

BRIGGS RANCH



168± Acres Bell County
11362 Briggs Rd, Killeen, Texas

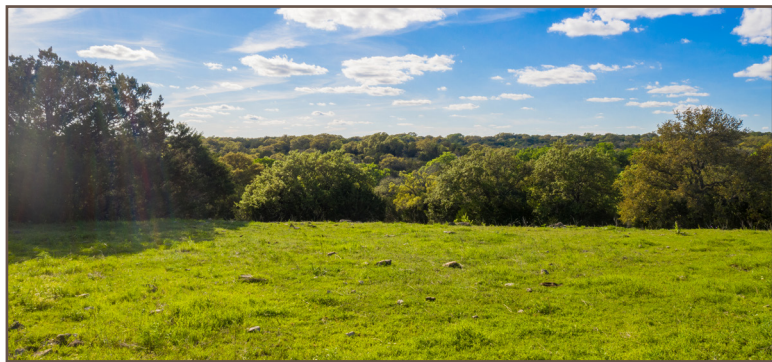
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DESCRIPTION

Nestled in the southwestern portion of Bell County lies a 168±acre ranch ready for its new owner. Build your dream home on a hunting ranch, raise livestock or exotics, or establish a community near the Killeen – Temple – Fort Hood metropolitan area. With mature oak trees, water, and fencing on all sides, this property is great for wildlife. Add in the road frontage, electricity in place, absence of zoning, and a prime location, and this property is well suited for building the retreat of your dreams.



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IMPROVEMENTS

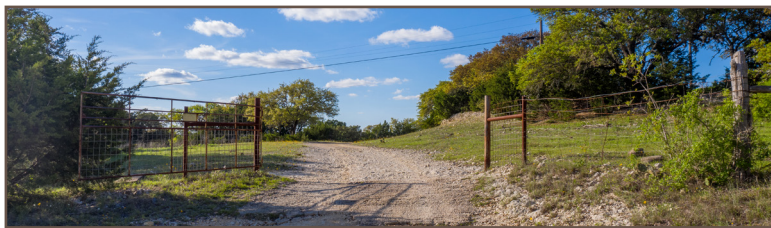
The property is perimeter fenced on all sides with a mixture of barbed wire and electric fence. Portions of the property are cross fenced. The land is currently under a grazing lease for a herd of Corriente cattle, and the property has been leased for whitetail deer hunting in the past.

ACCESS

The property fronts Briggs Road for approximately 155± feet and Iduma Trail for 50± feet. The property is accessed by a gate on Briggs Road, but another point of entry could be established off Iduma Trail (east of the property).

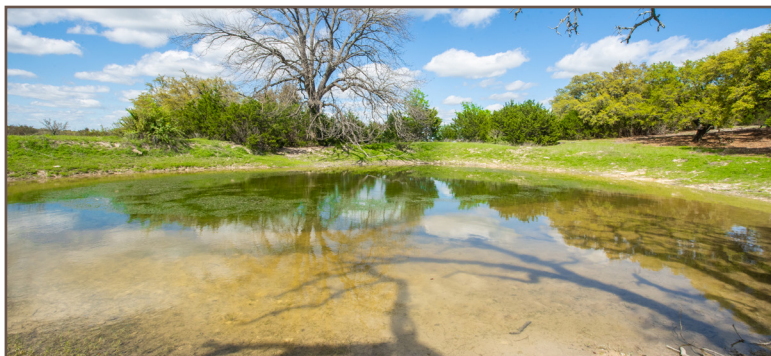
UTILITIES

Electricity is provided to the property through Bartlett Electric Co-Op, with a meter on the property. The area does not receive wastewater services so a private septic would need to be installed if a residence is to be built.



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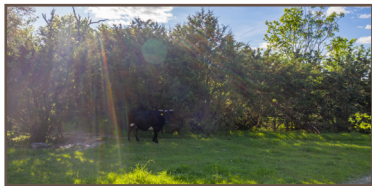


WATER

The property is situated in the northern portion of the Trinity Aquifer system. A 0.2-± acre tank sits on the southeastern portion of the property, while Bennett Branch, a wet-weather creek, runs through the central portion of the property. The property has a functioning water well near the tank at the front of the property. The drill date and GPM yield are unknown. However, the property is surrounded by several water wells ranging from 510 feet - 635± feet in depth with variable yields from 5 - 16± GPM, which are tapped into the water table that ranges from 379 feet - 450± feet in depth.

WILDLIFE

The property harbors populations of whitetail deer, Rio Grande turkey, wild hogs, coyotes, foxes, and other wildlife.



VEGETATION/TERRAIN

153± acres is Tarrant-Purves association soil with 5 - 10± percent slopes. 15± acres is Lewisville silty clay with 1 - 3± percent slopes and is suitable for intense grazing and intense cultivation. Live oaks and cedars are scattered throughout the property in varying densities. Topography ranges from 846 ft. - 968± ft. above sea level. The region receives an average rainfall of 32.83± inches per year. A 0.5-± acre section of the FEMA designated Zone A floodplain from the Lampasas River sits on the SE portion near Iduma Trail. The remainder of the property is not situated in a FEMA designated floodplain.

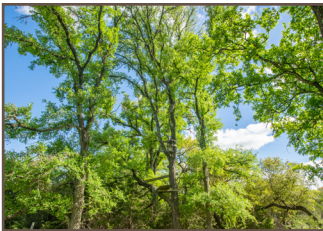


ZONING

The property is located in the Killeen ETJ in rural unincorporated Bell County. Thus, there are no building permits, building codes, or zoning requirements necessary for compliance when building within the unincorporated area of Bell County.

TAXES

The entirety of the property is currently appraised under the 1-d-1 open space agricultural valuation method. \$363± (2019).



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168± ACRES BRIGGS RANCH BELL CO 11362 BRIGGS ROAD, KILLEEN, TEXAS

The property is situated just 1.3± miles west of TX-195 and 15± miles south of Killeen, TX. Dana Peak Park on Stillhouse Hollow Lake is only 19± miles northeast of the property. Downtown Austin is a quick 55-mile drive south via TX-195 and I-35. The property is in Killeen ISD.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

Half of the owned mineral rights will convey with the sale of the property.

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DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

MAP

[Click here to view map](#)

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