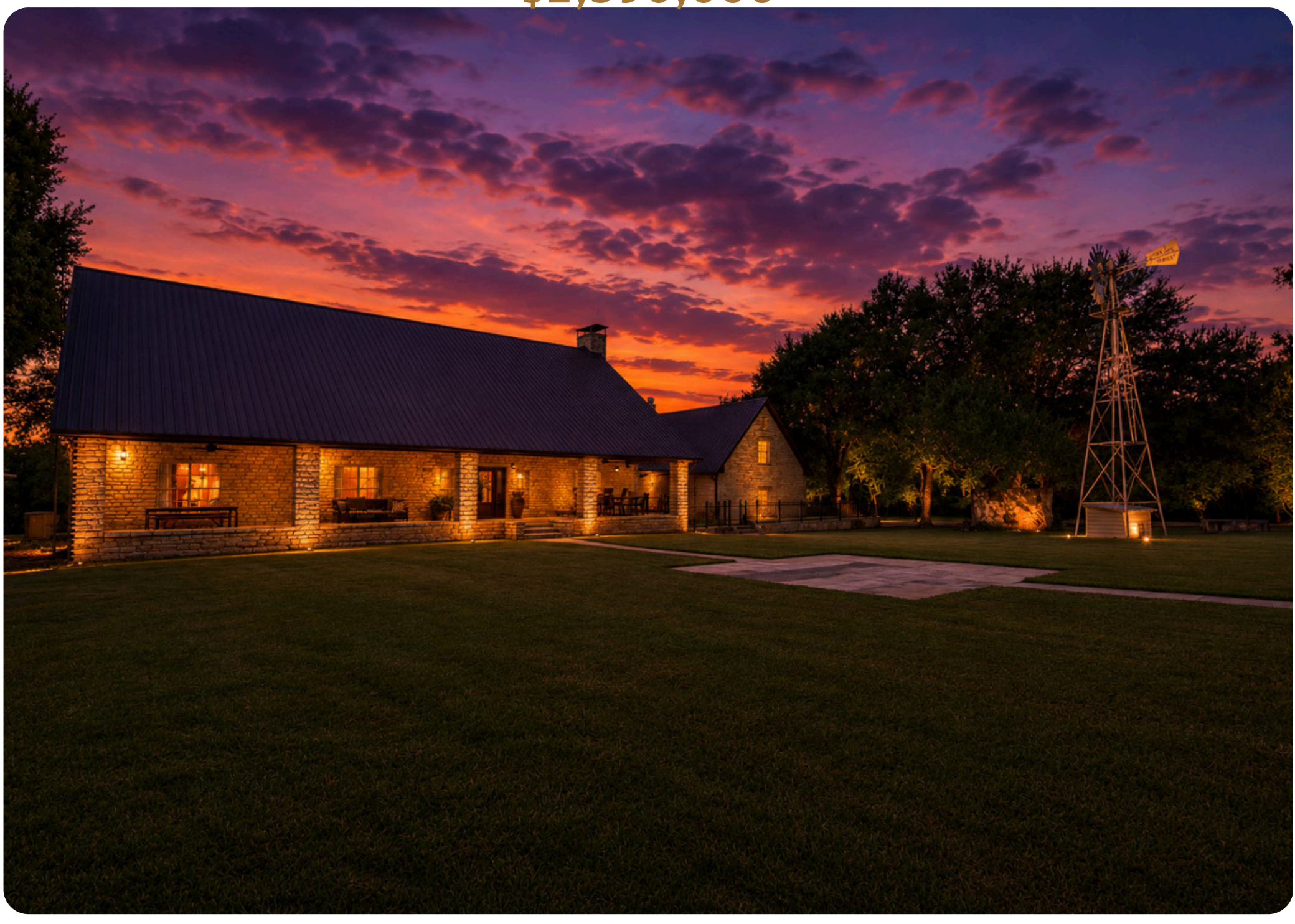
SHADY LANE RANCH

150 Shady Lane
Marble Falls, TX 78654
Burnet County 20.48+/-Acres
$2,390,000



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

512-756-7718
www.txranchbrokers.com

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SHADY LANE RANCH

This Hidden Retreat has it all! Guest quarters, game room, shop, pool, spa, sauna, gym, stocked pond and more. Nestled on 20.48 private acres along Backbone creek, behind a gated entry, sits this beautifully updated 3 bedroom, 3.5 bath 3867 Sq ft. home with an additional office / study. An outstanding Chef's kitchen boasts a 6-burner propane stove with dual electric ovens, convection oven, microwave and built-in coffee maker. A large picture window in the kitchen allows an unobstructed view of the pool and spa. Master suite is on lower level while upstairs features a large flex space along with two bedrooms, each with ensuite bathroom. Custom cabinetry throughout the home includes a hidden murphy bed in the study, as well as some impressive surprises. Adjacent to the main house, connected by a covered patio / breezeway is the game room with dry bar and private guest quarters. The downstairs game room has plenty of space for a billiard table or arcade games, and includes a dry bar, while the upstairs guest quarters feature a private entry, kitchenette and 1 bathroom.

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SHADY LANE RANCH

The 1485 sf. insulated shop features dual roll-up doors with pull-through parking, custom cabinetry, epoxy flooring, and a very large ceiling fan. Adjoining the shop is another 1 bedroom, 1 bath guest house. Above the guest house is the gym, with access from the shop. Outdoors, you will find an inviting pool with built-in spa, as well as a sauna. The stocked pond is more than just fishing; it has an aerated fountain that keeps the pond clean and creates a peaceful environment for both fishing or daydreaming. The entire property is tree lined for privacy while still being close enough to Marble Falls for entertainment and shopping. This property is a rare must see! By appointment only.

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

Call:
Brian Craft
brian@txranchbrokers.com
M: 512-516-4835

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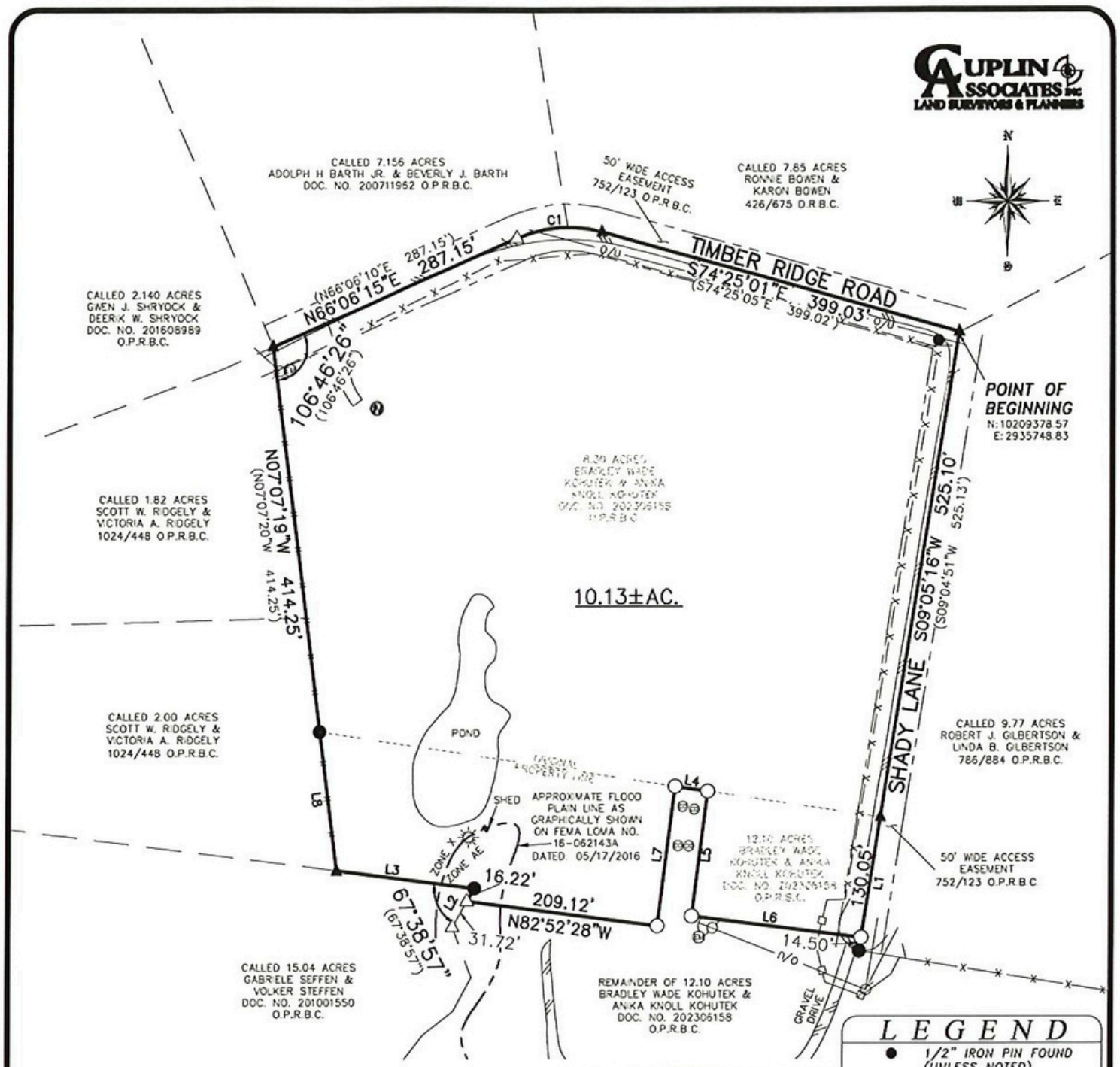
SHADY LANE RANCH







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CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	139.45'	95.07'	94.18'	N85°48'31"E
(C1)	139.45'	95.02'	94.12'	N85°50'40"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°03'53"W	144.55'
(L1)	S09°04'51"W	144.40'
L2	N29°28'35"E	47.94'
(L2)	N29°28'09"E	47.94'
L3	N82°52'28"W	150.03'
(L3)	N82°52'54"W	150.38'
L4	N81°25'33"W	35.01'
L5	N07°07'32"E	134.73'
L6	N82°52'28"W	183.53'
L7	S07°07'32"W	150.62'
L8	N07°14'50"W	150.19'
(L8)	N07°07'24"W	150.01'

NOTES:

1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA L.O.M.A NO. 16-062143A, EFFECTIVE 06/17/2016.
2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.

LEGEND

- ● 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ MAG NAIL 1877 FOUND
- ○ SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC POINT
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- ( ) RECORD INFO/SUBJECT
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- —O/U— OVERHEAD UTILITY
- ELECTRIC METER
- CLEAN OUT
- WELL
- EDGE/PAVEMENT/GRAVEL
- —X— WIRE FENCE

BOUNDARY & IMPROVEMENT SURVEY

LEGAL DESCRIPTION: BEING A 10.13 ACRES TRACT OF LAND IN THE JOHN LOUPY SURVEY NO. 106, ABSTRACT NO. 522, BURNET COUNTY, TEXAS, AND CONSISTING OF ALL OF A TRACT OF LAND CALLED TRACT III AND DESCRIBED AS 8.30 ACRES, AND A PORTION OF A TRACT OF LAND CALLED TRACT I AND DESCRIBED AS 12.10 ACRES IN A SPECIAL WARRANTY DEED TO BRADLEY WADE KOHUTEK & ANIKA KNOLL KOHUTEK, OF RECORD IN DOCUMENT NO. 202306156 , OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 10.13 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE A PART HEREOF.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO BRADLEY W. KOHUTEK & ANIKA A. KOHUTEK THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2024, CUPLIN & ASSOCIATES, INC. ©.

DATED 09/23/2024

DANNY J. STARK, R.P.L.S. NO. 5602

STATE OF TEXAS REGISTERED DANNY J STARK 5602 PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 3

PROJ NO. 24845
PREPARED FOR: BRADLEY & ANIKA KOHUTEK
TECH: JTM
APPROVED: DANNY J. STARK
FIELDWORK PERFORMED ON: 09/10/2024
COPYRIGHT:2024 PROFESSIONAL FIRM NO: 10126500

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 150'
0 75 150

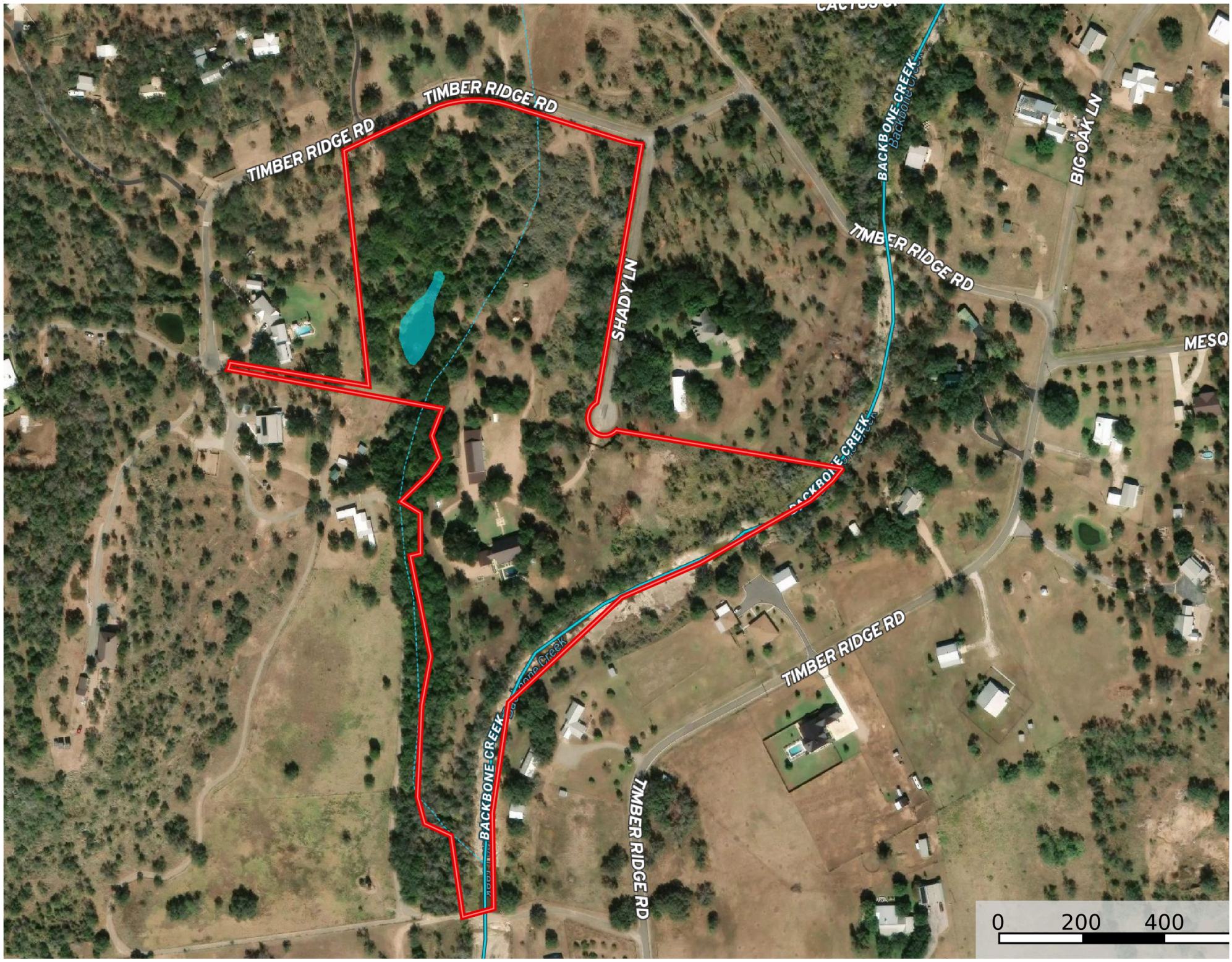
DATE	NO	DESCRIPTION
	2	
	1	

REVISIONS

SHADY LANE RANCH

SATILLITE MAP

ʟn, Marble Falls, TX, 78654
y, Texas, 18.48 AC +/-



mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

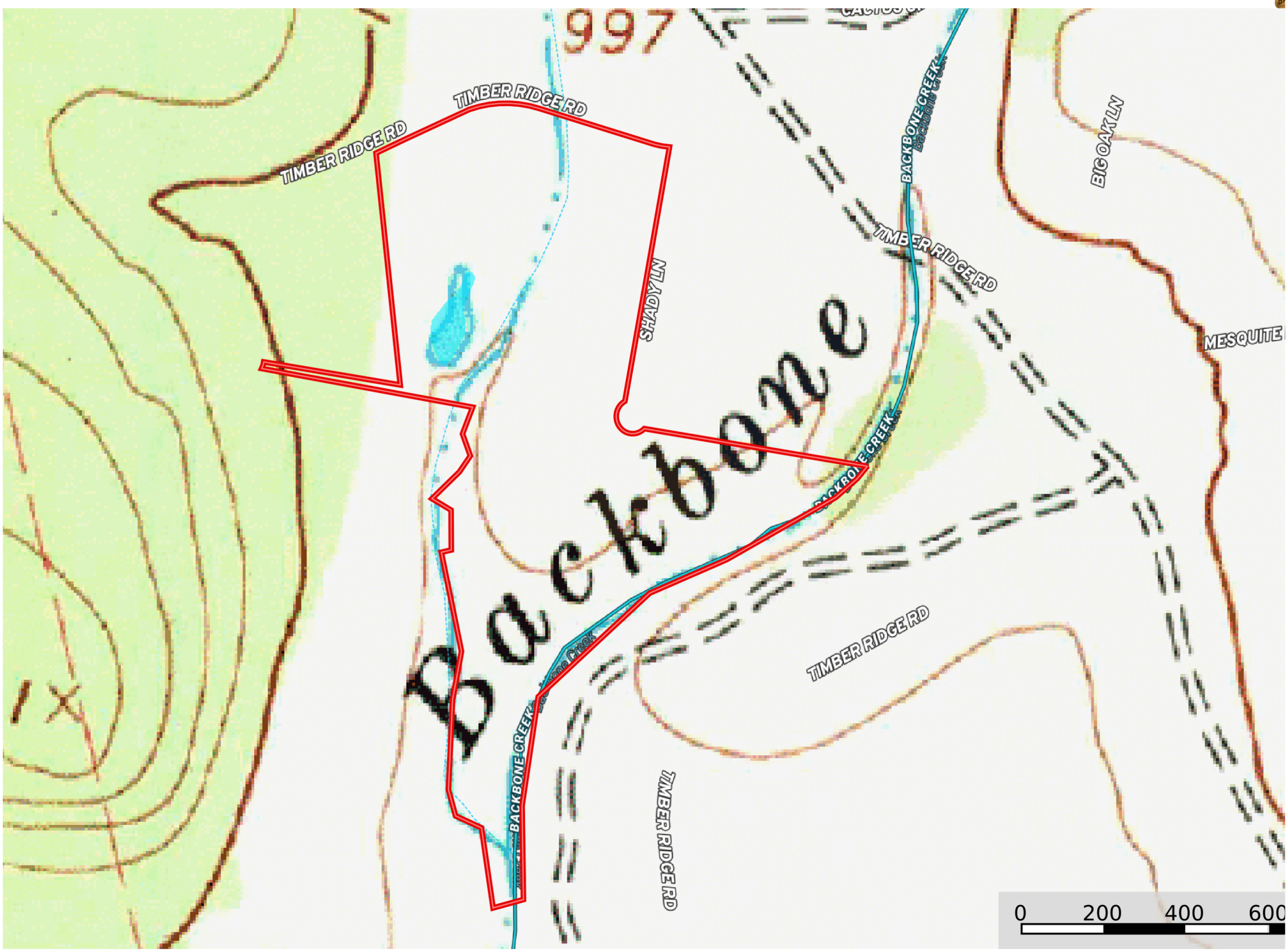
The information contained sources deemed to be relia Land id® Services make as to the completeness

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SHADY LANE RANCH

TOPO MAP

ıy Ln, Marble Falls, TX, 78654
ıunty, Texas, 18.48 AC +/-



Stream, Intermittent — River/Creek — Water Body

)0 mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

The information contained herein v
sources deemed to be reliable.
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as to the completeness or accu

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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:

ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
Informtheclientofanymaterialinformationabouttheproperty ortransactionreceivedbythebroker;
Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentbythebuyerorbuyer'sagent.Anowner'sagentfeesarenotsetbylawandarefullynegotiable.

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 underlinedprint,setforththebroker'sobligationsasanintermediary.Abrokerwhoactsasanintermediary:

Musttreatallpartiestothetransactionimpartiallyandfairly;
May,withtheparties'writtenconsent,appointadifferentlicenseholderassociatedwiththebrokertoeachparty(ownerand buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.
Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:

- thattheownerwillacceptapricelessthanthewrittenaskingprice;
- thatthebuyer/tenantwillpayapricegreaterthanthepricesubmittedinawrittenoffer;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:

Thebrokerhasnotagreedwiththebuyer/tenant,eitherorallyorinwriting,torepresentthebuyer/tenant;
Thebrokerisnototherwiseactingasthebuyer/tenant'sagentatthetimeofshowingtheproperty;
Thebrokerdoesnotprovidethebuyer/tenantopinionsoradviceregardingthepropertyorrealestatetransactionsgenerally; and
Thebrokerdoesnotperformanyotheractofrealestatebrokerageforthebuyer/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 youtousethebroker'sservices.Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyourrecords.

Texas Ranch Brokers, LLC	**9003375-BB**	**info@txranchbrokers.com**	**(512)756-7718**
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NameofDesignatedBrokerofLicensed Business Entity, if applicable	LicenseNo.	Email	Phone
NameofLicensedSupervisorofSales Agent/Associate, if applicable	LicenseNo.	Email	Phone
Brian Craft	**796358-SA**	**brian@txranchbrokers.com**	**(512)516-4835**
NameofSalesAgent/Associate	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

LISTING AGENT: Brian Craft



brian@TXRanchBrokers.com

512-516-4835

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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