GIBSON RANCH

TBD CR 418
San Saba, TX 76877
San Saba County 34.72+/-Acres $486,080



Texas Ranch Brokers, LLC
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Gibson Ranch – 34.72± Acres | San Saba County, Texas

Gibson Ranch is a 34.72± acre hunting property located off CR 418 in San Saba, Texas. This tract was recently divided from a larger ranch and offers an excellent opportunity to own a manageable-sized recreational property in a great hunting area. The property is Ag Exempt, helping keep property taxes low, and has no restrictions, giving the new owner flexibility for future use.

The ranch is covered with mature native trees including oak, persimmon, mesquite, and cedar, creating outstanding wildlife habitat. The property is surrounded by larger ranches, which helps support healthy wildlife populations and provides a quiet, secluded setting ideal for hunting and recreation.

This property is already set up for hunting, with blinds and feeders conveying with the sale, along with a skinning rack, making it ready to enjoy from day one. A stock tank on the property helps provide water for wildlife.

The ranch is fenced and also has an electrical easement in place, offering the potential for future improvements or a hunting cabin. Possible owner financing may be available, making this property even more attractive for buyers looking to secure their own piece of Texas land.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

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Property Highlights

- · 34.72± acres
- · Ag Exempt
- · Great hunting property
- · Blinds, feeders, and skinning rack convey
- · Stock tank for wildlife
- · Mature oak, persimmon, mesquite, and cedar trees
- · Fenced property
- · Electrical easement in place
- · No restrictions
- · Surrounded by larger ranches
- · Located off CR 418 in San Saba County
- · Possible owner financing available

Gibson Ranch offers a turn-key hunting and recreational property in the heart of Central Texas, perfect for a weekend getaway, hunting retreat, or long-term land investment.

Contact for more information:

Texas Ranch Brokers, LLC
Jim Lindeman 512-734-6156
313 S. Main Street
Burnet, TX 78611

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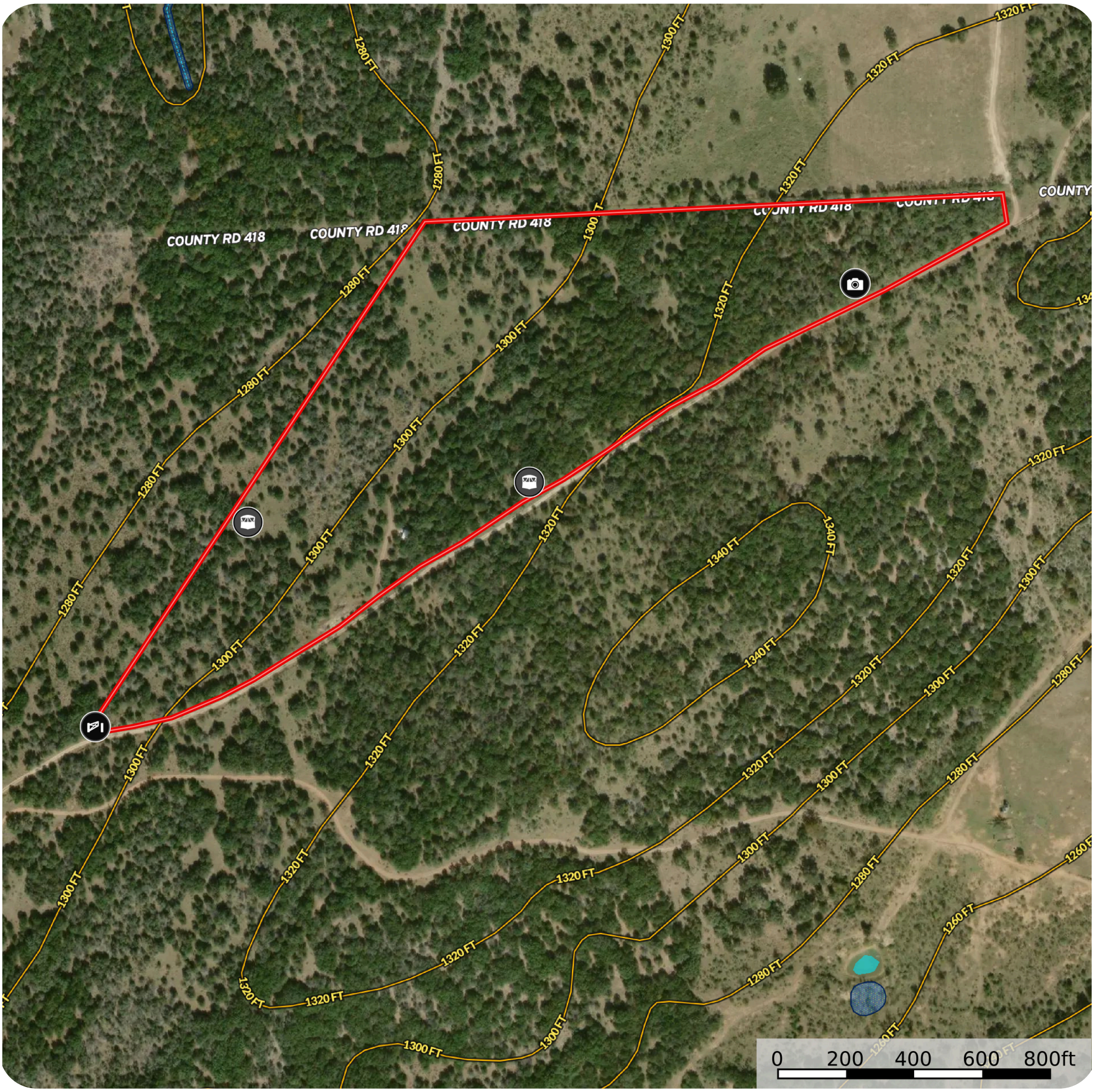


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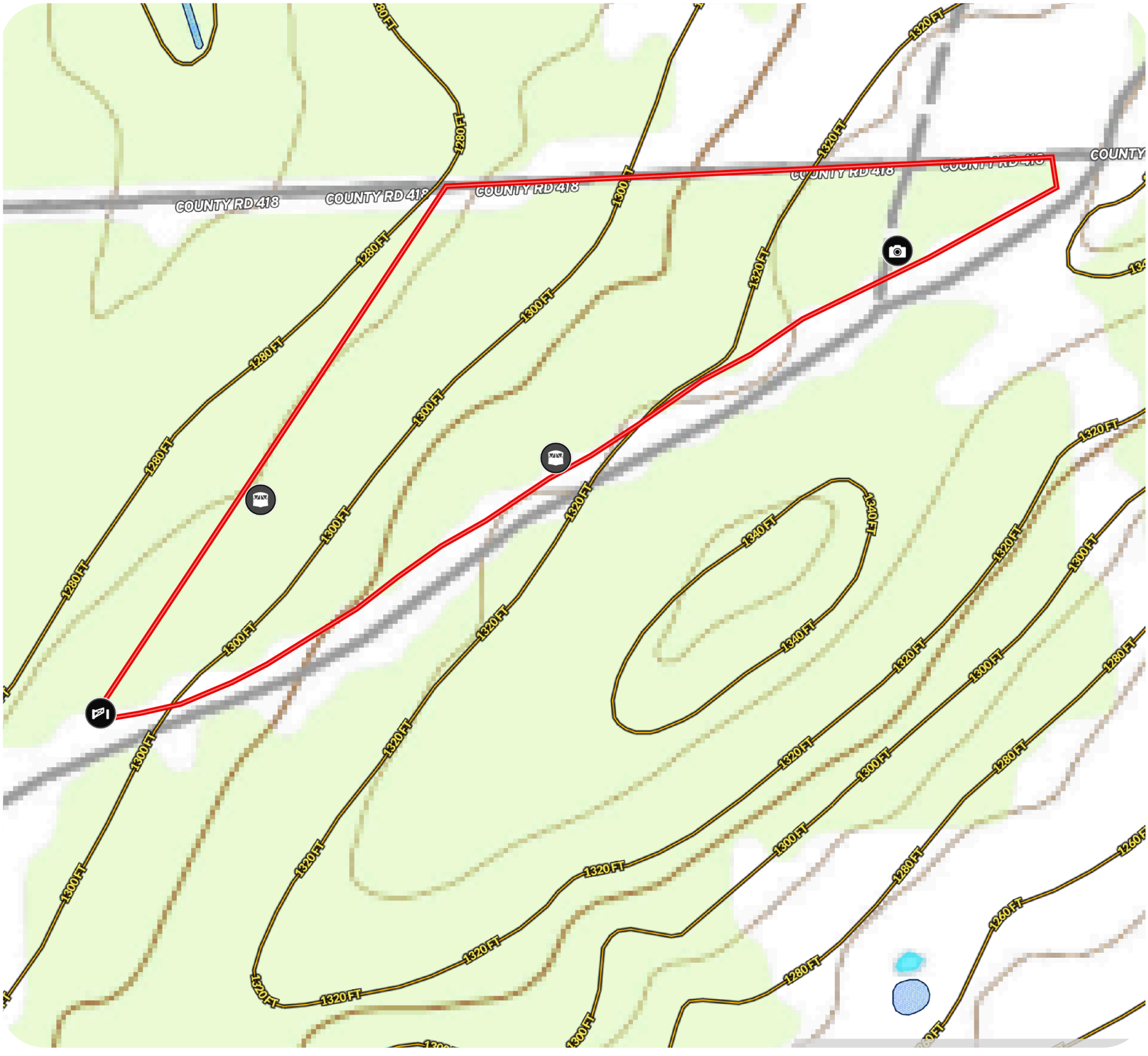
SATILLITE MAP



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TOPO MAP



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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)756-7715**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Wallace Bacon	**273134**	**mik@txranchbrokers.com**	**(512)940-8800**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Lindeman	**686307**	**jim@txranchbrokers,com**	**(512)734-6156**
Name of Sales Agent/Associate	License No.	Email	Phone

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

LISTING AGENT:



Jim Lindeman : 512-734-6156

Info@TXRanchBrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

PUT US TO WORK FOR YOU

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