

For Sale



Texas Hill Country Ranch At Mustang Creek For Sale :  
Unrestricted 208 acres with Live water Ag exempt

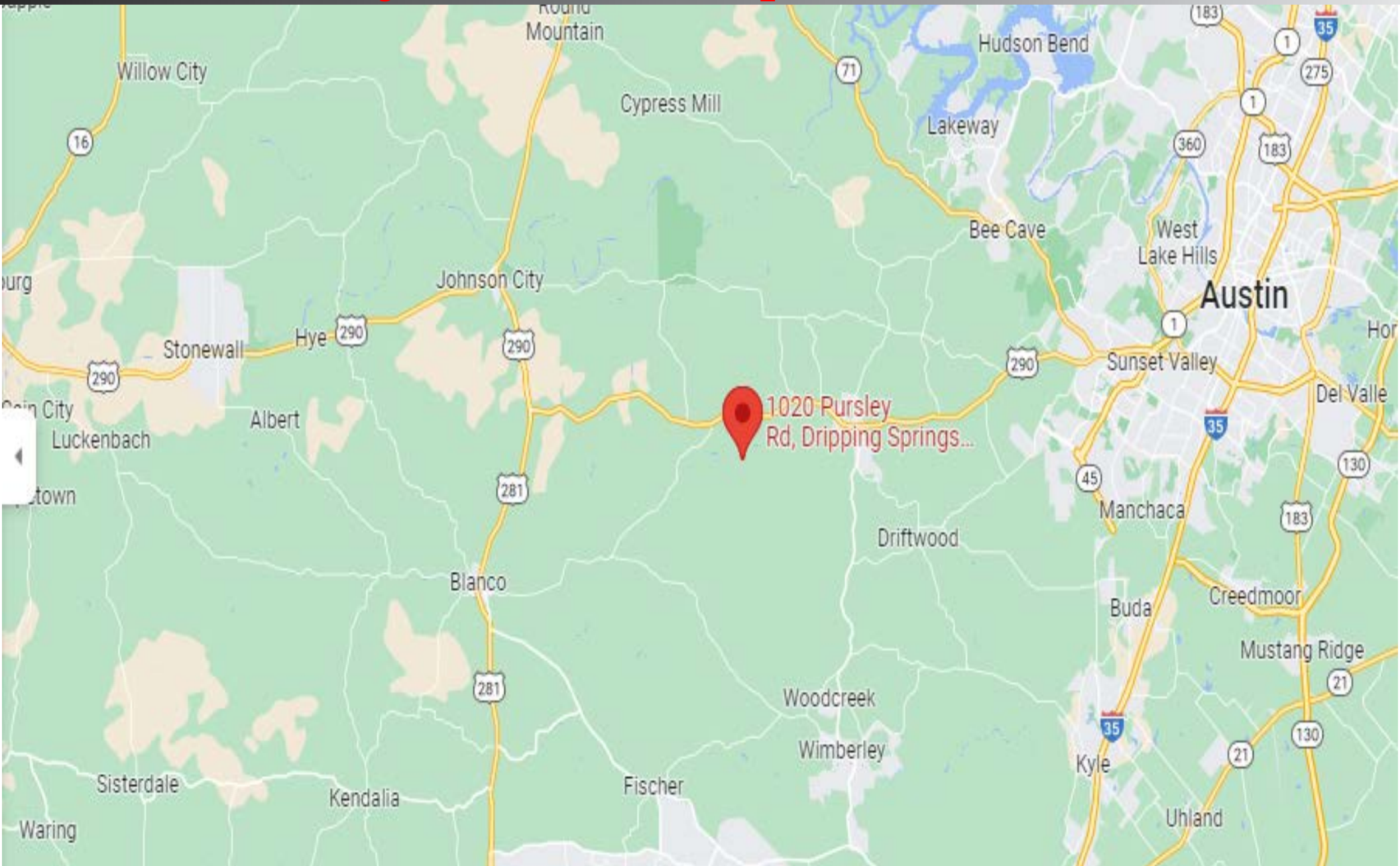
1020 Pursley Rd. Dripping Springs, Texas 78620 (Austin MSA)

Exclusively Listed by Executive Real Estate Group, LLC



EXECUTIVE REAL ESTATE GROUP  
Austin | Houston | DFW | San Antonio

# City Location Map



# Site Aerial Map



1:18,056  
 0.5 mi      0.25    0.13    0  
 0.8 km      0.4      0.2      0

# 128328  
 # 129341

3/4/2022, 2:13:00 PM  
 Abstracts  
 Parcels

© OpenStreetMap (and) contributors, CC-BY-SA

Hays County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



# Photos



Subject Property Photos

# Photos



Subject Property Photos



# Property Summary



Price \$8,000,096

Live Water Texas Hill Country Ranch on 208 acres

The old Mustang ranch settled by a German cattle ranching family in the late 1800's now a private 208-acre contiguous piece of property is currently the largest tract of land this size in the Mustang creek area available for sale. This pristine live water ranch is truly one of the most outstanding properties in the Texas Hill Country, and an outdoor family paradise. From the 5 total areas of spring fed creeks, stock ponds & 3.5-acre lake to the native wildflowers and huge grand oaks this well managed, manicured, turnkey ranch showcases the beauty and diversity of the Texas Hill Country yet only 35 minutes from Austin, Texas.

This Dripping Springs, Texas ranch is fed by Mustang Creek which winds through the middle of the ranch feeding into the famous Onion creek. Mustang Creek is one of the strongest creeks in the Hill Country. Strong springs form underground feed year-round features that make this an absolute choice habitat for Texas Hill Country wild life that include White tail deer, Rio Grande turkey, feral hogs, exotics, mourning & white wing dove, native ducks & migrating waterfowl plus numerous coveys of bobwhite quail.

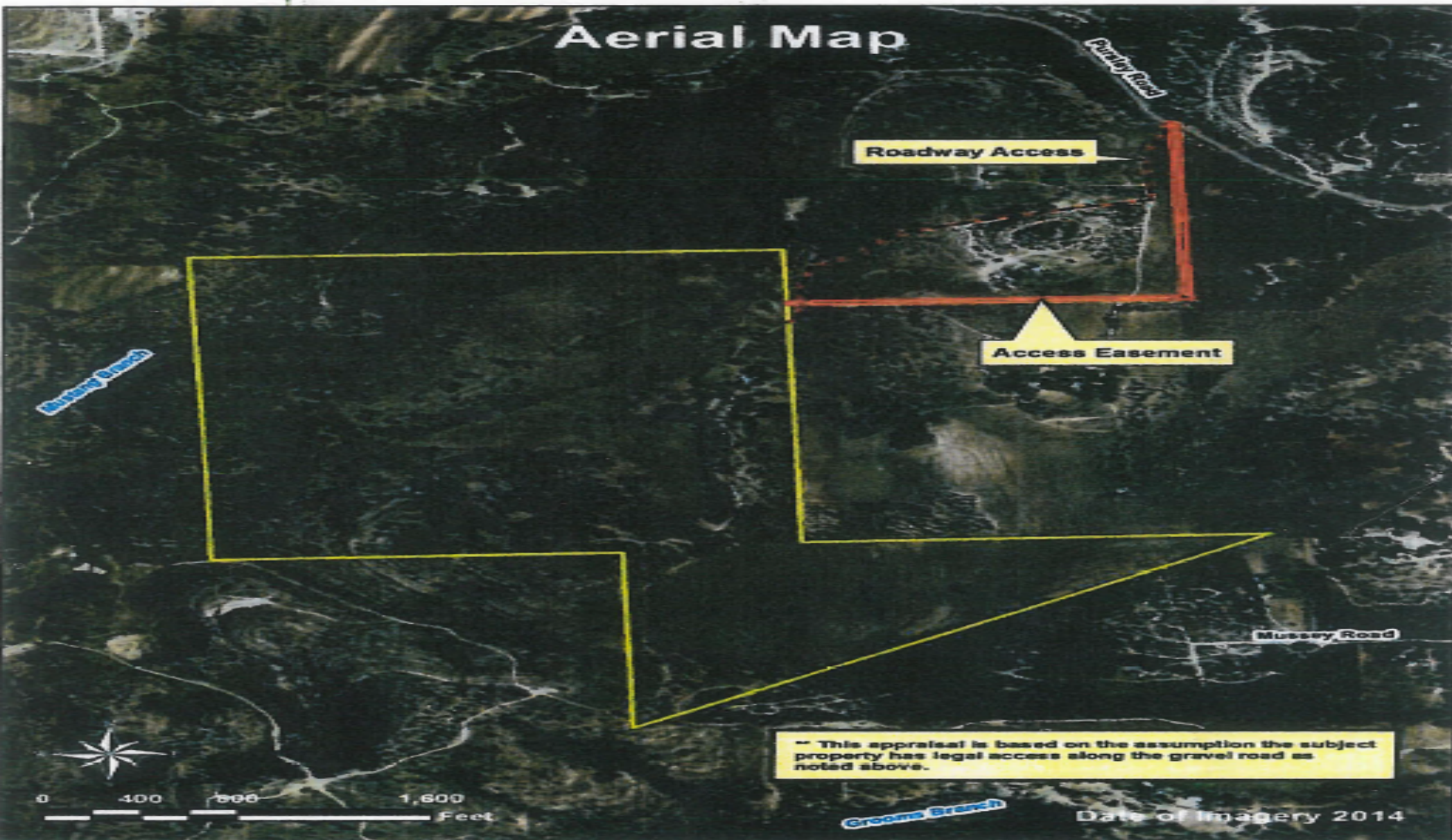
This highly improved, manicured ranch offers a great diversity of Hill Country terrain. Lush pastures with large 150-year oaks lead to large hilltops showcasing amazing views. This is a perfect habitat for whitetail deer population and other native wildlife. The entire ranch has access via roads perfect for Off-roading, Horses & ATV's.

There is a 1,500 sq ft Forman's Quarters or Future guest house positioned in the center of the ranch. This is a vintage hand built all brick home built in the 1950's that you can renovate, restore to put your own stamp of approval on.

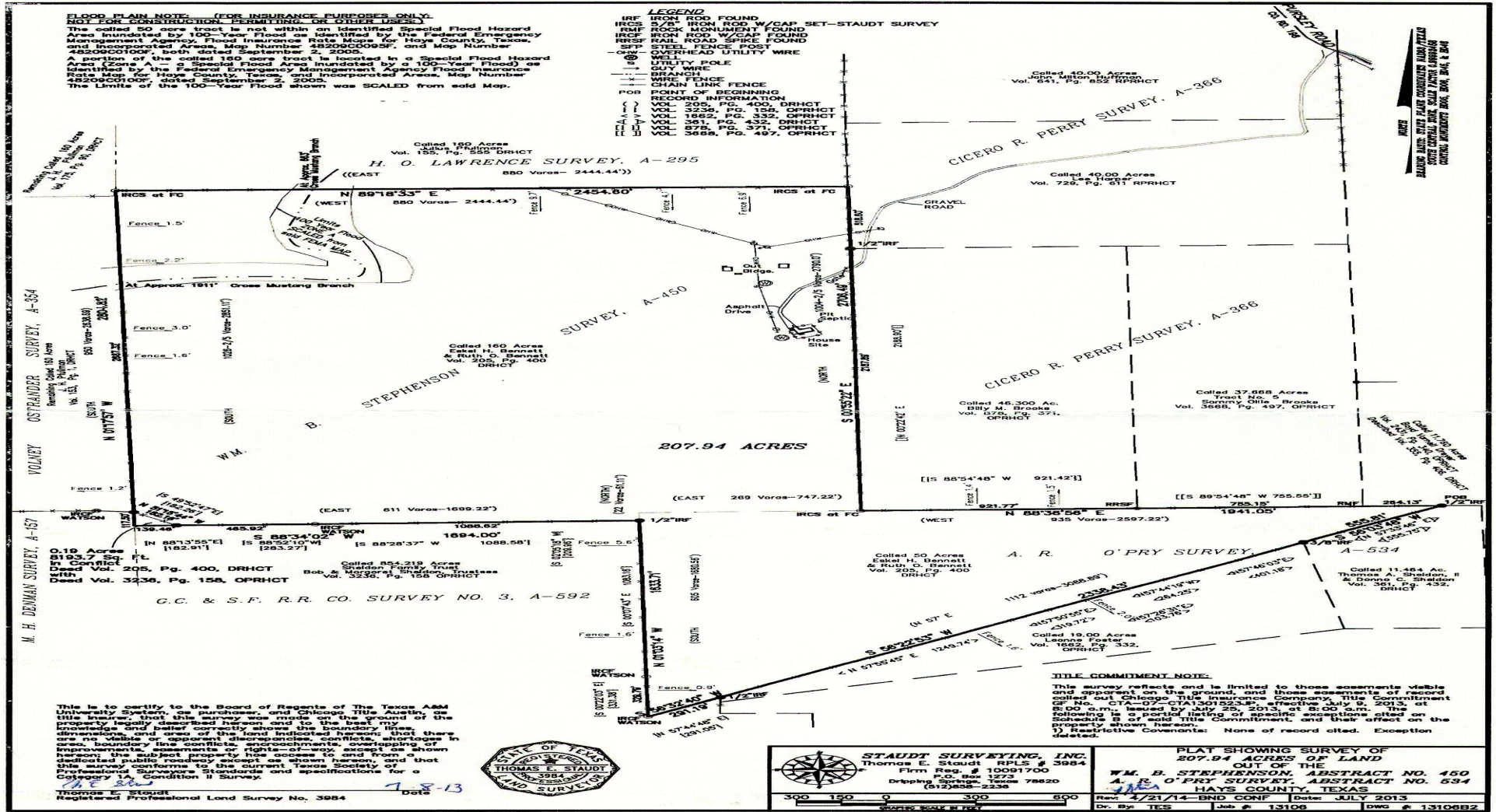
For horse lovers & cattle investors there are numerous areas to graze & ride. In addition to a vintage barn, there is also several pieces of earth moving equipment that can convey.

This cross-fenced ranch is a sportsman's & family paradise. Currently 3 tower blinds with multiple food plots & water serve the ranch that trophy deer live and breed. This is truly one of the last live water ranches in Texas located in Dripping Springs ISD; and only 35 minutes from Austin Texas.

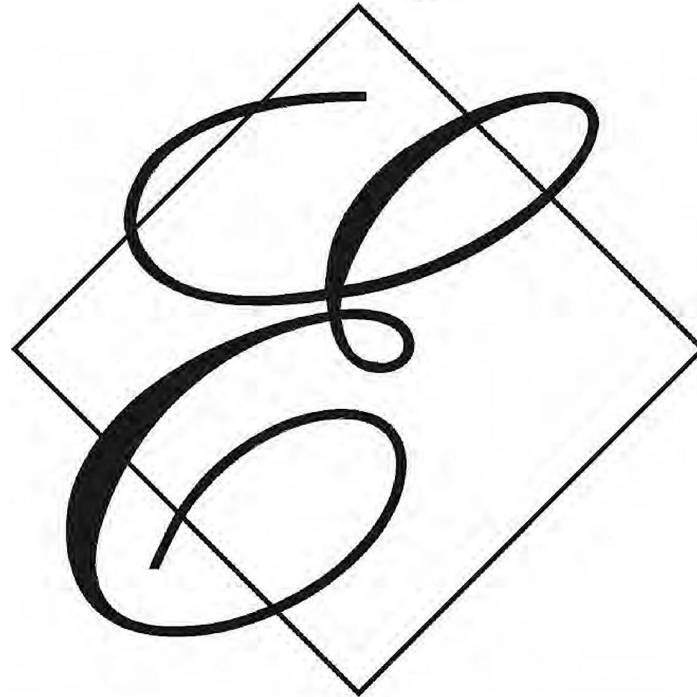
# Aerial Map



# Survey







## EXECUTIVE REAL ESTATE GROUP

Austin | Houston | DFW | San Antonio

J.E. Aranda, Broker TX

License # 584534

(512) 750-5690

[je@eregtx.com](mailto:je@eregtx.com)

[www.eregtx.com](http://www.eregtx.com)



# 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 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.

**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.

<i>Executive Real Estate Group</i>	<i>9000645</i>	<i>je@eregtx.com</i>	<i>512-368-9360</i>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<i>J.E Aranda</i>	<i>584534</i>	<i>je@eregtx.com</i>	<i>512-750-5690</i>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# Confidential Disclaimer

This Confidential Memorandum has been prepared by **Executive Real Estate Group ("EREG")** and is being furnished to you solely for the purpose of your review of the **Texas Ranch at Mustang Creek** located in **Dripping Springs, Texas** (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Portfolio for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of **Executive Real Estate Group ("Broker")**.

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to **EREG** as soon as practicable together with all other materials relating to the Portfolio which you may have received from **EREG**; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of **EREG**.

This Confidential Memorandum has been prepared by **EREG**, based upon certain information pertaining to the Portfolio and any information obtained from **EREG** to assist interested parties in making their own evaluation of the Portfolio is offered on a no representation or warranty provision other than customary warranties of title and is sold on an "as-is, where-is" basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Portfolio. The Materials are being delivered by **EREG** to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon **EREG**, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither **EREG** the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

**EREG**, for itself and its affiliates of the Portfolio, expressly disclaim any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. The terms and conditions described herein are subject to change without notice.

This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release **EREG** and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Portfolio. **EREG** reserves the right to request the return of the Materials at any time. Ownership of the Portfolio reserves the right to negotiate with one or more prospective investors at any time.

**Presented By:**

**J.E.Aranda, Broker**  
**je@eregtx.com**  
**Texas License # 584532**

**Executive Real Estate Group**  
**Austin, TX.**  
**P: 512.750.5690**  
**Office: 512.368.9360**