MORMON MILL 6.3 AC

3809 Mormon Mill Rd, Marble Falls, TX 78654

$349,000 6.3+/- Acres Burnet County



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

512-756-7718
www.txranchbrokers.com

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Rare 6.3AC+/- Estate Lot on the northern edge of Marble Falls. Paved road frontage on two sides, Cedar Ridge Dr and Mormon Mill Rd. This area is known for its peaceful atmosphere, friendly sidewalks and rugged beauty. It has a remote feel, but it's only a few minutes away from all the essentials; medical offices, pharmacies, groceries, hardware, and great restaurants! This area of the Hill Country boasts numerous golf courses, wineries/breweries, music, state parks, highland lakes, shopping, art destinations, adventure parks and many other family friendly activities. Co-op Electric, City Water/Sewer.

Directions: From Marble Falls, go north Hwy 281 thru Hwy281/FM 1431 intersection. Then turn right at the NEXT traffic light then take IMMEDIATE left on Mormon Mill Rd. Continue for approx. 2 Miles where the sidewalk ends. Property will be on the right. Look for sign.

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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Contacts:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611
Office Phone 512-756-7718
Brad Wilcox Cell 512-461-7042

Broker & Commission Disclosure:
Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyers Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC. All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

Preferred Title Company: Highland Lakes Title Co Burnet

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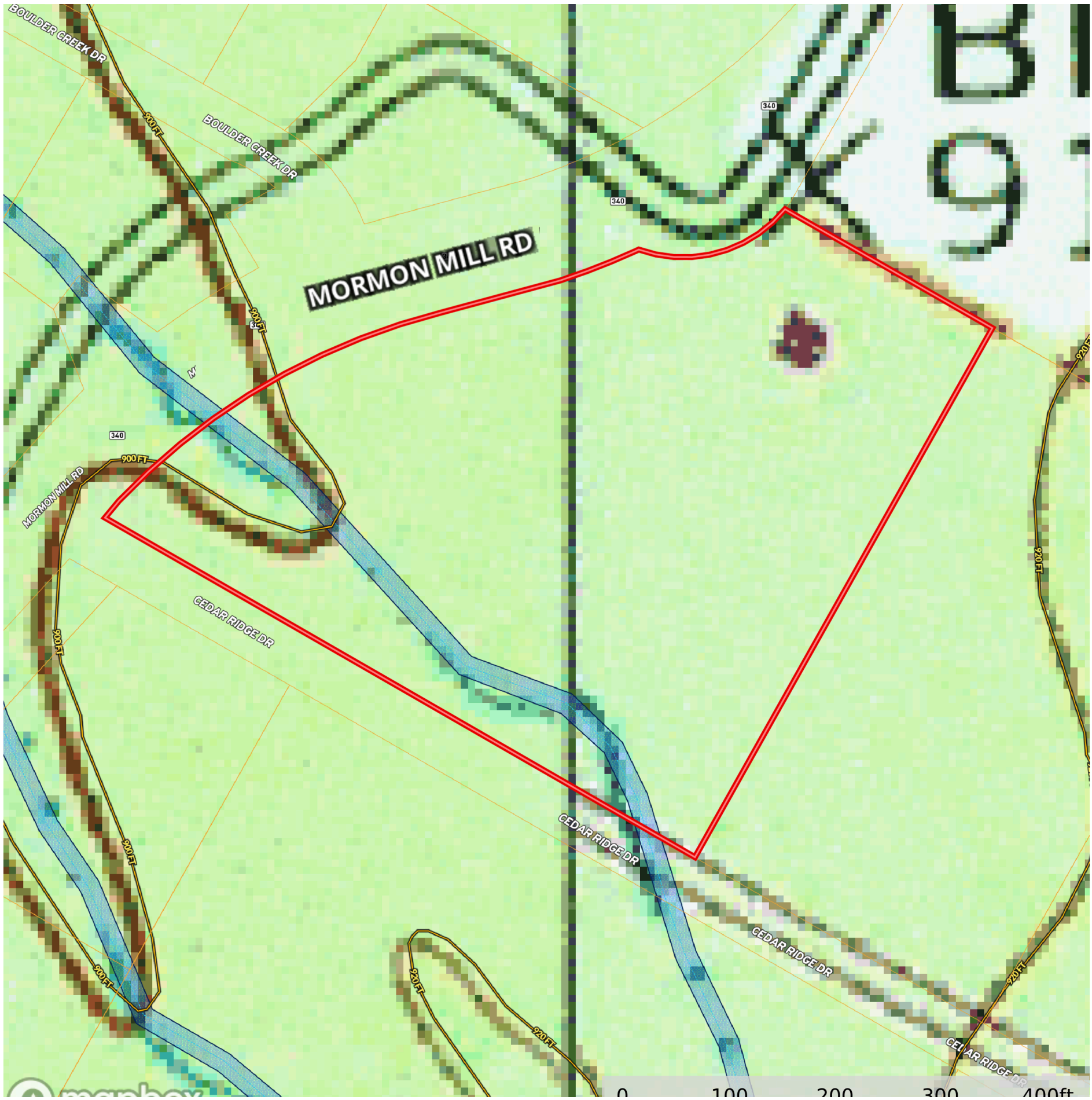


MAPS



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Listing Agent: Brad Wilcox



512-461-7042 brad@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ 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**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael (Mike) Bacon	**273134**	**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Wilcox	**68176**	**brad@txranchbrokers.com**	**(512)461-7042**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

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