ranch | New Braunfels, Texas | \$5,450,000



Executive Summary

The Circle S Ranch is a beautiful, low-fence property. It is extremely well located in Comal County, a mere five miles from downtown New Braunfels. The ranch is the perfect getaway from the hustle and bustle of big-city living, being just 55 miles from downtown Austin and 25 miles from San Antonio.

The property is the perfect package. It comes with a newly renovated three-bedroom and two full-bath home. All rooms come with outstanding views where you can enjoy sunrises/sunsets, wildlife, and landscape vistas. Not to mention relaxing at one of the outdoor lounge areas or poolside soaking in country living. The surrounding rock wall garden and rock used to build the home mostly came from the property. A stunning beach entry pool is the backyard centerpiece. Adjacent to the pool, the BBQ area is also a commonly used attraction where spring and summer cookouts are commonplace with family and friends. Additionally, when the house is just not enough, there is a cozy cabin away from the main house amongst the immense oak trees scattered throughout.

The land is traversable by truck or side by side, with an improved entrance road for easy ingress and egress. A vast number of bird species, along with whitetail deer, can be seen daily. Cleared of cedar, the ranch is productive, growing native grasses that are grazed once a year to ensure the health of the habitat and enjoy the standard agricultural tax deduction.

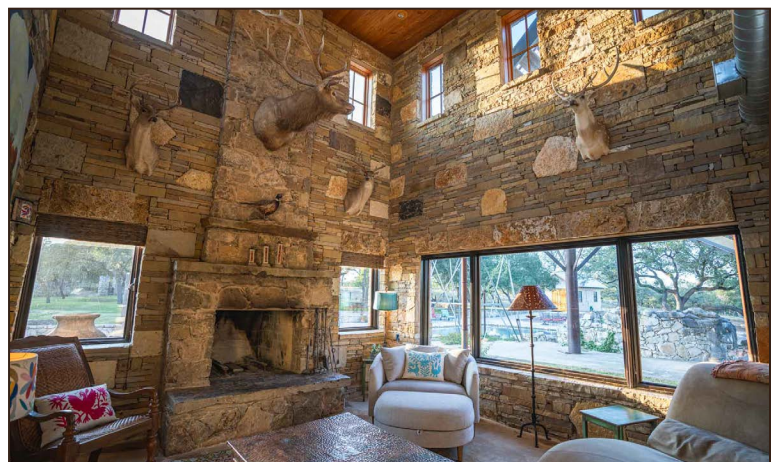
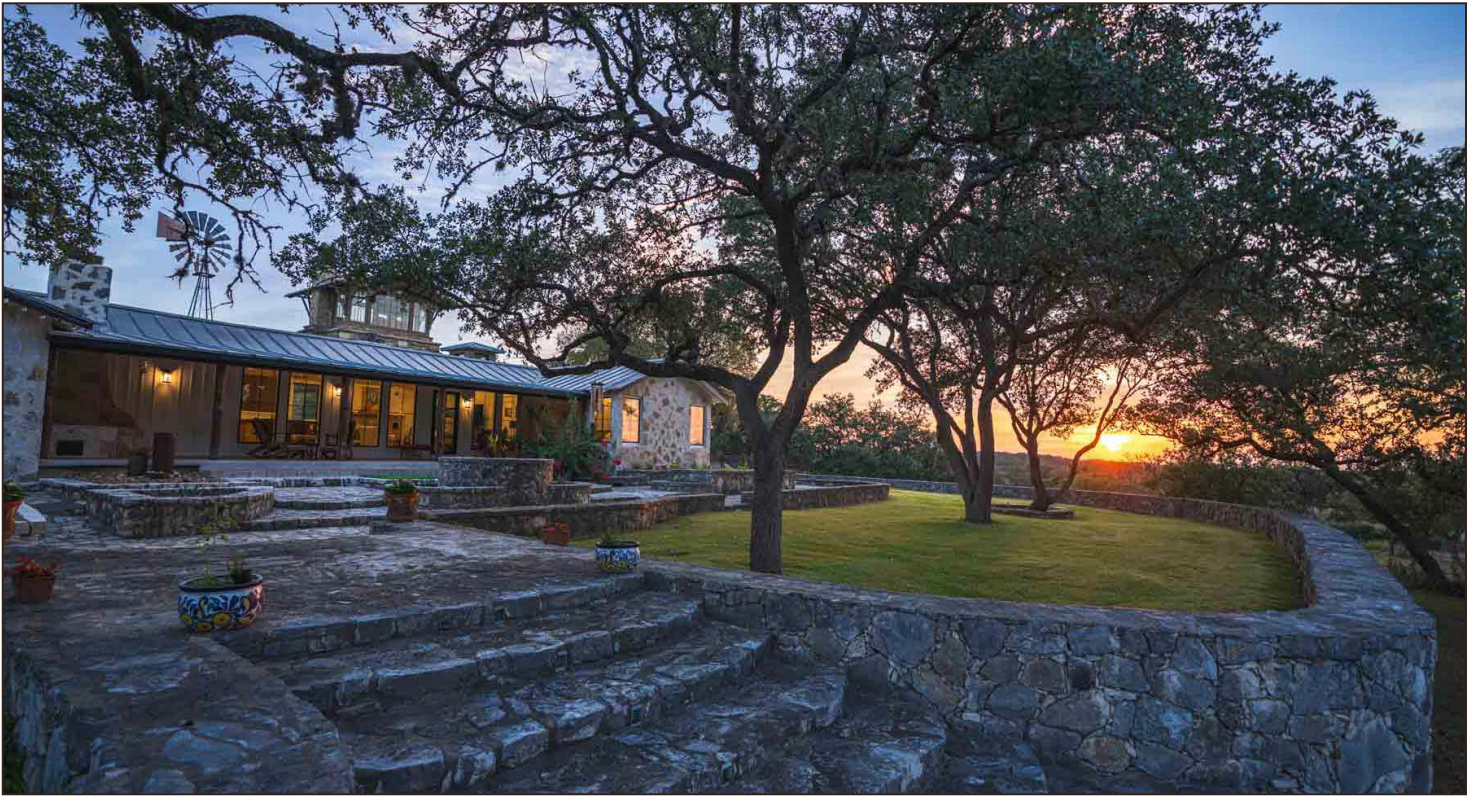
Location! Location! Location! The adage rings true of this prime property. Whether it be a weekend getaway, a forever home, or a potential development, the Circle S Ranch has tremendous potential. The property is a sure fit for anyone who is looking for beauty, acreage, and accessibility in a prime region of Texas.



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Just The Facts

- 25 miles to San Antonio, 25 miles to San Marcos, 55 miles to Austin, nine miles to Canyon Lake, five miles to New Braunfels, eight miles to Gruene, Texas
- 40± deeded acres
- Two bed, two bath home (2,700± square feet)
- Guest cabin
- Guest apartment attached to the barn
- Barn/Shop
- Swimming pool
- Two water wells and two pressure pumps
- Electricity
- Paved access
- Whitetail deer



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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.

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