

BELLA *Vista*

23.33± Acres | Blanco County

Blanco, Texas



Anders  *Realty*
FINE TEXAS PROPERTIES





BELLA VISTA

23.33± AC · BLANCO, TEXAS

*CONTEMPORARY HOMESTEAD WITH
STELLAR PANORAMIC HILL COUNTRY VIEWS
ONLY 9 MIN FROM BLANCO*

OVERVIEW & LOCATION

Rarely does a property take your breath away. Bella Vista is a perfectly crafted blend of drama, intrigue, and comfort perched upon a private 23± acre hilltop. Experience daily safari like drives or hikes throughout the winding trails of this stunning ranch. Undoubtable one-of-a kind country living one must see to believe! Smallmouth bass swim in both the 9± & 13± acre nearby lakes located in Hill Country's finest acreage community, Ranches of Brushy Top.

- ❖ 6.1± miles to Blanco
- ❖ 9.5 ± miles to Johnson City
- ❖ 48.3± miles to San Antonio Int Airport
- ❖ 49.7± miles to Austin Bergstrom Airport
- ❖ 205± miles to Houston
- ❖ 234± miles to Dallas

Property Address: 292 Gazelle Cove,
Blanco, TX 78606







COMMUNITY

The community, Ranches of Brushy Top, is an impressive high fenced 2000+ acre ranch dedicated to the preservation and appreciation of native and exotic wildlife. Elk, Lechwe, Black Buck, Sika, Oryx, Rio Grande Turkey and more roam freely. Community amenities include gated entry, 2 impressive stocked lakes offering excellent fishing, swimming and kayaking paired with miles of trails for horseback riding, hiking or cruising in your UTV throughout the 80± acre nature preserve. Utilities are underground including high speed internet. 1-D-1 Ag exemption and no city tax. Located 45 minutes from Austin and San Antonio.



WATER

The property is serviced by a 44k gal rain harvest system in place for premium water supply. Average annual rainfall is 34" for the local area.









IMPROVEMENTS

3250± sf (3-bed, 3.5-bath) of sophisticated living space delicately accented with southwestern touches. Unrivaled 360 degree Hill Country Views at over 1600' captured by an artfully crafted 2019 single story Hill Country Contemporary residence comprised of an inviting courtyard, 3 generous bedrooms all with ensuite baths, luminous chef's kitchen, double sided cave stone fireplace, entertainer's den, a 2 car attached garage, and perhaps the more striking outdoor living Hill Country has ever seen. Unbelievably low maintenance, high enjoyment living with an ever green astroscaping. Resident fallow, oryx, and elk are seen often leisurely grazing around the homestead.























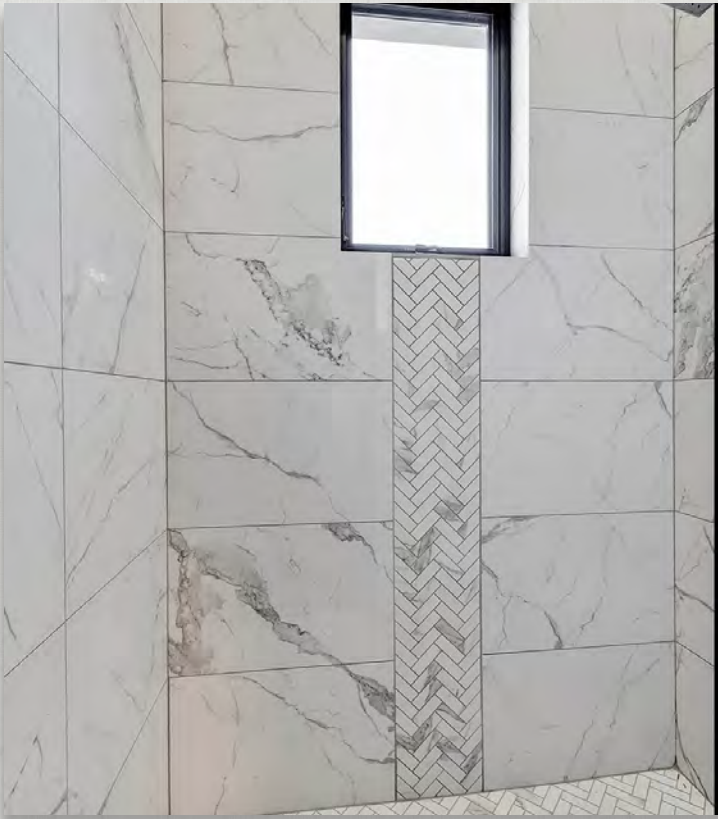




























FINANCIAL / TITLE

BELLA VISTA, as described herein (23.33± ac), is offered at \$2,200,000 Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Guardian Title in Blanco, TX.
2. All Prospective Buyers must demonstrate to the satisfaction of the Sellers, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
3. The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
4. The Sellers will provide a current survey.
5. Any owned mineral rights will be conveyed to the Buyer at Closing.
6. The property lies in the Blanco ISD.
7. The HOA fees are \$1,042.55/year.
(Covenants, Conditions & Restrictions are enclosed at the end of this packet).
8. The 2023 wildlife-exempt property taxes were estimated to be \$7,971.31.

This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.** Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

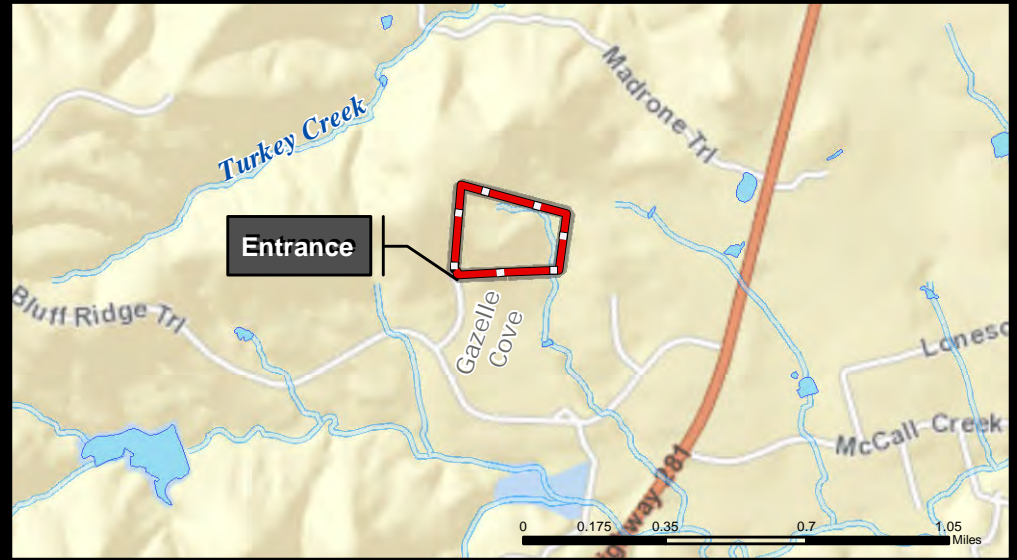
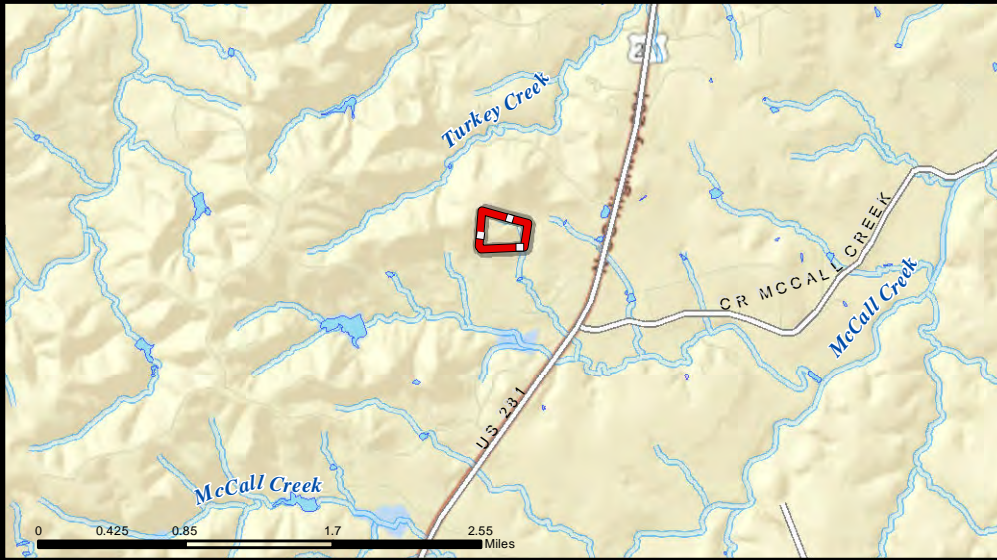






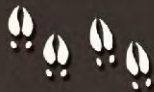


BELLA VISTA | 23.33 ± AC | BLANCO



1 inch = 2,500 feet

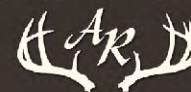
0 0.3 0.6 0.9 Miles



300 Main Street #102, Blanco, Texas 78606

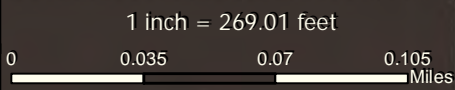
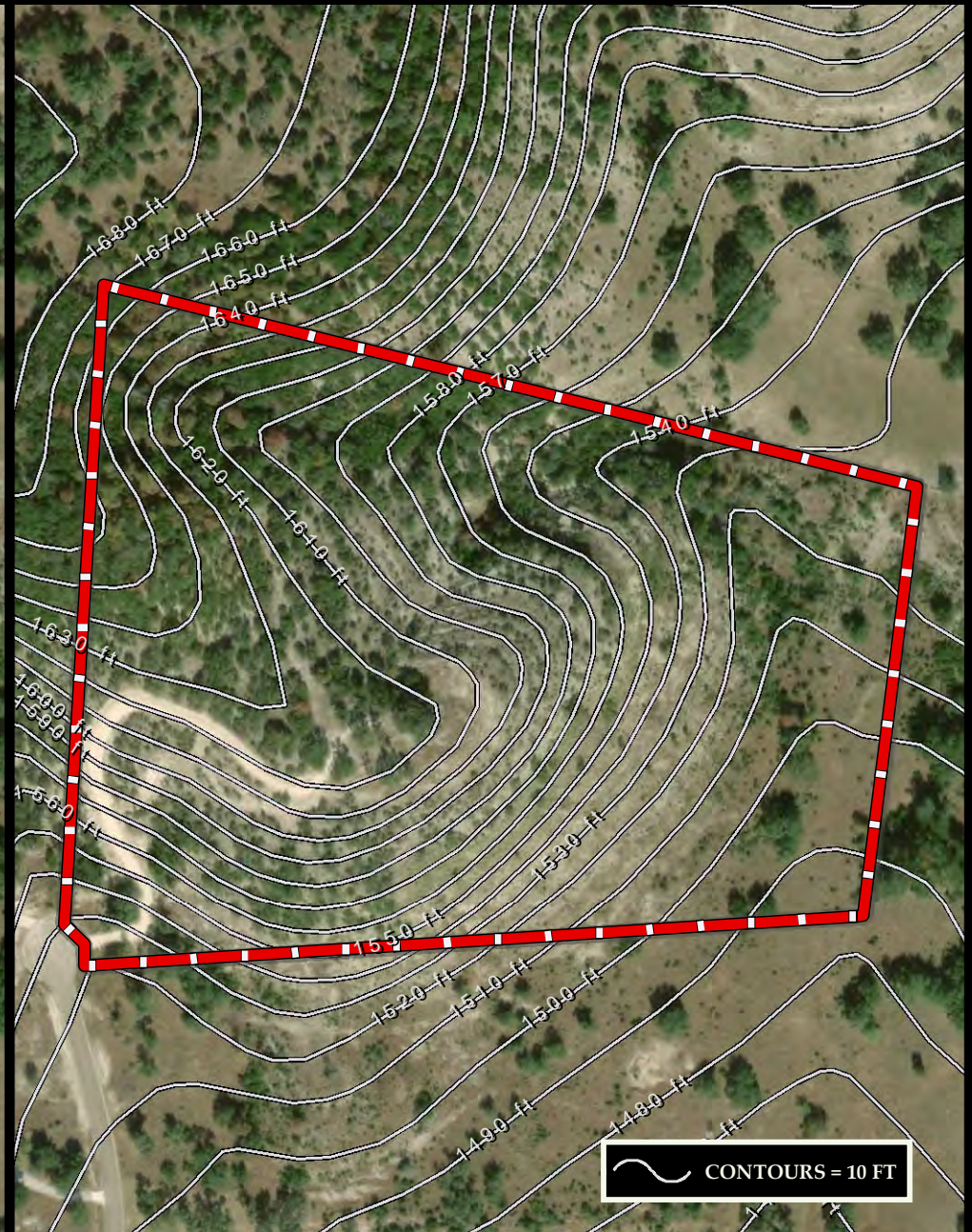
Andi Eystad (830) 446-1532

www.AndersRanchRealty.com



Anders Realty
FINE TEXAS PROPERTIES

BELLA VISTA | 23.33 ± AC | BLANCO



300 Main Street #102, Blanco, Texas 78606
Andi Eystad (830) 446-1532
www.AndersRanchRealty.com

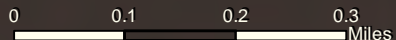


Anders Realty
FINE TEXAS PROPERTIES

BELLA VISTA | 23.33 ± AC | BLANCO



1 inch = 916.67 feet

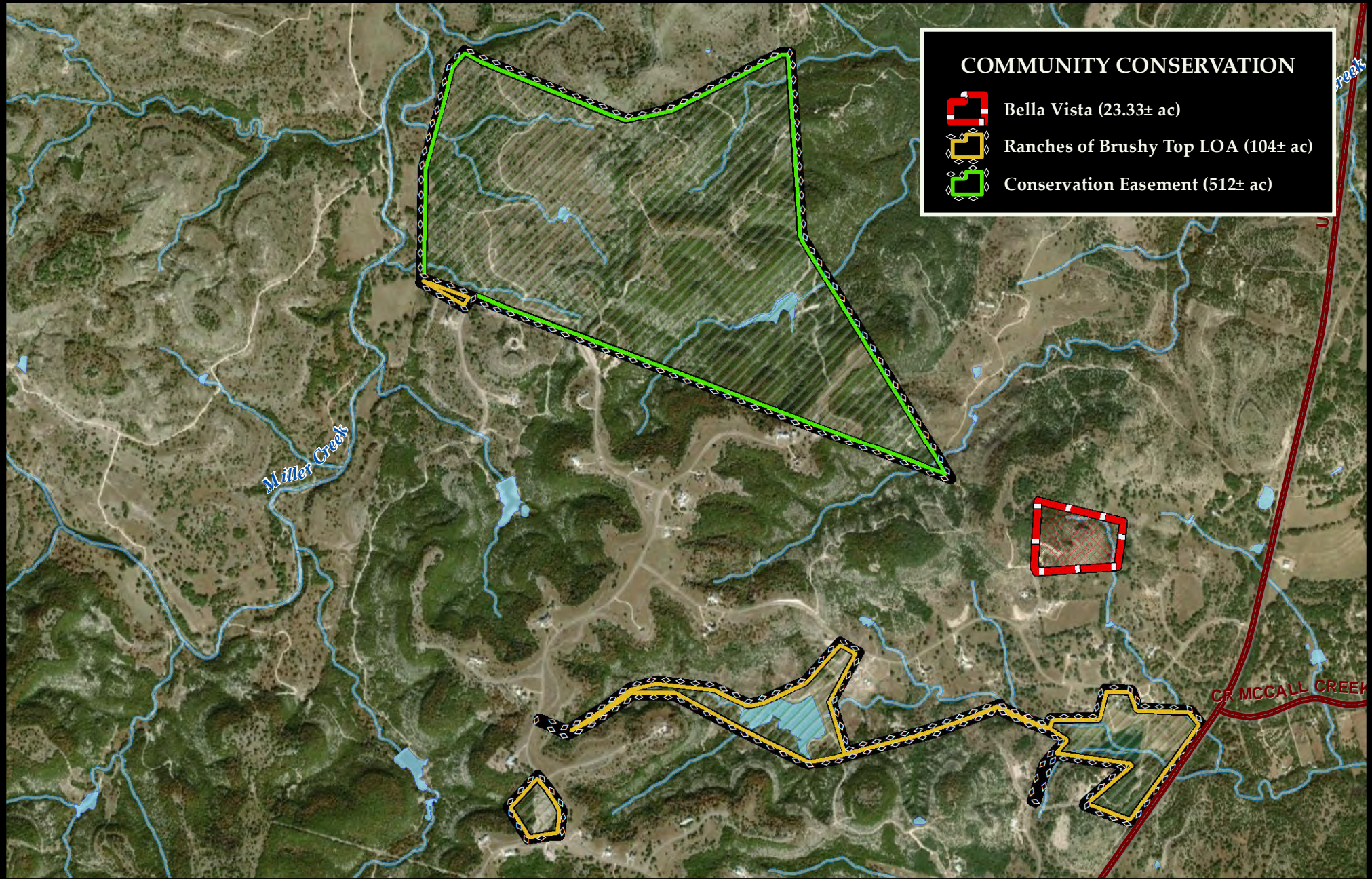


300 Main Street #102, Blanco, Texas 78606
 Andi Eystad (830) 446-1532
www.AndersRanchRealty.com






Anders Realty
 FINE TEXAS PROPERTIES

BELLA VISTA | 23.33 ± AC | BLANCO



COMMUNITY CONSERVATION

-  Bella Vista (23.33± ac)
-  Ranches of Brushy Top LOA (104± ac)
-  Conservation Easement (512± ac)

1 inch = 1,833.33 feet
0 0.2 0.4 0.6 Miles



300 Main Street #102, Blanco, Texas 78606
Andi Eystad (830) 446-1532
www.AndersRanchRealty.com

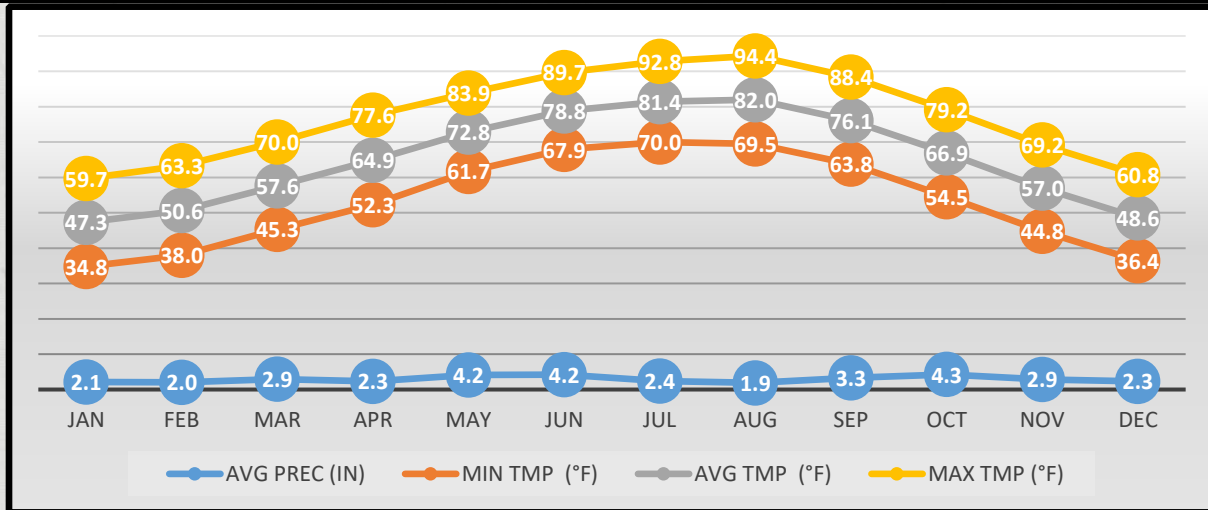


Anders Realty
FINE TEXAS PROPERTIES

CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Blanco, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.1	34.8	47.3	59.7
Feb	2.0	38.0	50.6	63.3
Mar	2.9	45.3	57.6	70.0
Apr	2.3	52.3	64.9	77.6
May	4.2	61.7	72.8	83.9
Jun	4.2	67.9	78.8	89.7
Jul	2.4	70.0	81.4	92.8
Aug	1.9	69.5	82.0	94.4
Sep	3.3	63.8	76.1	88.4
Oct	4.3	54.5	66.9	79.2
Nov	2.9	44.8	57.0	69.2
Dec	2.3	36.4	48.6	60.8
Ann	33.2	54.3	66.1	78.0



Zip: 78606	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecogregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



11-2-2015



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.

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.

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.

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.

Anders Ranch Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrea Eystad	643088	Andi@AndersRanchRealty.com	830-446-1532
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Anders Realty

300 Main Street#102 | Blanco, TX 78606

www.AndersRanchRealty.com

Andi Eystad, Agent

cell: (830) 446-1532

Andi@AndersRanchRealty.com



Anders Realty
FINE TEXAS PROPERTIES