Wolfridge Road KILLEEN, TX 76549 | MLS# 5471967

\$1,995,000

544.5 Acres









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Coldewell Banker United

0 Wolfridge Road

KILLEEN, TX 76549

\$1,995,000 544.5 acres

Location

North on HWY 183, right on 138, left on 195, left at Briggs at flashing light where Community Baptist Church is, ranch about 1.5 miles on the right.

45 minutes to Austin. 15 minutes to Stillhouse Hollow Lake.

Water

Features strong creek with both ends residing on acreage. Potential to be dammed to form pond.

Land

There is a variety of topography, including rolling hills, and flat pasture. Excellent views. There is still a wealth of wooded area that serves as natural habitat for game such as deer and turkey. Roads have been cut into property that would serve as horseriding trails. Land is fully fenced on the perimeter.

Roads

A gravel road have been cut throughout the property.

Highlights

Beautiful ranch on 544 acres with pastures and rolling hills, just 45 minutes from downtown Austin. Strong creek on property, with ability to dam from both sides to form pond. Roads have been cut into property, with trails suitable for horseback riding. There is still a wealth of wooded area that provides a great habitat for deer and turkey, making this a potential hunting ranch. Very private and secluded. AG exemption with cattle. Location off Hwy 195 makes this also an ideal development opportunity.















10/20/06 1"= 400 MEL/JH No. of Lots: Design By: Sheet No.: Scale:)ate:

BELL COUNTY, TEXAS WARTIN RUMPFF SURVEY, A-693 C.C.&S.F.R.R. SURVEY, A-1144, SOKAEK' V-1521' JOHN CHEEN SOKAEK' V-323' 244 202 YCKES OUT OF THE F.N. MCBRYDE

(524) 256-3981 (554) 526-4351 2901 E. Stan Schlueter Loop Killeen, Texas 76542

& SURVEYING, LTD. KILLEEN ENCINEERING

BOUNDARY SURVEY

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said you being the Southwest corner of said Beamack Properties trost, the Northwest corner of a tract of Irad very very for Gyp. The plant and Irada Louise Tablach Manney as recorded 10 kmom 500 [p. 1296 655]; S. Doed Records, the Northwest corner of a tract of Irada or conveyation Plant her Robert Manney Tract as Dead Records, the Northwest corner of a tract of Irada or conveyation Plant her Robert Manney Tract as tract, for the Southwest corner of the herein described rate, the Southwest corner of said Killeen Stand & Cravel Tract, for the Southwest corner of the herein described rate, the

X 19°37'28" E 226.14' (Deed)

THENCE, with the North line of said Moore tract, the South line of said Killeen Sand & Gravel tract and the South line of the herein described tract, the following three (3) courses: 1)N 88° 49' 37" W, 796.47 thet (N'86° 53' 06" W, 797, 23' feet-Deed), to a 6" codar post found, 2)N 87" 07' 00" W, 351.58 thet (N'87" 07' 00" W, 551.58 feet-Deed), to a 8" codar post found, 3)S 78° 47' 45" W, 780.22 thet (S'78" 40' 30" W, 780.57 feet-Deed), to a 4" codar post found,

said yost being in the North line of said Moore tract, the Southeast corner of a tract of land conveyed to RAF Properties LAL, a corner in the South line of said Kilben Sand & Gravel tract, for a corner in the South line of the herein described tract,

THENCE, with the East line of said RAF Properties truet, the South line of said Killern Sand & Gravel and the South line of the herein described tract, the following two (2) courses:

1) N 25" 197 22" W, 695 96 feet (N 25" by 32" W, 693.79 feet-Deed), to a 2-38" fence post found, 2) N 08" 14 47" W, 2560.59 feet (N 68" 16' 19" W, 2550.56 feet-Deed), to a 1/2" iron rod found,

and rod being the Northeast corner of said RAF Properties truct, a corner in the South line of said Killeen Smd & Gravel tract, for a corner in the South line of the herein described tract; THENCIC, 8 69-29 56° W, 1922.75 feet (8 69-29 22" F/Deed, with the North line of said RAF Properties tract, the South line of stad Stulien Stand & Cirnwel tract, and the South line of the herein described tract, 10 a 50° iron rol found, stad rold behing in the North line of said RAF Properties tract, and a conner in the South line related Stand Stand & Gravel tract, for a conner in the South line of the herein described tract. THENCE, N 20° 30° 00° W, 948.81 fact (N 21° 11′ 55° W; 931.75 jaue.Dezg), with the South line of said SKillere Said & Gravel tenct, and the South line of the herein described tract, to a 1.12° iron roof found, said rod described socrater in the South line of said Killeon Sand & Gravel tract, for a corner in the South line of the herein described tract,

THENGE, S. 69° 31' (65° W, 595. Se feet (S. 69° 27.21' W, 100.00 feet-Deed), with the South line of said Californe Stand, & Gravel tract, and the South line of the breneth described tract, to a 2.340" fearer post found in the East margin of said Wolfridge Road, said post being the Southwest corner of said Killeen Sand & Gravel tract, for the Southwest corner of the brenith described tract.

CHENCE, with the East margin of said Wolfridge Road, the West line of said Killeen Sand & Gravel tract is the West line of the herein described tract, the following three (3) courses:

o the PLACE OF BEGINNING, containing 544,502 acres of land, more or

Benmack Properties Ltd. 3617/756

N 87°07'00" W 351.98' (Deed)

S 78°47'45" W 780.22' (Meas.) 5 78'4630" W-780.57 (Deed)

THENCE, with the West line of said River Eddge Zanchi Replat, the West line of River Ridge Ranch, Section Chindred, Ciddle 173-4, R. (L.), said His Recoving, the Witten of a tent of Iland conveyed to Denamed. Properties Lid., Volume 3617, Page 756, said Doed Recovid, the Elast line of said Killeen Sand & Grevel tred and the East line of the hortest described test, the following seven (T) courses:

1) St (95 or 22, 1319, 95 or 21, 1519, 95 or 21, 1519, 95 or 25 or

RIVER RIDGE RANCH REPLAT (Cabinet C, Slide 180-A,B,C)

N 102,250, E. 4381.90 (Mease) KENNETH L. SCHAUB AND TERESA J. SCHAUB 4323/635

6" CEDAR PST PND

Wire Field Fence (BOW VARIES) MOLFRIDGE ROAD

N 08°18'48" W 716.43' (Meas.)

Benmack Properties Ltd. 3617/756 S 00°42'50" E - 2078.23" (Meas.) s 00°44'14" E - 2077.26" (Meas.)

No Deed Info Fnd

N 08°14'47" W - 2560.59' (Meas.)