

# US Hwy 281 & Park Road 4

Burnet, TX 78611

FOR SALE:

1,003 AC



\*Outlines do not exactly reflect property line

- Water Wells on Property
- Electricity Located at Several Parts of the Property

**Lucian Morehead**

512.825.6287  
LMorehead@asterra.com

**Jason McMillon**

512.705.2504  
jmcmillon@mcmland.com



# Executive Summary

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Ideally located between Marble Falls and Burnet lies the Brownlee Ranch. The location of this ranch is a bonus for a personal ranch or possibly residential development, situated at the corner of Highway 281 and Park Road 4. Nearby towns offer restaurants and shopping, and the proximity to the area's recreational lakes and Longhorn Caverns State Park is highly desirable.

Two springs on the ranch have been dammed to create nice pools of water that are meccas for wildlife and waterfowl. Long Branch Creek, a seasonal creek, traverses the property. Nice canopy oaks overhang the spring areas creating inviting views to watch the roaming wildlife. The property has gently rolling terrain and is dotted with different species of hardwoods.

The property provides an abundance of opportunities to improve upon having an older two-story home, barn, and cattle pens. Several good view vantage points on the property would make ideal places to build a new home or lodge. There are two water wells on the ranch with several water troughs nearby. Electricity is located on several parts of the property.

## Highlights

- Residential Development/Owner-User
- Multiple View Vantage Points
- Two Water Wells on Property

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# Listing Details

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Pricing:	Ranches: \$25,000/AC Ranchettes: \$35,000/AC Commercial: \$75,000/AC
Property Type:	Land
Land Area:	1,003 +/- AC
Land Available:	100 - 1,003 AC
Elevations:	1,140+/- to 1,250+/-
Water Wells:	2
Other:	One Two-Story Home Awaiting Restorations

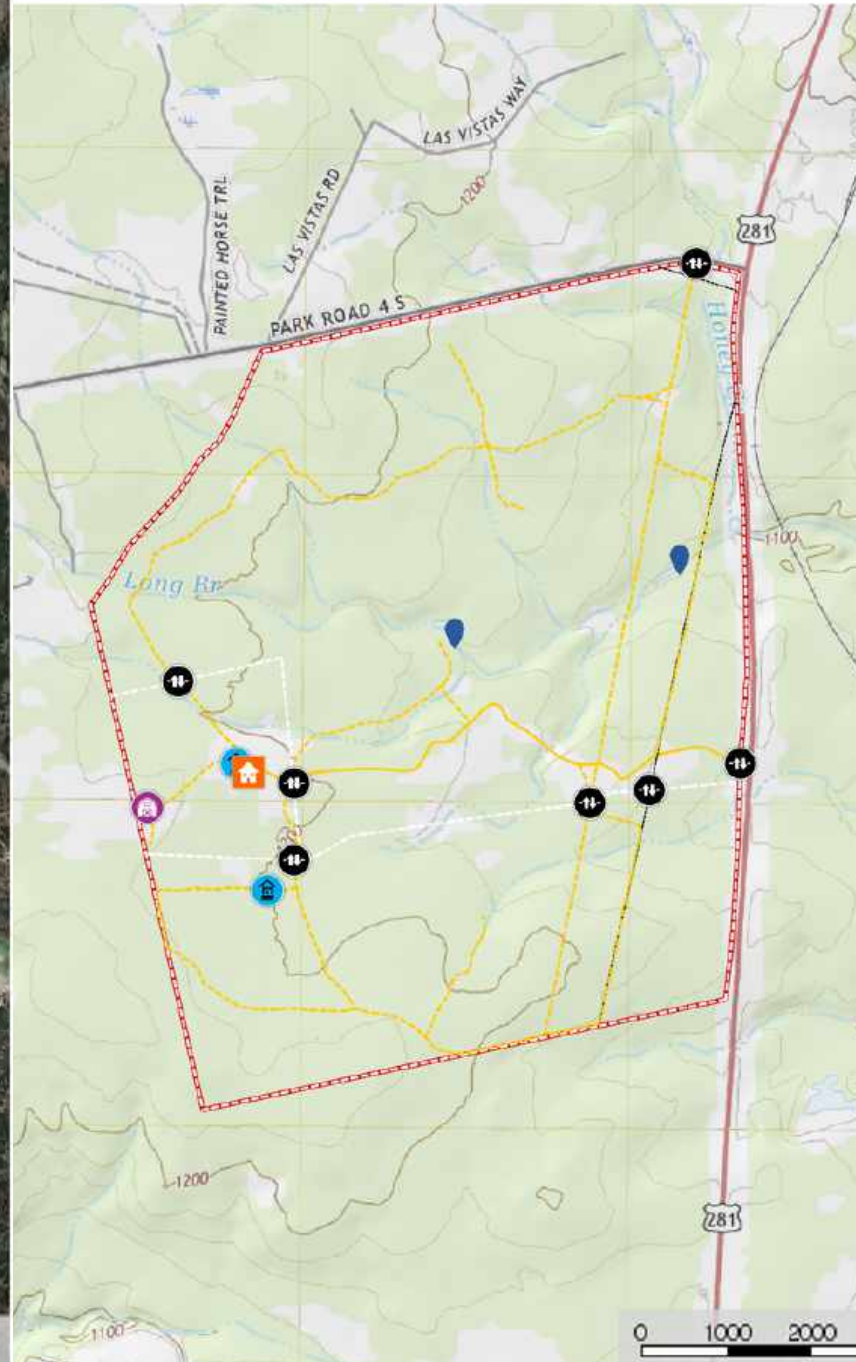
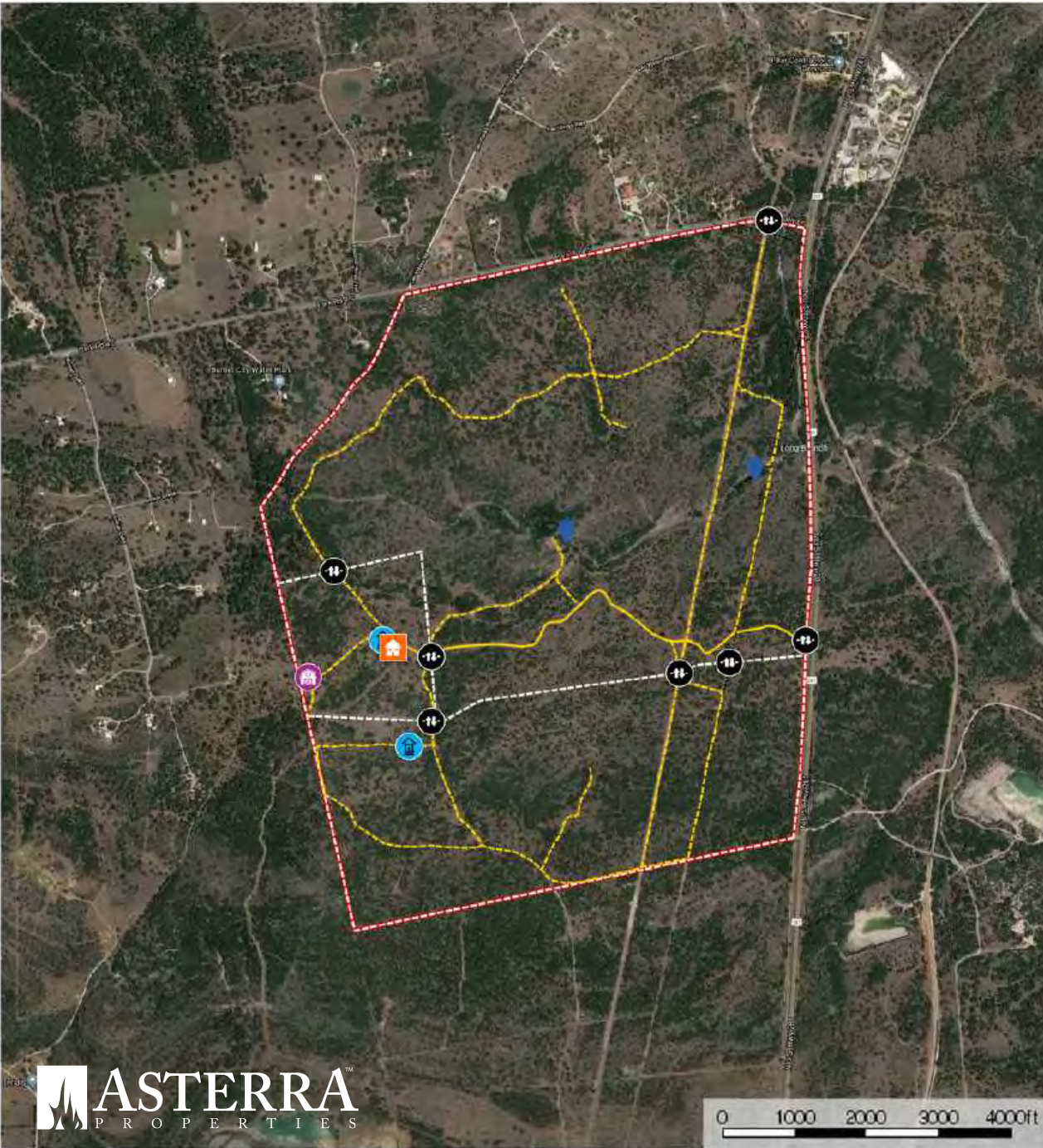
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**Burnet - Brownlee Ranch - Marketing Map**  
Burnet County, Texas, 1003 AC +/-



- House
- Dam
- Barn
- Gate
- Well
- Flood / Trail
- Fence
- Transmission Line
- Primary Road
- Boundary



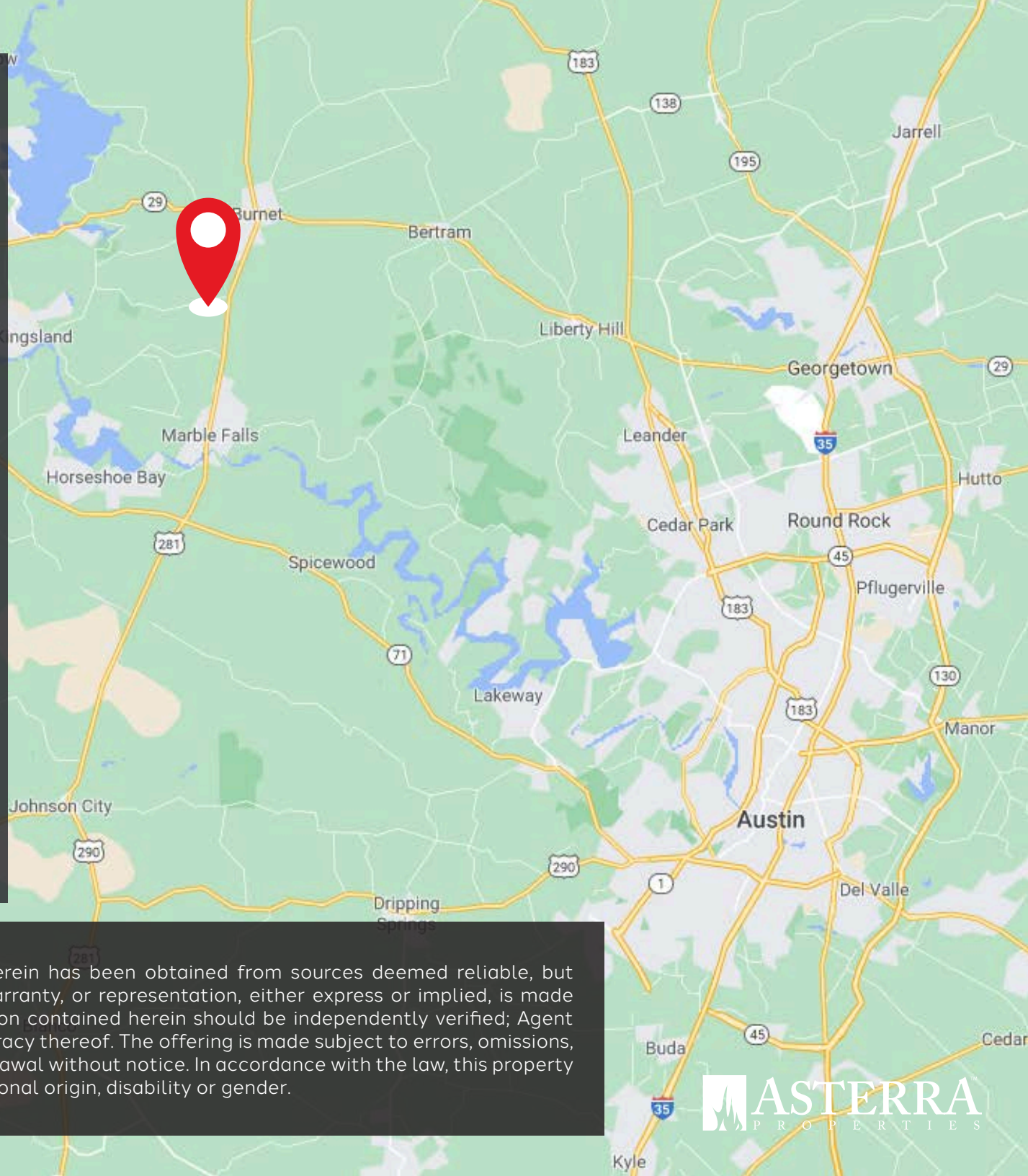
## DRIVE TIMES

**Downtown Austin**  
68 Minutes

**Downtown Burnet**  
9 Minutes

**Marble Falls**  
12 Minutes

**Lampasas**  
31 Minutes



DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

# Burnet County Overview

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Burnet County in central Texas, is bordered by Lampasas, Bell, Williamson, Travis, Blanco, Llano, and San Saba counties. Burnet, the county seat, is at the intersection of U.S. Highway 281 and State Highway 29 and on the Austin Area Terminal Railroad, about fifty miles northwest of Austin and 150 miles southwest of Fort Worth. The county, situated on the northeastern edge of the Hill Country, comprises roughly 1,000 square miles of gentle to broken hills with elevations ranging from 700 to 1,700 feet above sea level. The terrain in the northwestern, western, and southern parts of the county is characterized by rolling hills with local deep and dense dissections; fertile plateaus and valleys are found in the eastern section, and rolling prairies dominate the north and northeast. The land is drained by the Colorado River, which forms most of the western county line before meandering across the southern part of the county; by the San Gabriel River, which rises in three forks in the northern and central parts of the county; and by the Lampasas River, which cuts across the northeastern corner.

Wildlife in Burnet County includes deer, coyotes, bobcats, beaver, opossums, ring-tailed cats, foxes, raccoons, turkeys, badgers, weasels, skunks, and squirrels, as well as assorted birds, fish, and reptiles. Among the county's mineral resources are granite, limestone, industrial sand, and graphite. The average minimum temperature is 37° F in January, and the average maximum is 96° in July. The growing season averages 234 days annually, and the rainfall averages about thirty inches

*The following, adapted from the Chicago Manual of Style, 15th edition, is the preferred citation for this article. Handbook of Texas Online, Vivian Elizabeth Smyrl, "BURNET COUNTY," accessed December 11, 2019, <http://www.tshaonline.org/handbook/online/articles/hcb19>. Uploaded on June 12, 2010. Modified on January 29, 2016. Published by the Texas State Historical Association.*

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Scale 1" = 500'

- LEGEND:**
- 1/2" IRON ROD SET
  - IRON PIPE POST
  - IRON WIRE POST
  - UTILITY POLE
  - CONC. MON.
  - CONC. MON.
  - CONC. MON.
  - OH ELECTRICAL
  - ANGLE PNT IN PNC OR LNE

SUBJECT TO PARTITION DEED 130/412 B.C.D.P. CHAINLINE EASEMENT TO ENDSRCH CORP. 307/117, 307/150, 307/153, 307/154, 307/155, 307/156, 307/157, 307/158 & 307/159 B.C.D.P.

EASEMENT LOOP STAINLESS CO. TO

130/421 B.C.D.P.

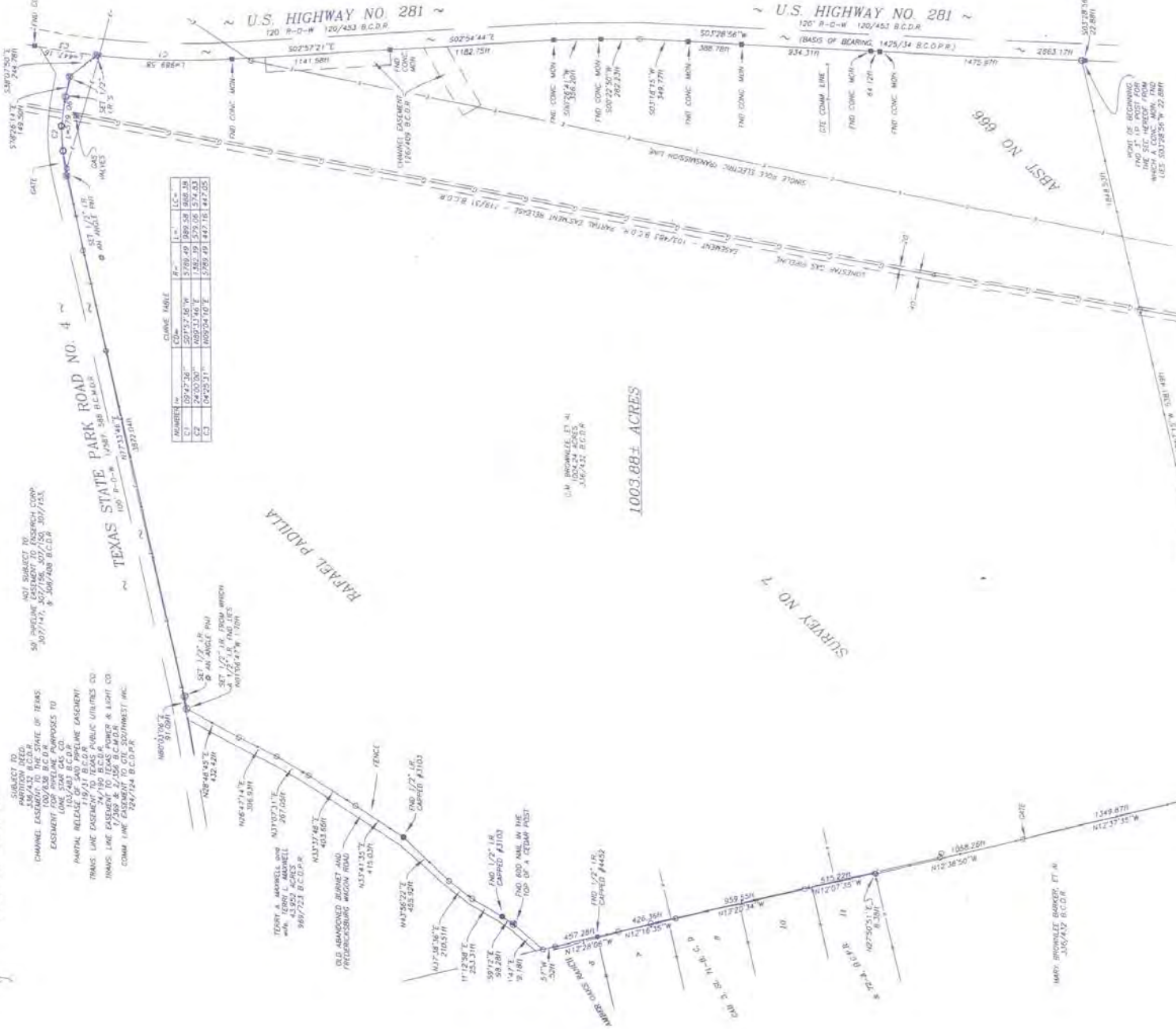
130/423 B.C.D.P.

NATURAL RELEASE 130/412 B.C.D.P. LINE EASEMENT

TRANS. LINE EASEMENT TO TEXAS PUBLIC UTILITIES CO.

TRANS. LINE EASEMENT TO TEXAS POWER & LIGHT CO.

COMM. LINE EASEMENT TO CITI SECURITIES INC. 234/734 B.C.D.P.R.



NUMBER	CURVE TABLE	P=	L=	L.C.C.
C1	02°47'50"	507157.58 W	5780.49	289.38 860.39
C2	24°00'00"	609213.16 E	1362.39	579.06 174.03
C3	04°23'31"	809258.10 E	5780.49	447.16 1412.05

**PLAT OF SURVEY**  
**OF 1003.88 ACRES OF LAND MORE OR LESS OUT OF THE RAFAEL**  
**PADILLA SURVEY NO. 7, ABST. NO. 666 IN BURNET COUNTY, TEXAS, COMPOSED OF**  
**A RESURVEY OF THE NORTH LINE AND RECTIFICATION OF THAT TRACT OF LAND**  
**PARTITIONED TO C.M. BROWNLEE CALLED 1004.24 ACRES IN A PARTITION DEED**  
**RECORDED IN VOLUME 336, PAGE 432, BURNET COUNTY DEED RECORDS,**  
**AS SET OUT BY THE UNDERSIGNED ON OCTOBER 25, 1984.**

PREPARED BY:  
 FRED L. THOMPSON & ASSOC. P.C.  
 111 W. MAIN L.L.A.D. TEXAS 76044  
 (214) 247-0512 (214) 247-1041-F

PROJECT:  
 BOUNDARY SURVEY & PARTIAL RECTIF. OF 1003.88  
 ABST. NO. 666, BURNET COUNTY, TEXAS  
 DONE FOR RAFAEL, LTD.

REVISIONS:  
 APPROVED BY: J.L.  
 PLS. NO. 08121101  
 DATE: 02/14/2007  
 ENG. NO. 06121301 DMC  
 RE 1059

F. L. THOMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR,  
 DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE  
 ACCURATE AND CORRECT LOCATION OF THE SURVEYED  
 AND FOUND TO BE IN ACCORDANCE WITH THE DEEDS, MAPS,  
 AND RECORDS RELATIVE TO THE SURVEYED TRACT. THE  
 SHOWN THERE ARE NO ENCUMBRANCES, COMPLOTS OR  
 OTHER INTERESTS OF RECORD IN THE SURVEYED TRACT.  
 FURTHER, I HAVE BEEN ADVISED THAT THE TRACT AND  
 WITNESS MY HAND AND SEAL THIS 18TH DAY OF FEBRUARY, 2007.



F. L. THOMPSON, 6605 BOON LANE, TEXAS 76043  
 P. O. BOX 74, LANSING, TEXAS 76043  
 254-247-4615

CONCEPT DRAWING NO. 2  
9/13/2021

LLANO SURVEYING  
& MAPPING L.L.C.  
FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 716  
38501-0716  
San Antonio, TX 78202



Scale 1" = 500'



TEXAS STATE PARK ROAD NO. 4



494.07'	226.70'	156.23'
71.80'	148.00'	
143.16'		

CHANNEL EASEMENT  
120' 400' E.C.O.R.

17847022.2 Sq. Feet  
409.7113 Acres

ACCESS 1  
2.0668 Acres

ACCESS 2  
2.3172 Acres

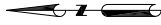
NEED TO MITIGATE STEEP EMBANKMENT?  
~ 182' ON YAWHIGH S.U.  
120' R-0-W 120/453 D.C.O.R.

APPROVED BY:	DATE:	DWG. NO.:
REVISIONS:	PROJECT:	SHT. NAME:
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR REFERRED TO FOR ANY SURVEY DOCUMENT.		



LAND PLANS

**LLANO SURVEYING & MAPPING, L.L.C.**  
FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 74, 8643  
Lubbock, TX 79416  
806-741-5610  
llanosurveying.com  
Firm Registration #: 10552-00



BEARING:  $N 76^{\circ}33'29'' E$  3871.25'  
SCALE: 1" = 3871.25'

BEARING:  $S 03^{\circ}57'14'' E$  1141.11'  
SCALE: 1" = 1141.11'

BEARING:  $N 13^{\circ}29'39'' W$  1059.50'  
SCALE: 1" = 1059.50'

SCALE: 1" = 1141.11'  
BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM  
TEAR SHEET INDICES  
DISTANCES ARE GRID  
C.S.F. = XXXXXXXXXXXX

PRELIMINARY

PRELIMINARY

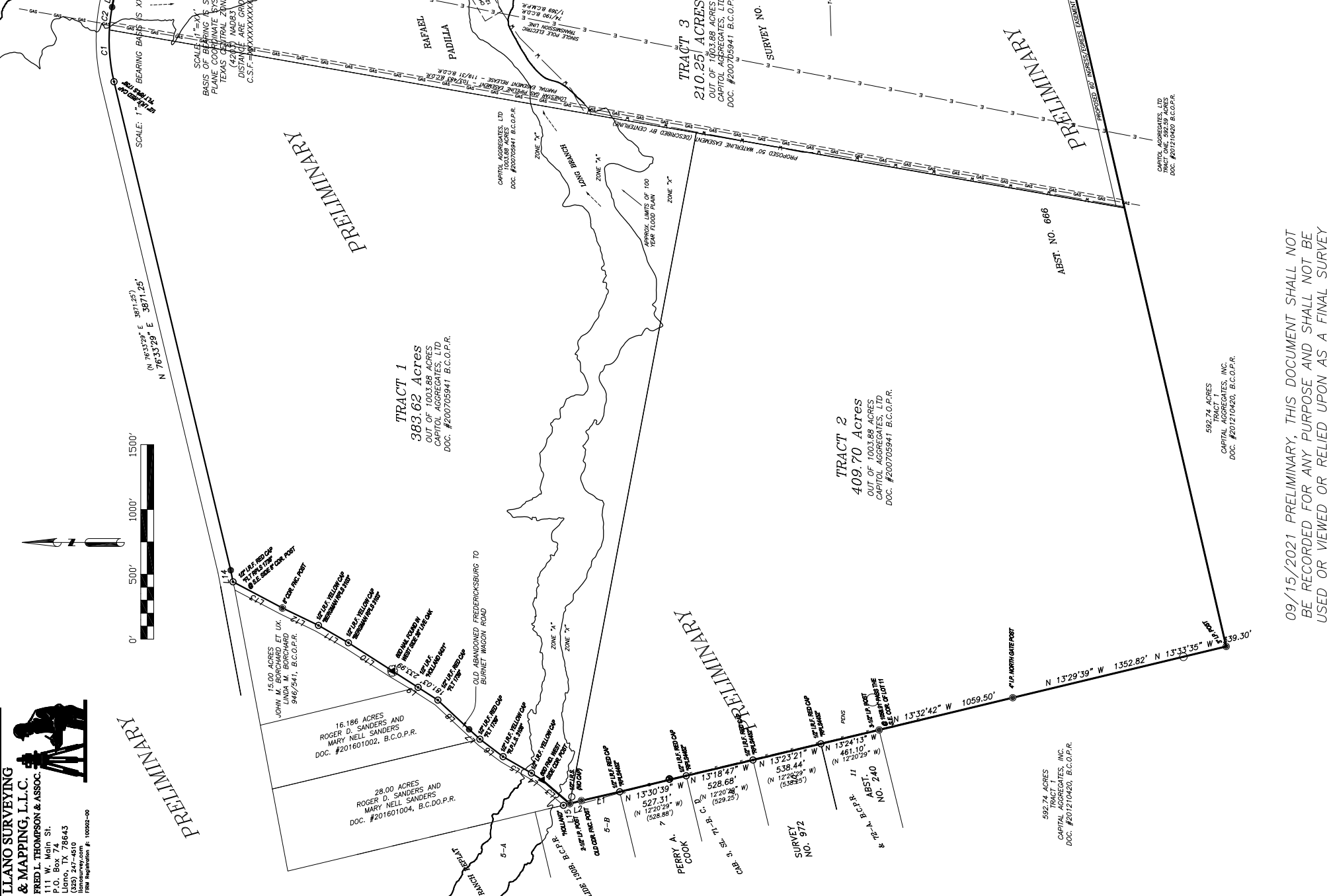
PRELIMINARY

PRELIMINARY

**TRACT 1**  
383.62 Acres  
OUT OF 1003.88 ACRES  
CAPITOL AGGREGATES, LTD  
DOC. #200705941 B.C.O.P.R.

**TRACT 3**  
210.25 ACRES  
OUT OF 1003.88 ACRES  
CAPITOL AGGREGATES, LTD  
DOC. #200705941 B.C.O.P.R.

**TRACT 2**  
409.70 Acres  
OUT OF 1003.88 ACRES  
CAPITOL AGGREGATES, LTD  
DOC. #200705941 B.C.O.P.R.



592.74 ACRES  
TRACT 1  
CAPITOL AGGREGATES, INC.  
DOC. #201210420 B.C.O.P.R.

592.74 ACRES  
TRACT 1  
CAPITOL AGGREGATES, INC.  
DOC. #201210420 B.C.O.P.R.

592.74 ACRES  
TRACT 1  
CAPITOL AGGREGATES, INC.  
DOC. #201210420 B.C.O.P.R.

592.74 ACRES  
TRACT 3  
CAPITOL AGGREGATES, LTD  
DOC. #201210420 B.C.O.P.R.

592.74 ACRES  
TRACT 3  
CAPITOL AGGREGATES, LTD  
DOC. #201210420 B.C.O.P.R.

09/15/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Park Road 4

US Hwy 281

# PHOTOS

\*Outlines do not exactly reflect property line



US Hwy 281

Park Road 4

# PHOTOS - PANORAMA

\*Outlines do not exactly reflect property line











## Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Sales Agent/ Associate's Name	License No.	Email	Phone