



★ M&M CREEKSIDE HILL COUNTRY RETREAT ★



LOCATION, VIEWS, LARGE HOME - IT'S PARADISE!

Lampasas, Lampasas County, Texas • 20.08 Acres • \$725,000



512-756-7718 / INFO@TXRANCHBROKERS.COM / TXRANCHBROKERS.COM



OVERVIEW

Paradise found! Entering the south gate of M&M Creekside Hill Country Retreat is like leaving a crowded world behind. Cedar-lined hillsides descend to open pasture lands sprinkled with mature oaks and several other species of native trees growing along the over 1600 ft. of vibrant, spring-fed Sulfur Creek. This creek is the source of inspiration and rejuvenation, which is no surprise given the fact that Lampasas was settled in the mid-1800's for the curative power of its springs. The creek runs year-round and features waterfalls and several deep pools - perfect for swimming, tubing, fishing, skipping rocks, or just sitting under a tree and watching a leaf make its lazy way down stream.





THE HOME

This idyllic home currently serves its owners as a popular vacation rental property. A sprawling 3500+ square foot, split level home that features 5 bedrooms and 3.5 baths on two floors. Four of the five bedrooms offer private french-door access to the rear patio and deck that overlook the private pool and creek below. The two stories ease access for those who may be physically challenged, as the entry is the 1st floor main level with kitchen, family room, and two bedrooms, with a stairway leading downward to a basement level with three additional bedrooms and game room. Being split level in design, the back of the lower floor opens also at ground level where the pool and patio are located.





The open kitchen includes a big breakfast area and beamed ceiling. The main floor living features a fireplace and wraparound deck looking directly onto the creek and across the property's pasture lands. The master bedroom includes an entrance to the deck and its own private full bath. A 2nd bedroom on the main floor also has access to a 2nd full bath. The main level also features a large utility room with washer/dryer and half bath. The basement floor includes a large game room with a 2nd fireplace, 3 large bedrooms, a full bath, and a full wet bar and microwave. The game room has french doors leading to a stone patio with BBQ area and a beautiful pool overlooking Sulfur Creek. The entire property is gated and fully fenced, lending to the privacy that's expected in the Texas Hill Country.







Located in Lampasas, TX, this Texas Hill Country gem is about 45 miles northwest of Austin, 170 miles south of Dallas, and 115 miles north of San Antonio. While secluded on County Road 3010, Creekside Place is only minutes from Highways 190, 183, and 281 and only 2 miles away from a full- service Walmart w/ grocery. The tourist-friendly town square of Lampasas is easily walkable, sprinkled with local shops and the kind of country cookin' restaurants that have faithfully served the town's lifelong residents. Hancock Park Golf Course offers 18 holes of scenic fairways and greens that interplay with the hills and creek on which Lampasas was founded. Lampasas also features several local wineries you may be interested in touring: Pillar Bluff (www.pillarbluff.com) and Texas Legato (www.texaslegato.com) to mention a few. Bring a bottle back from one of these local vineyards and enjoy a glass of wine from the balcony as the sun sets on a scenic hill country horizon.





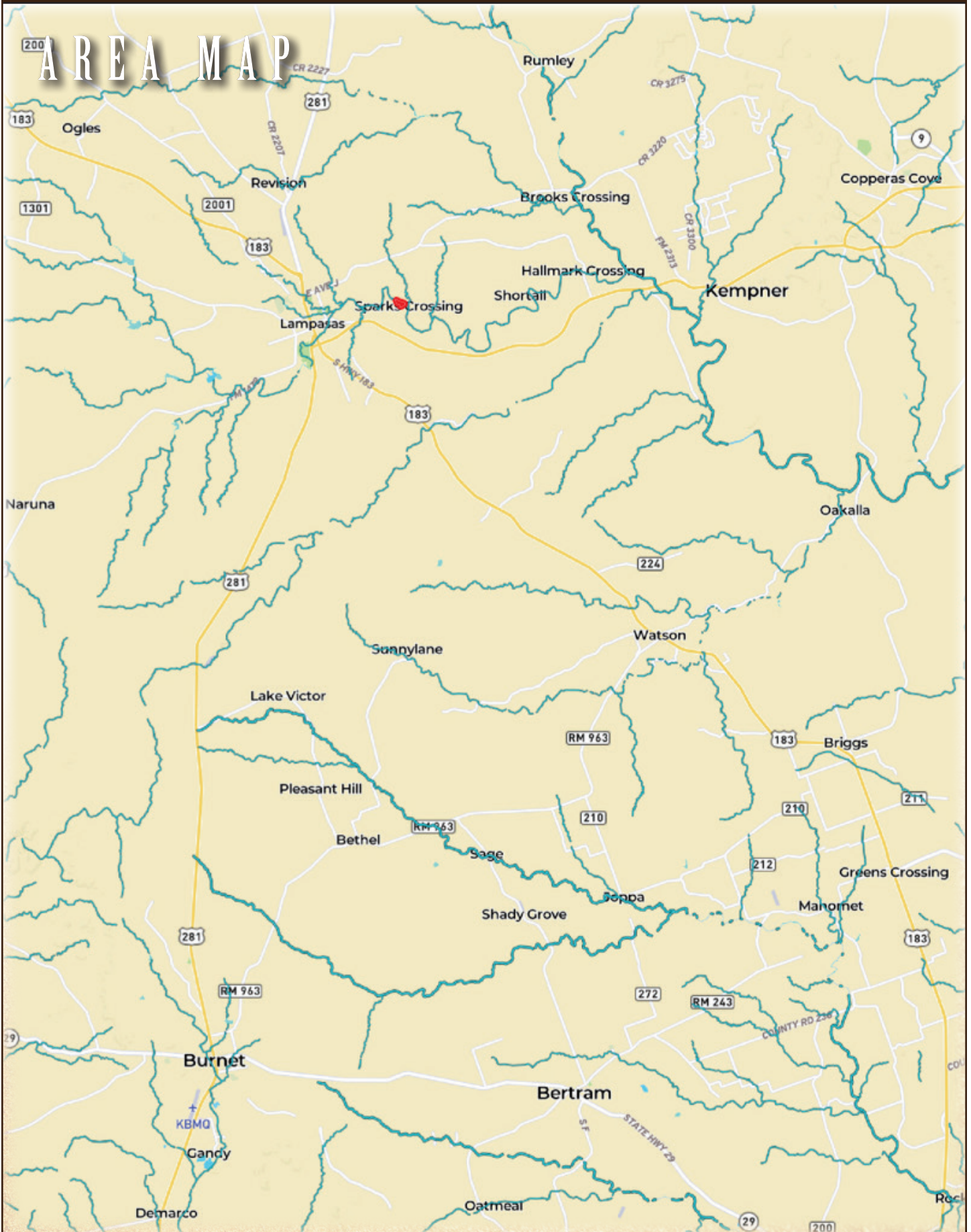
LOCATION

It doesn't take long to access many of the hill country's outdoor and entertainment assets from the Creekside Place central location. An hour's drive west takes you to Colorado Bend State Park. Lake Buchanan is also a similarly short drive to the southwest, and Inks Lake State Park is only 40 minutes from the front door. More golf options await in nearby Copperas Cove (Copperas Cove Golf Course) and Burnet (Delaware Springs Golf Course). Then there is Austin. Depart Creekside Place in the late afternoon and you'll arrive in central Austin in just over an hour, ready to savor the dining and music delights of 6th Street, or to join 98,000 of your closest friends at a primetime Texas Longhorns football game.

So, if you are looking for an exciting investment opportunity, or a hill country getaway and family legacy property, Creekside Place awaits your arrival! Call and schedule your private showing today.



AREA MAP



AERIAL MAP



TOPOGRAPHICAL MAP



★ 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.



★ DREW COLVIN ★



Drew Colvin is a Director and Partner of Texas Ranch Brokers LLC.

Drew was founder of Circle C Properties, a successful real estate company specializing in ranches, land, wildlife and commercial real estate investment properties. A native Texan raised in a ranching community, Drew combines his experience in executive management with his expertise in real estate brokerage throughout Texas and Northern Mexico.

Drew's experience was originally built on 20 years of experience as senior management for several distinguished international insurance brokerage firms whose clientele consisted of Fortune 100 multinationals in the international oil and gas sector.

Building upon this experience and lessons learned, in 2003 Drew and his wife Susan established Circle C Ranch Sales to serve a specialized and select clientele with an exceptional level of personal service, integrity, experience and professionalism.

**EMAIL DREW AT: DREW@TXRANCHBROKERS.COM
CALL DREW AT: 512-755-2078**

★ MIKE BACON ★



Mike Bacon is a Director and Partner/Broker of Texas Ranch Brokers LLC.

Mike established Bacon Investments, Inc. in 1984, whose primary focus was Hill Country and Central Texas land. Mike has enjoyed a great relationship with clients and fellow Brokers over 32+ years.

Mike strives to provide the highest level of service to Buyers, Sellers, and Brokers/Agents. His clientele includes executives, investors, developers, and families looking to purchase “Legacy” ranches for generational enjoyment.

Mike genuinely cares about the people he works with and values the friendships made during his career in land sales. He has a good working relationship with fellow brokers/agents in all parts of Texas. Integrity, loyalty, longevity, knowledge, and confidentiality are the hallmarks of his service. Repeat Buyers, Sellers, and referrals make up a large portion of Mike’s business.

**EMAIL MIKE AT: MIKE@TXRANCHBROKERS.COM
CALL MIKE AT: 512-940-8800**



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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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.

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

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