# MC DADE TEXAS 5.193 ACRES

## TBD Richmond St
## Mc Dade TX 78650

**5.193+/- Ac  $269,880**




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

**512-756-7718**
**www.txranchbrokers.com**


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# 7.154 ACRES MC DADE TEXAS

Enjoy the freedom and flexibility of this great unrestricted 5 acre property, located in the peaceful community of McDade, Texas. Conveniently situated just 10 minutes from Elgin, 20 minutes from Bastrop and Giddings, less than two hours from Houston, and approximately 40 minutes from Austin-Bergstrom International Airport. Groceries, shopping, and medical facilities are readily available in nearby Elgin, Bastrop, and Giddings.

The property is relatively level, featuring mostly open, productive pastureland, with a beautiful tree-lined seasonal creek along the southern boundary. An old pond, now filled in, is located on the property. According to the owner, a spring is present at the site, offering the potential to clean up and reestablish the pond. Located at the end of a quiet street, this tract offers privacy, flexibility, and plenty of opportunity for its next owner.

Whether you are looking for a place to build your dream home, establish a business, enjoy a little country living, or invest in land for the future, this property is worth a look.

Additional acreage is available, offering even more possibilities.

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

# 7.154 ACRES MC DADE TEXAS

**Directions:**
From Elgin drive south on North Main St/Loop 109, Bear right onto Harris Street/Loop 109. Turn left onto US 290/TX 95/ West US Hwy 290 then continue on Hwy 290. Turn left onto Columbus Street/Loop 223. Turn right onto Richmond St., then left, bear left and property will bon on the left.

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

**Call**: Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800

Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's 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 desecration of Lising Broker.

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## SATILLITE MAP

ac




100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ Not Included
Water Wells



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

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# 7.154 ACRES MC DADE TEXAS

## 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:

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/tenantopinionsoradviceregardingtheproperty orrealestatetransactionsgenerally; 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.

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| **Texas Ranch Brokers, LLC** | **9003375-BB** | **info@txranchbrokers.com** | **(512)756-7718** |
| NameofSponsoringBroker(Licensed IndividualorBusinessEntity) | LicenseNo. | Email | Phone |
| **Michael (Mike) Bacon** | **0273134-B** | **mike@txranchbrokers.com** | **(512)940-8800** |
| NameofDesignatedBrokerofLicensed Business Entity, if applicable | LicenseNo. | Email | Phone |
| | | | |
| NameofLicensedSupervisorofSales Agent/Associate, if applicable | LicenseNo. | Email | Phone |
| **Drew Colvin** | **202616-SA** | **drew@txranchbrokers.com** | **(512)755-2078** |
| NameofSalesAgent/Associate | LicenseNo. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date

## *LISTING AGENTS:*



**Drew Colvin: 512-755-2078**



**Mike Bacon : 512-940-8800**

**Info@TXRanchBrokers.com**

# THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

**PUT US TO WORK FOR YOU**

## 313 S. Main Street, Burnet TX 78611
## 512-756-7718 / INFO@TXRANCHBROKERS.COM
## TXRANCHBROKERS.COM

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