



★ **BELL RANCH** ★



SECLUDED COUNTRY LIVING IN GATED COMMUNITY
Lampasas, Burnet County, Texas • 10± Acres • \$125,000





OVERVIEW

The best of both worlds... 10 acres, secluded, quiet country living yet the security that comes with a gated community. Moderate restrictions to protect your investment. AG Exemption in place so property taxes are minimal. About 80% tree covered with old large virgin cedars with nice oaks sprinkled in throughout. Long views are already established from one proposed building site but with additional clearing one can uncover more panoramic views with each tree removed. The potential is there, just needing attention. Or, leave it to nature and enjoy the feeling of solitude. Backs up to a very large high fenced ranch which makes it seem even more remote though it's only a few short miles the either Burnet or Lampasas and all the amenities one could ask for. Contact Greg Collins at 512-525-1851 for more information.

Directions: From Burnet, North on Hwy 281 10 miles, on mile then left on CR 109, then 2.5 miles right on CR 108. Entrance on the Left. Take Blackbuck Ridge Dr 2.3 miles, .4 miles, then right on Impala Lane to Addax Court.

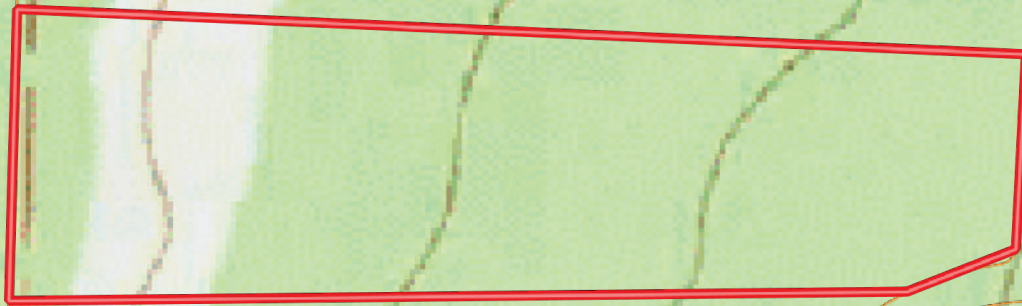
AREA MAP



AERIAL MAP



TOPOGRAPHICAL MAP



1517

★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.



★ GREG COLLINS ★



Greg Collins grew up in Central Texas on a large operation and has lifetime ranching experience with farm and ranch land, horses, cattle, sheep, goats, wildlife and hunting, also small grains, hay, pecan production, and brush control.

Greg's broad, extensive experience is based on 15 years as a sales consultant in the pecan equipment business covering most of the southern U.S. for Nut Hustler, Inc.; 7 years as a livestock/wildlife nutrition and range sales consultant for Moorman's, Inc. covering central and west Texas, and 10 years procuring, adding value to, marketing and selling ranches for Creekside Rural Investments covering Texas, and parts of Louisiana, Oklahoma, New Mexico, and Colorado.

Greg has held a Texas Real Estate Sales License since 1990 and he has gained a reputation for honesty, integrity, focus, and attention to fiduciary duty, which has helped him develop strong relationships with brokers/agents, investors, developers, and those individual elite clientele looking for specialty property.

EMAIL GREG AT: GREG@TXRANCHBROKERS.COM
CALL GREG AT: 512-525-1851



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

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TXRANCHBROKERS.COM



DISCLAIMER

The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>



Information About Brokerage Services

11/2/2015

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' 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.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	(830)940-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
	<i>202616</i>	<i>01-25-19</i>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TAR-2501

Circle C Ranch Sales, P.O. Box 1338 Burnet TX 78611
John Colvin

Information available at www.trec.texas.gov
IABS 1-0 Date

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Joe and Wanda

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