



Coldwell Banker United

1200 Acre Ranch

NORTH LAKE TRAVIS AREA, TEXAS

\$4,699,000

[\$3,890 per acre]

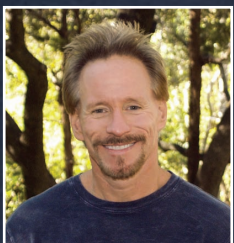
- 1,208 Acres
- Year-round creek
- Approx. 5-acre Lake
- Diverse terrain with rolling hills and valleys
- 3,000 ft of frontage to HWY 1431
- 15 minutes to Marble Falls, 45 min. to the Arboretum



North Lake Travis area — This is one of the finest hill country ranches available— excellent topography with elevations, valleys, and peaks. The property features a year-round spring-fed creek that has never gone dry according to owner. ± 1000 acres are in a conservation easement, and within that is a 66 acre building envelope. Additionally, ± 180 acres are completely unrestricted with highway frontage on RR 1431, with both sides of spring-fed creek.

It is surrounded almost entirely by conservation easements and part of the Balcones Canyonlands National Wildlife Refuge, assuring the future value of this property. Just minutes from Lake Travis.

Contact Dave about this property today!



Dave Murray, Broker, REALTOR®
DMTX Realty
Coldwell Banker United
Cell: 512-695-2176
E-mail: dave@dmtnx.com





BURNET COUNTY, TX - 1207.83 AC (AREA OVERVIEW)

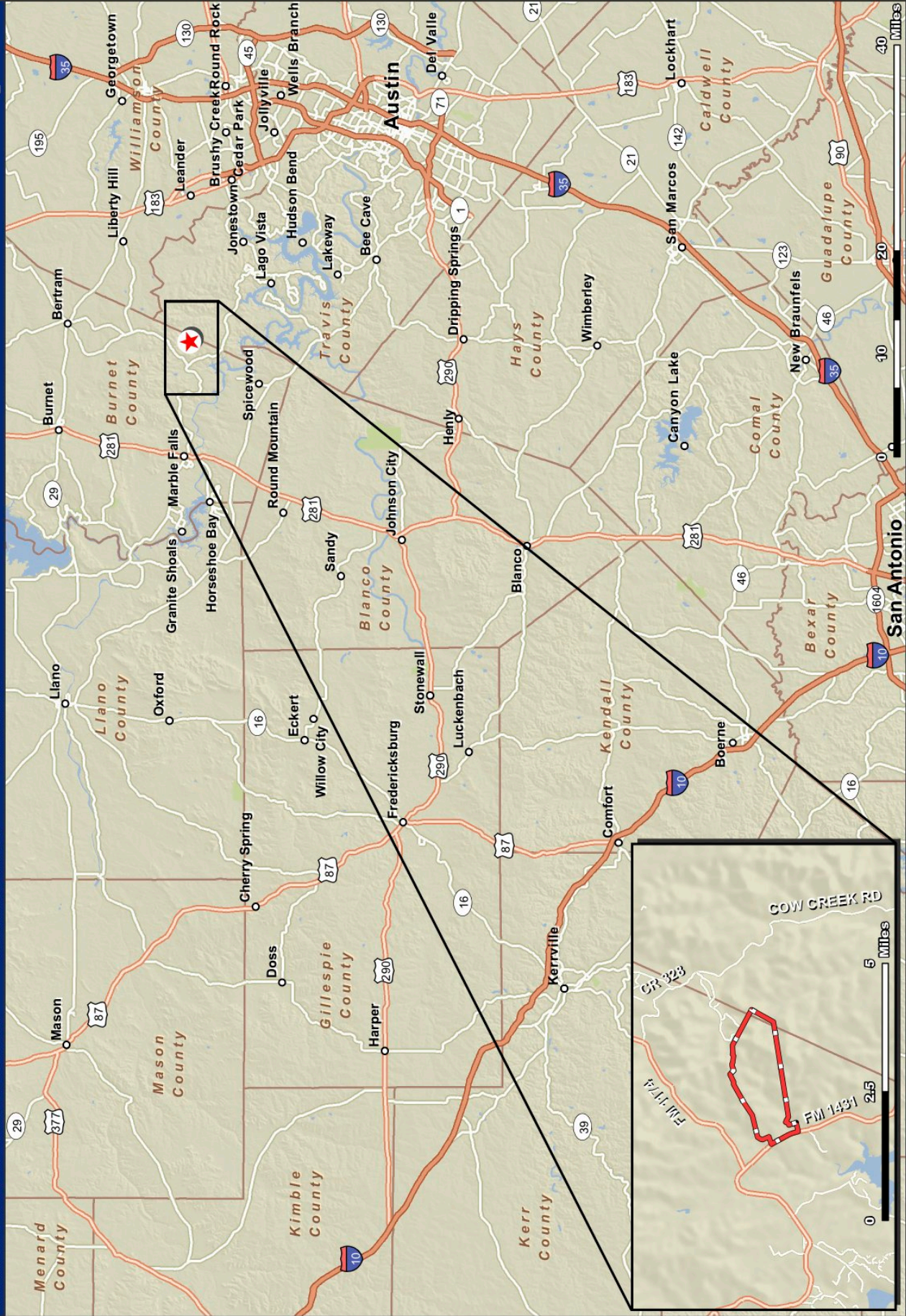
Dave Murray

1617 W. 6th Street, Ste. C, Austin, TX 78703

Tel: (512) 524- 2660

www.dmtx.com

**COLDWELL
BANKER**



Date: April 15, 2013
Data Source: ESRI

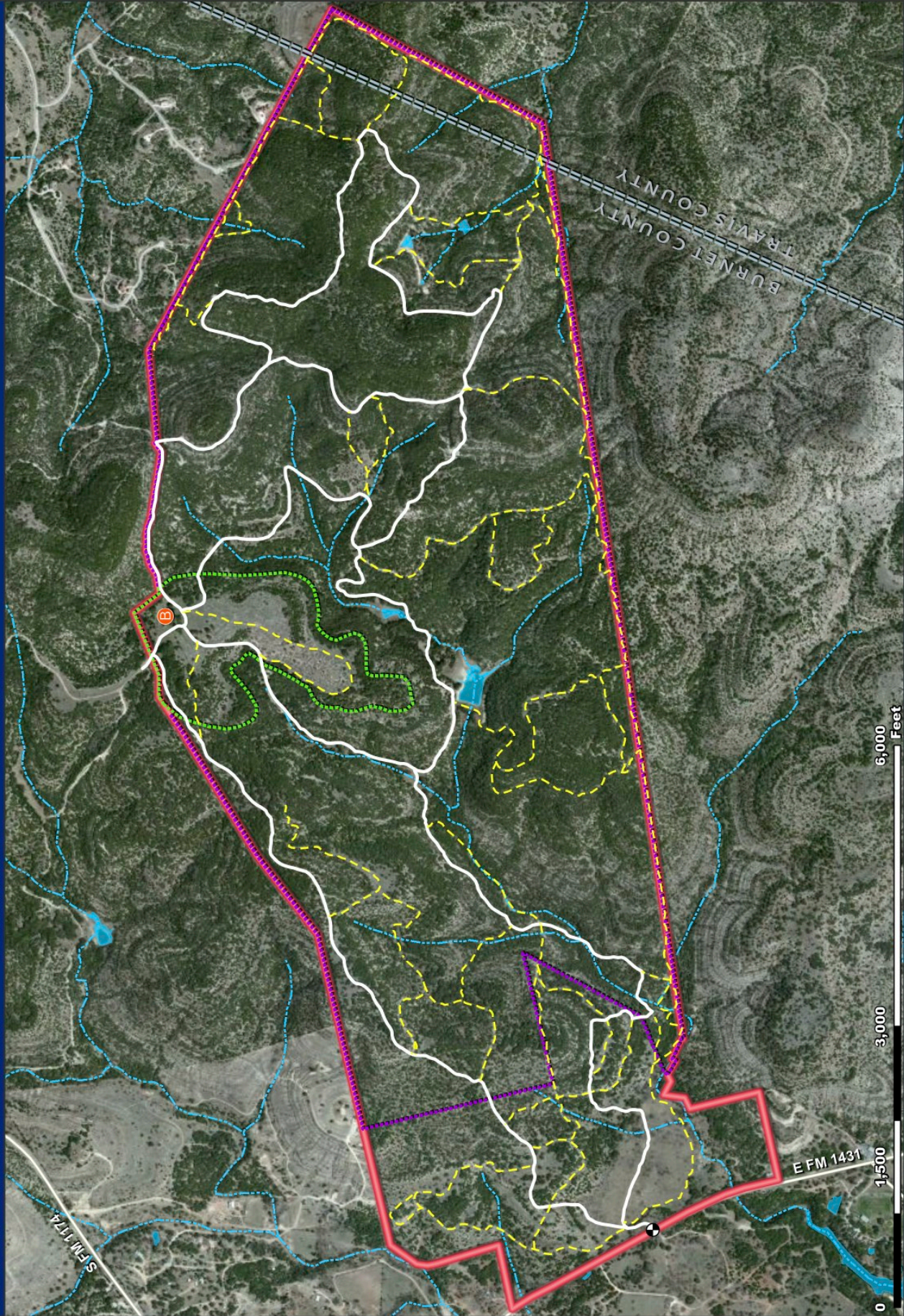
Property

The information contained herein was obtained from sources deemed to be reliable. FrontierGIS makes no warranties or guarantees as to the completeness or accuracy thereof.
512-757-1484 www.frontiergis.com

BURNET COUNTY, TX - 1207.83 AC (AERIAL OVERVIEW)

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Date: April 15, 2013
Data Source: TNRIS
Aerial flown: 2011

Legend:

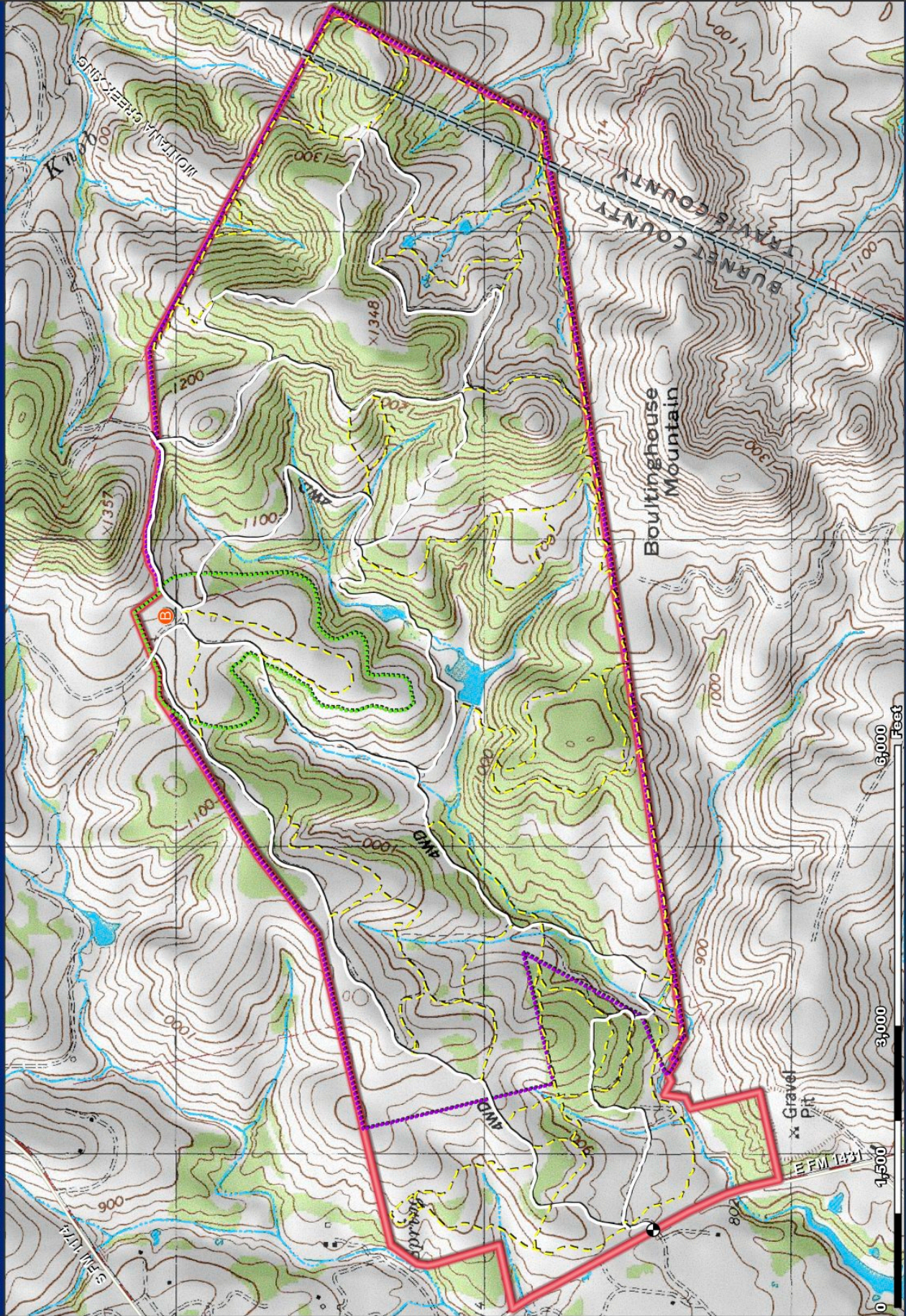
- Entry Gate
- Barn
- Improved Road
- Road/Trail
- Creek/Stream
- Pond/Tank
- Building Envelope
- Area Under Conservation
- County Line
- Boundary

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BURNET COUNTY, TX - 1207.83 AC (TOPOGRAPHIC OVERVIEW - 20 FT CONTOUR INTERVALS)

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1208 RANCH CONSERVATION LAND

1. Award-Winning and Nationally-Recognized Conservation.

- A. 2004 Austin Business Journal's Commercial Real Estate Overall Award winner.
- B. Number one example in the United States Fish and Wildlife Conservation Banking 2003 National Guidelines.
- C. Used as an outstanding conservation example in congressional testimony, as well as in numerous articles and academic studies.

2. Conservation Land.

- A. Allowed Activities. All of the following activities are allowed on the conservation land:
 - All normal hunting and fishing activities.
 - All normal ranching activities; limited to 1 animal unit per 40 acres, however.
 - Hiking, biking, and horseback riding.
 - Maintain all existing roads and other improvements.
 - Build up to 5 single-family homes and related structures in 66 acre building area.
 - Build up to 2 viewing stands of 200 square feet or less.
 - Any other activity that is consistent with maintaining the land's conservation values.
- B. Prohibited Activities. Without the USFWS's prior written consent, the following activities are prohibited on the conservation land:
 - Using fertilizers, pesticides, or biocides.
 - Storing or dumping ashes, trash, garbage, hazardous, or toxic materials.
 - Placing or using underground storage tanks.
 - Altering the surface by ditching, draining, diking, filling, excavating, dredging, mining, or drilling.
 - Any use or activity that causes or is likely to cause soil degradation, erosion, or siltation, or depletion or pollution of any surface or subsurface waters.
 - Placing or constructing any new improvements except as specifically allowed above.
 - Commercial or industrial use or activities except as specifically allowed above.
 - Farming or other agricultural activities except as specifically allowed above.
 - Leasing any oil, gas, or mineral interests.

**1208 RANCH
CONSERVATION LAND
SUMMARY OF RELEVANT PROVISIONS**

This ranch contains approximately 1,029 acres, out of 1,208 acres, that are under a conservation easement. This, along with the thousands of additional conserved adjacent acres, assures you that the ranch's recreational values will be maintained in the future. The following is a summary of the relevant conservation easement provisions protecting the property:

1. Owner's Retained Rights. You retain and reserve all rights accruing by virtue of owning the conserved land, including the following rights:

A. Consistent Activities. You may undertake or continue any activity or use of the conserved land that is not prohibited by or inconsistent with a Conservation Easement and the Conservation Bank Agreement.

B. Hunting & Fishing. You may conduct normal hunting and fishing practices on the conserved land, except to the extent it would involve any more than de minimis clearing of GCW habitat. Any such clearing shall not occur during the GCW breeding season March 1 through August 1.

C. Ranching. You may conduct normal ranching practices on the conserved land, including grazing horses and cattle at a density of not more than 1 animal unit per 40 acres. You must cooperate with the Manager and USFWS to implement ecologically sound ranch management practices, though.

D. Maintenance. You may maintain, repair, and replace existing roads, fences, barns, wells, and other improvements on the conserved land.

E. Building Sites. You may designate 5 building sites for the construction of and use as (i) residences and related improvements, (ii) barns, and/or (iii) other structures ("**Building Sites**") within the designated building areas ("**Building Areas**") included in the conserved land as depicted on Exhibit A, along with related access roads ("**Access Roads**") and utilities on any conserved land. Each Building Site shall be at least 1 acre and shall not exceed 5 acres and shall be clearly marked on the ground.

(1) Restricted Activities. Each Building Site is restricted as follows: (i) all domestic pets must be confined and not allowed to roam free; (ii) pet food shall not be placed (maintained) out of doors for long periods of time; (iii) bird feeders are prohibited except for hummingbird feeders and thistle feeders; (iv) other supplemental feeding of wildlife is prohibited; (v) all buildings in a Building Site must be set back at least 50 feet from heavy canopy GCW habitat; (vi) continuous, regular outdoor night lighting is prohibited and other lighting shall minimize light pollution; and (vii) all landscaping shall be "xeriscape" or native to the area.

(2) Access Roads. To the extent reasonably practicable, Access Roads shall be either over (i) current ranch roads or (ii) other routes that are less environmentally sensitive, as determined by the USFWS, than the current ranch roads. Access Roads shall be no more than 30 feet in width and shall follow the shortest reasonably practical route given the circumstances from RR 1174 or an existing Access Road to the Building Site. No additional access roads will be constructed unless approved by USFWS.

(3) Utilities. To the extent reasonably practicable, all utilities shall be placed in Access Road rights-of-way unless an alternate route is approved by USFWS.

F. Viewing Stands. You may construct up to 2 viewing stands ("**Viewing Stands**") within the conserved land. Each Viewing Stand shall not exceed 200 square feet of floor space. The Viewing Stands will be constructed outside of the GCW breeding season, with minimal clearing and no utilities.

G. Brush Removal Areas. You may remove brush in the areas designated as brush removal areas on Exhibit A ("**Brush Removal Areas**") outside of the GCW breeding season of March 1 to August 1. The Brush Removal Areas are identical to the Building Areas.

H. Sale of Property. You have the right at any time and from time to time to convey, transfer, encumber, or lease all or any portion of the conserved land; provided, however, that any such action will be made subject and subordinate to the Conservation Bank Agreement and the Conservation Easement with respect to any conserved lands. You must notify USFWS of any pending transfer of any interest in the conserved land at least 30 days in advance of any such transfer; however, your failure to give notice shall not in any way invalidate, affect, or impair the transfer.

I. No Public Access. The public at large has no right to enter on or use any of the conserved land and, in fact, is specifically prohibited from entering or using the ranch or any conserved land in any way.

2. Prohibited Activities. Except with USFWS's prior approval, you are prohibited from any activity on or use of the conserved land that is inconsistent with the purposes of conserving the conserved land, including the following:

A. Pesticides. Using fertilizers, pesticides, or biocides, including but not limited to insecticides, fungicides, rodenticides, and herbicides.

B. Dumping. Storing or dumping ashes, trash, garbage, hazardous or toxic materials or any other unsightly or offensive materials on the conserved land.

C. Storage Tanks. Placing or using any underground storage tanks on the conserved land.

D. Surface Alteration. Ditching, draining, diking, filling, excavating, dredging, mining, drilling, or other alteration of the surface of the conserved land.

E. Soil or Water Degradation. Any use or activity that causes or is likely to cause soil degradation, erosion, or siltation, or depletion or pollution of any surface or subsurface waters.

F. Construction. Placement or construction of new structures or other improvements on the conserved land, except for allowed Building Sites, Viewing Stands, and hunting blinds.

G. Commercial Activities. Commercial or industrial use of or activity on the conserved land.

H. Agricultural Activities. Farming or other agricultural activities on the conserved land, except for those activities that are associated with traditional ranching and hunting practices.

I. Habitat Management. Any vegetation clearing or removal in, or within 300 feet of, GCW habitat must be accomplished by mechanical methods (the use of bulldozers, root plowing, or chaining, however, are prohibited unless each party gives prior written consent) or by prescribed fire accomplished by the Manager under a burn plan for the conserved land, and approved by all parties in advance. Aside from the prescribed fire program, no burning or chemical methods shall be allowed without the prior written consent of all parties. Areas of brushy species which are cleared shall be revegetated with native vegetation or native grass mixes.

3. **Owner's Covenants**. The Owner covenants and agrees to the following:

A. Fencing.

(1) Exterior Fence. You must maintain the conserved land's exterior fence ("**Exterior Fence**") in good condition. All Exterior Fence will be selected by you and will consist of (i) 5 strand barbed wire or (ii) any other fencing that is equivalent to or better than 5 strand barbed wire at deterring trespassers (both (i) and (ii) are called "**Standard Fence**").

(2) Change of Use. You must construct and maintain a Standard Fence between any conserved land and any part of your adjoining property that is being used for non-ranching/hunting purposes.

B. Oil & Gas or Mineral Leases. You cannot grant any oil & gas or mineral lease on any conserved land.

C. Hazardous Substances. You cannot discharge or release on any conserved land, or permit others to discharge or release on any conserved land, any material or substance deemed "hazardous" or "toxic" under any applicable federal, state, or local environmental laws, except with USFWS's approval.

D. Number of Owners. The number of owners of the conserved land is limited to a maximum of 5 separate persons, trusts, and/or entities at any one time.

4. **Manager & Biologists' Right of Entry**. Currently, biologists conduct bird surveys once every 5 years, with the last one made in 2012. These are generally conducted from late March through June and consist of 4 or 5 days of observations. Also, an annual inspection will occur on one day each year.

5. **USFWS's Right of Entry**. Representatives of USFWS have a right to enter the conserved land on not more than a quarter-annual basis for purposes of inspection for compliance with 72 hours prior notice to you. In cases of emergency, such as a wildfire, USFWS may enter the conserved land without prior notice; provided, however, that USFWS shall, within 48 hours of any emergency entry, notify you of the nature of the emergency that justified entry and all actions taken and events observed during that emergency entry. This right has been in place for over 10 years and USFWS has never exercised it.