RIVER HILL RANCHES LOT 100

TBD River Shoals Dr Kempner, TX 76539

$149,400 5.72+/- Acres Burnet County



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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Overlooking the Lampasas River Valley below, Lot #100 in the River Hills Ranches offers a commanding view from atop the hill.
Coming into the gated community, enjoy an entirely paved drive. NO Gravel Roads!
The main feature on the property is a nice wet-weather pond with a rock feature, in addition to great build-sites with world-class views. A discerning buyer with a vision could turn that natural pond into a stock pond or swimming hole. The lot also inclueds a well borehole, meaning buyer's don't need to permit and drill a well. Just attach a head unit, tie it into power, and you have water. Save you roughly $10,000.
Down off Indian Trail, the POA offers a community park on the Lampasas River allowing residents fishing and swimming opportunities as well as a covered pavilion to gather.
Come see the views and enjoy the serene, tranquil environment! Schedule a viewing to experience it for yourself

Directions: From 190 turn South onto CR2657, in 4.4 Miles turn Right onto CR4700, in 1.4Mi turn right onto CR222, in 0.6mi turn Right onto CR4717 and continue onto CR4718, River Shoals will be 3/4 mile on the right at the top of the hill.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611

Call listing agent: Josh Robertson 512-539-7914

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RIVER HILL RANCHES PARK

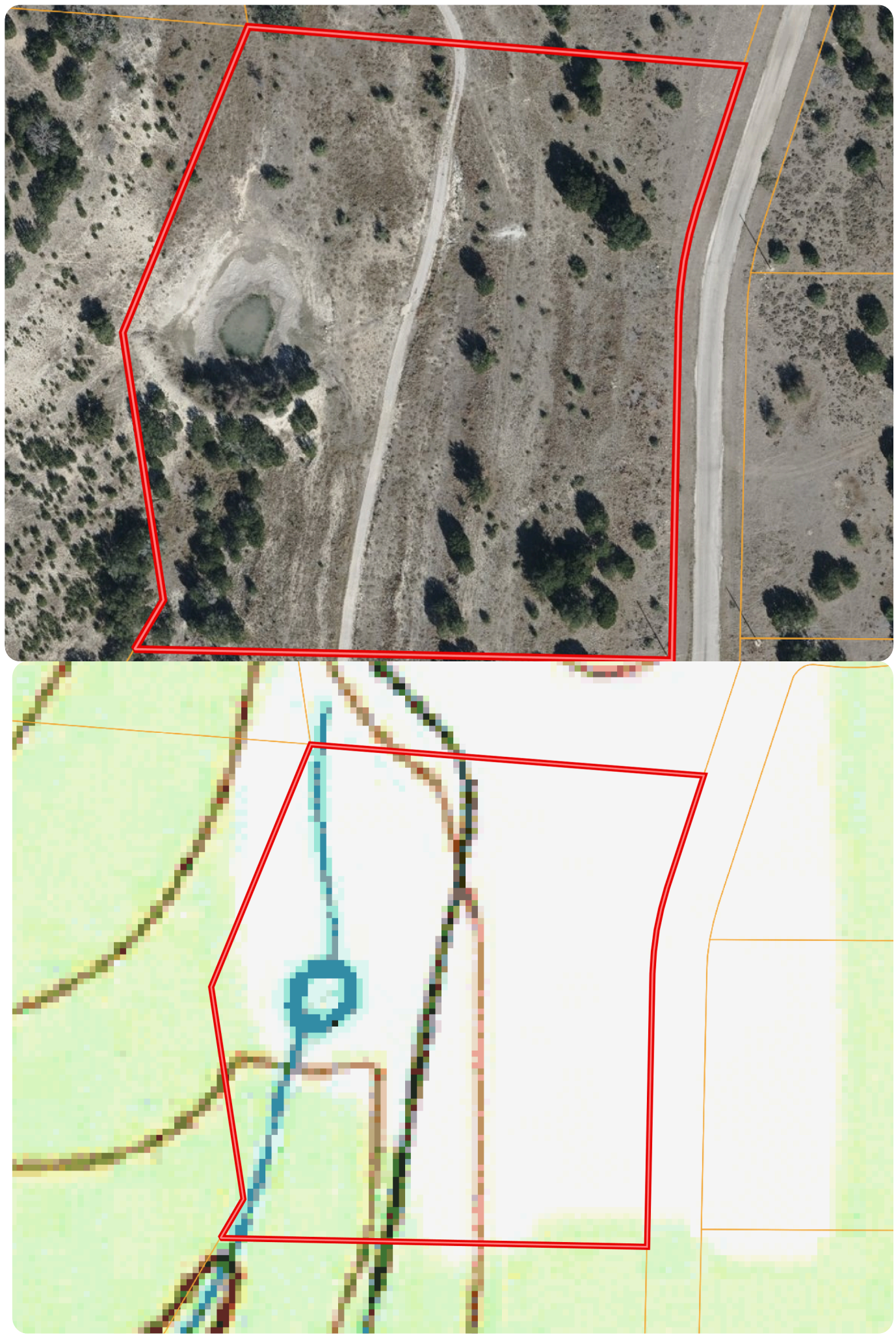






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MAPS



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Listing Agent: Josh Robertson



512-539-7914 josh@txranchbrokers.com

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★ PUT US TO WORK FOR YOU ★

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	(512)756-7718
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Joshua Robertson	9003375	josh@txranchbrokers.com	(512)539-7914
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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