

Andi's Cabin



a quiet place to reconnect--
with nature, with each other, and with yourself

Red Bluff Guest Ranch



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Welcome

Welcome to Andi's Cabin.

We're so glad you're here.

This little corner of the ranch was created to offer something increasingly rare—quiet, space, and the chance to slow down. Whether you're here for the river, the wildlife, or simply a change of pace, we hope your time feels both restful and memorable.

If there's anything you need during your stay, don't hesitate to reach out. We live on the property and are happy to help.

Enjoy the ranch,
Karen & John

Red Bluff Guest Ranch



Quick Start

Front door code:

7777+ lock icon (to lock, just push lock icon)

Network/Wi-Fi--Starlink

Password: none needed

Cell Service service varies by carrier and may be limited. Wi-Fi calling is recommended.

Check-out time--11:00 AM

Need something? Text or call

Karen 903-521-2793

John 903-521-6433

Red Bluff Guest Ranch



Quick Start, cont.

Before you leave:

Place used towels in white plastic hamper

Take out trash

Check for personal items

Lock door

Arrival

Please call or text as you pass through Lometa or San Saba so we can meet you at the gate and guide you to your lodging.

Important:

- Nearest gas and groceries are 10 miles away
- Children must be supervised outside fenced yard
- Gates marked “Keep Gate Closed” must be secured as soon as you pass through

Red Bluff Guest Ranch



Contact & Emergency

Hosts

For needs or concerns, please contact us between 7 a.m. and 7 p.m. For emergencies, we are available 24/7 unless we are away from the ranch.

Karen 903-521-2793

John. 903-521-6433

Emergency Numbers

Ambulance

Dial 911

Emergency Room

Advent Rollins Brook Hospital

608 N. Key Avenue, Lampasas

Take 190 east all the way to Lampasas; ER is on the right as you enter town.

:

Red Bluff Guest Ranch



Contact & Emergency, cont.

Police Department--Lometa Police

Dial 911 for emergencies

Department phone 523-564-3329

Fire Department--Lometa Volunteer Firemen

512-752-3331



Check-in & Check-out

Check-In

Check-in time begins at 4:00 p.m.

You may arrive any time after 4:00 unless otherwise arranged

Check-Out

Check-out time is 11:00 AM

Before you leave, please

Place used towels in plastic hamper

Place trash in outdoor can. Leave glass, metal, etc. inside

Lock doors

If you need a little extra time, just ask—we'll accommodate when possible

Red Bluff Guest Ranch



House Guidelines

Fire Safety (Very Important)

- This is a high fire-risk area, especially during dry months
- We are served by a volunteer fire department located 10 miles away
- No vaping or smoking indoors or anywhere on the property
- Exception: A standing ashtray is provided on the front porch
- Never leave any fire unattended
- Ensure all fires are completely extinguished



House Guidelines, cont.

Gates

- Gates marked “Keep Gate Closed” must be secured immediately after passing through
The wellbeing of our animals depends on it

General

- Please report any damage or concerns right away
- Children under 15 must be supervised outdoors
- Respect the quiet and natural setting



Ranch Life

This is an active wildlife ranch, and part of the experience is sharing the space with animals and nature

You may see deer, birds, and other wildlife throughout the property

The ranch is very dark at night—perfect for stargazing

A spotlight flashlight is provided for use after dark
Please be mindful when walking outside at night and aware of uneven terrain

The river is accessible but requires caution.
Conditions can change, and all river activity should be supervised. The metal shed has life jackets for your use.

Red Bluff Guest Ranch



Using the Cabin

Heating & Cooling (Split Unit)

The cabin is heated and cooled using the remote control for the wall-mounted unit.

- To adjust the temperature, simply use the up and down arrows
- This is the easiest and best way to keep the cabin comfortable
- Other buttons control advanced settings (such as timers, modes, and temperature units) and are not needed for normal use
- If the settings are changed, it can be difficult to return the system to standard operation
- For best results, please use only the temperature arrows



Using the Cabin, cont.

Ceiling Fans & Lights

Operated by remote controls, one in the main room, one in the bedroom

Kitchen & Stove

The cabin has a gas stove

Turn knob and ignite according to standard gas operation

Ensure burners are fully off after use

Septic System

Our ranch is on a septic system. Please flush only toilet paper.

Washer & Dryer

Located in the laundry area

Please use only standard laundry detergent

Do not overload

Red Bluff Guest Ranch



Using the Cabin, cont.

TV and Internet Usage

TV should be connected automatically when you turn on the TV. If not, go to Settings → Network/Internet and select Starlink

No password is required

If the remote is unresponsive, extra batteries are available on the vanity

Please note: The Starlink connection is intended for streaming and general use only. High-bandwidth activities can reduce service quality for other guests

If you download or sign into any personal apps, please remove them before check-out



Hot Tub Guidelines

Please help us keep the hot tub clean and enjoyable for everyone:

General

- Rinse off before entering
- No soaps, lotions, or oils (these quickly affect water quality)
- No glass containers
- Replace and **latch cover** after use

Safety

- Not recommended for children under 5
- Children under 18 must be supervised by an adult at all times
- Exit immediately if you feel unwell.

If you notice anything unusual, please let us know.

Red Bluff Guest Ranch



Outdoor Fireplace

The outdoor fireplace is intended for relaxed, enjoyable fires.

- To start fires, use the treated pecan shells in the jar located near the hearth
- Keep fires moderate and controlled—not large or excessive
- Never leave a fire unattended
- Ensure the fire is completely extinguished before leaving the area
- Due to fire risk, please use extra caution during dry conditions



Food & Supplies

Grocery Stores

San Saba:

- Lowe's --1204 W. Wallace

Lampasas (28 miles from ranch):

- HEB--705 W. Key
- Walmart--1710 Central Texas Expy.

Convenience Stores

San Saba:

- Stripes--next to Lowe's
- 7-Eleven--1306 W. Wallace

Lometa:

- Valero--201 Fourth St.



Food & Supplies, cont.

Dining--a few favorites

San Saba:

- Napoli's Italian. 1 block off square check hours before going.
- Pecan House downtown. American fare open Thur-Sat. Upscale dining. Full bar
- Digg's--great steaks & southern cuisine open Thur-Sat. Dress casual. Full bar, dance floor
- Pepperbelly's. across from courthouse. Mexican. A favorite with locals
- Oliver's--counter service. Breakfast and lunch

Bend:

- General Store--a little bit Austin weird
Excellent mile high burgers and beer. Live music on weekends. Dance floor



Food & Supplies, cont.

Fast food--San Saba

- Sonic
- Dairy Queen
- Subway (inside Valero Convenience Store)

Fast food--Lampasas

- Sonic
- Dairy Queen
- Whataburger
- Mcdonald's
- Taco Bell
- Schlotzky's

Coffee Bar--San Saba

- Alamo Pecan House
- Oliver's

Red Bluff Guest Ranch



Waiver

By staying on the property, guests acknowledge that they are responsible for their own safety and that of everyone in their party and/or anyone on ranch property as a result of their stay.

Your booked reservation constitutes a legal and binding agreement to the terms of the attached Guest Release and Waiver. The document does not require your signature to be fully in effect.



Guest Release and Waiver

We are delighted to welcome you to our ranch with all its opportunities for new and exciting experiences. Like all experiences, ranch life comes with some inherent risks. Before your arrival, we require you to accept the terms of this Guest Release and Waiver, which is effective from the date and time you book our property through the date and time you remit your keys and are no longer on or near our premises

You represent that you are 25 years of age or older and will provide state or federal photo ID with DOB if asked to do so. If one or more persons in your party are minors, you acknowledge that you are solely responsible for the supervision of said minor(s) throughout the duration of your stay. You agree to the terms of the Guest Release and Waiver on their behalf. If you have booked on behalf of adult guests, you will ensure they also agree to this Guest Release and Waiver.

Assumption of Risks

You understand and acknowledge that all experience(s) associated with your booked vacation at Sloan Carpe Diem Ranch, LLC may have unforeseen hazards and may carry the risk of injury or illness, including but not necessarily limited to sickness, physical injury, property damage, disability, permanent paralysis, and death. You knowingly, voluntarily, and freely assume all risks, both known and unknown, associated with your stay, even if those risks arise from negligence or carelessness of the host(s) or others, or defects in equipment, premises, facilities, or otherwise, and assume full responsibility for participation in all experience(s).

Release and Waiver

You acknowledge and agree that:

- You have reasonably assessed the risks involved in your stay at property owned and/or managed by Sloan Carpe Diem Ranch, LLC and have made an informed and voluntary choice to participate.

- You alone, and not your host(s) or their assigns, are responsible for determining your fitness to participate in activities and your ability to fully understand any directions or warnings presented.

- You will not participate in any experience or activity when you have a physical, medical, or mental limitation or disability, or when you are aware or should reasonably be aware of factors that may limit or prevent your safe participation.

- You will act reasonably and responsibly and will comply with any provided and customary conditions, directions, and/or precautions for participation in any and all activities associated with your stay on our property. If you notice a hazard to yourself or your guests at any time, you will stop participating immediately and make certain guests follow suit.

You intend this Guest Release and Waiver to be a complete and unconditional release of all liability to the greatest extent allowed by law.

Indemnification

You agree that if, despite this Guest Release and Waiver, you or anyone on your behalf makes a claim against Sloan

Carpe Diem Ranch, LLC relating to your stay from the date/time of booking through departure, you will indemnify

and hold the host(s) harmless and exempt from any liability, demand, loss, damage, or costs which may be incurred as the result of such claim.

You affirm that you HAVE READ THIS GUEST RELEASE AND WAIVER AND FULLY UNDERSTAND THE ASSUMPTION OF RISK, RELEASE, WAIVER, AND CONSENT CONTAINED IN IT. YOU FURTHER UNDERSTAND THAT YOU HAVE GIVEN UP RIGHTS BY AGREEING TO THESE TERMS, AND HAVE DONE SO FREELY AND VOLUNTARILY AND WITHOUT INDUCEMENT.

*Signed _____

Date _____

*Your booked reservation constitutes a legal and binding agreement to the terms of the Guest Release and Waiver. The document does not require your signature to be fully in effect.