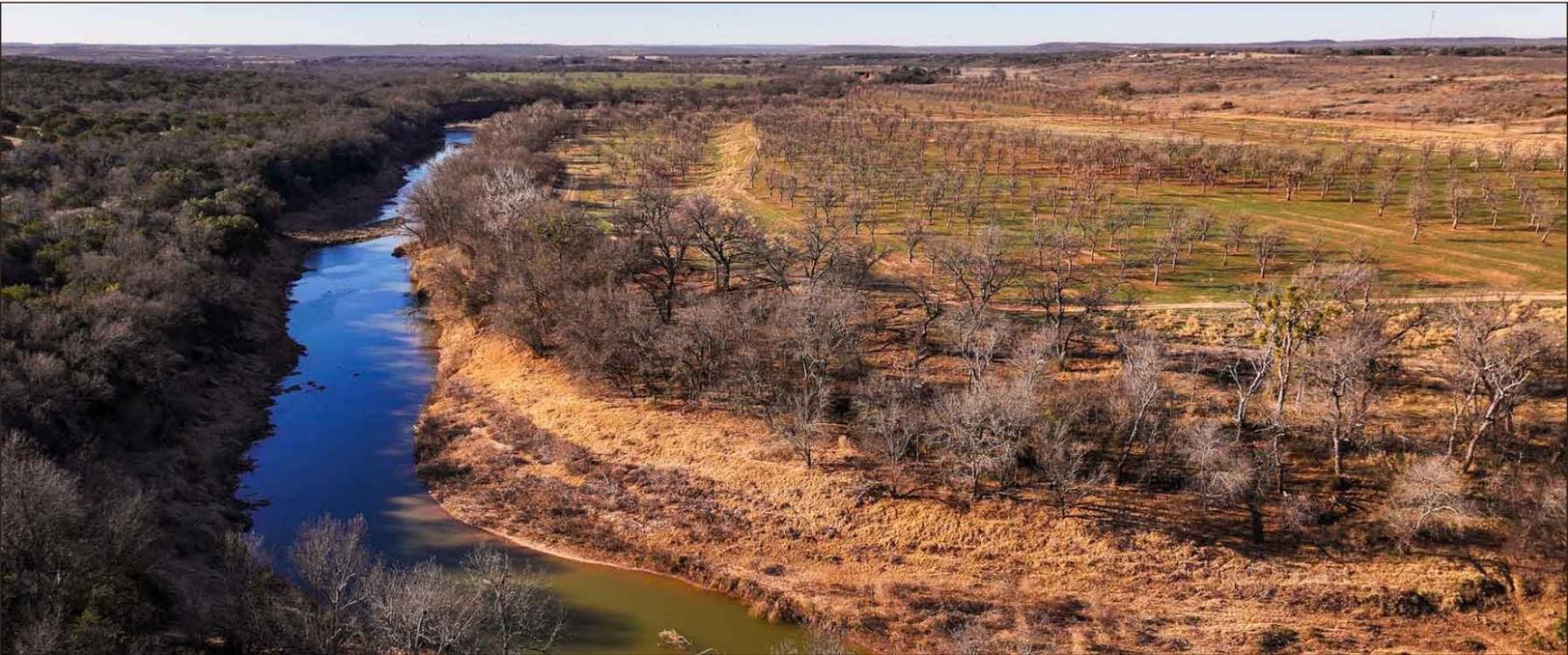


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Hilltop River Ranch | San Saba, Texas | \$5,700,000



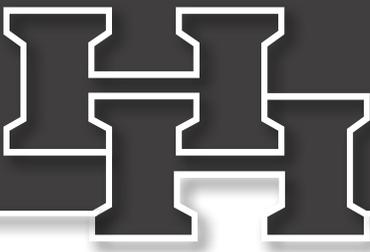
Executive Summary

Hilltop River Ranch is a 650± acre property in Central Texas, just north of San Saba and approximately 100 miles from Austin. Positioned off Highway 16, the ranch lies at the gateway to the Texas Hill Country, offering a picturesque and convenient setting for ranching, recreation, or a private retreat. The property features over two miles of Colorado River frontage, which defines its eastern and northern boundaries and provides exceptional views and riparian habitat.

The land is a mix of rolling pastures, pecan tree bottoms, and scattered ponds, creating a visually stunning and highly functional landscape. Pecan trees line the riverbanks, offering an opportunity for commercial harvesting if desired. Water resources on the ranch are abundant, with six ponds distributed across the property and access to community water lines along the county road. Additional water sources, such as wells, are also available. The property also conveys adjudicated water rights, adding valuable agricultural and operational potential.

Improvements on the ranch include a well-maintained three-bedroom, two-bath ranch-style home near the entrance. The home is in excellent condition and complemented by livestock pens, a small barn, and quality fencing and roads, ensuring ease of operation and accessibility to all ranch areas.

Wildlife is plentiful, with deer, turkey, wild hogs, ducks, and migratory birds frequently observed on the property. The ranch has seen minimal hunting in recent years, resulting in robust game populations. This makes Hilltop River Ranch an excellent destination for hunting and outdoor enthusiasts. Currently operating as a small cow/calf operation with some pecan harvesting, the property combines agricultural potential with recreational appeal. Its convenient location, abundant resources, and diverse features make it a truly unique offering in the Texas Hill Country.



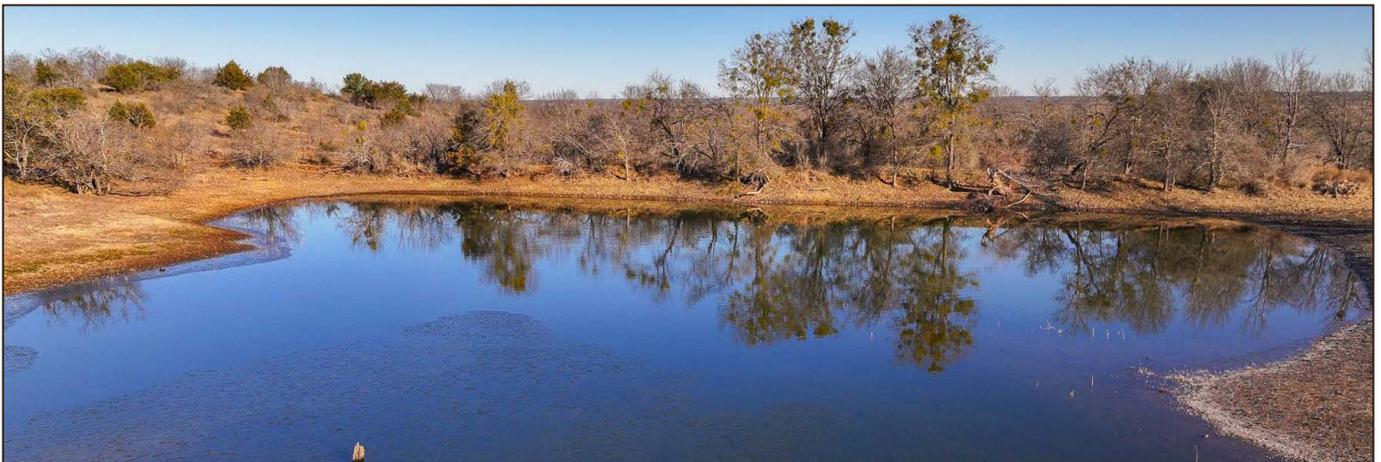
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Just The Facts

- 650± deeded acres
- Located 12 miles north of San Saba, Texas and 100 miles to Austin, Texas
- Access from Highway 16, County Roads 144 and 145
- North San Saba Water Supply
- Hamilton County Electric Co-op
- Two miles of Colorado River frontage
- 100± acre feet of water rights
- Pecan trees along the river bottom
- Six ponds
- Fences in good condition
- Three-bedroom, two-bathroom ranch-style home
- Cattle pens, small barn, and improved pastures



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date

Hilltop River Ranch

SAN SABO, TEXAS

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