



★ KINCHELO CREEK RANCH ★

Diverse and Beautiful Location

Lometa, Lampasas County, Texas • 362.15 Acres • \$1,299,000



The Kinchelo Creek Ranch

The Kinchelo Creek Ranch is located on CR 2109, around 20 minutes NW of Lampasas, about an hour from Cedar Park/Leander, and 1.5 hours from central Austin. The best way to describe the 362.15 acres is that it has a lot of character. The diversity in topography makes the ranch feel much larger than it is and there is something new around every corner. There is over 200 feet of elevation change, ranging from 1,440 ft. to 1,220 ft. The hilltops provide big time views and there are home sites that will have almost a 360-degree panoramic view. There are several draws that are potential sites for ponds or a lake. Clear-flowing Kinchelo Creek meanders through the property and there are small waterfalls and fern covered banks in several locations. In addition to the 1,700+/- feet of Kinchelo Creek, there is 5,000+/- feet of a feeder creek that was still flowing after the dry summer. The creek is ideal to impound a series of ponds or a lake. In addition to the creeks there are four small ponds. There is good tree cover consisting of cedar, live oak, elm, and mesquite. A well provides water for the hunter's camp. Game includes deer, turkey, dove, hogs, and varmints.

If you are looking for a great hunting/recreation ranch, a place to build a home, or a legacy ranch to be enjoyed by your family for generations, the Kinchelo Creek Ranch is worth a look. Shown by appointment only: call Mike Bacon at 512-940-8800 or Drew Colvin at 512-755-2078.

www.TXRanchBrokers.com



FEATURES

LAND

- 360 Degree Panoramic Views - Ideal Areas for Home sites
- Diverse Topography
- Kinchelo Creek
- 1 Feeder Creek
- 4 Small Ponds
- Windmill with Water Storage
- Barbed Wire Fencing for Cattle
- Good Tree Cover for the Hunter

GAME

- Deer
- Turkey
- Hog
- Varmints

TREES

- Live Oak
- Cedar
- Elm
- Mesquites

AG EXEMPTION

- Yes

TAXES

- 2019 = \$597.41



Windmill with Water Storage



Many Great Locations for Home Sites



Pond



Pastureland with Tree Cover

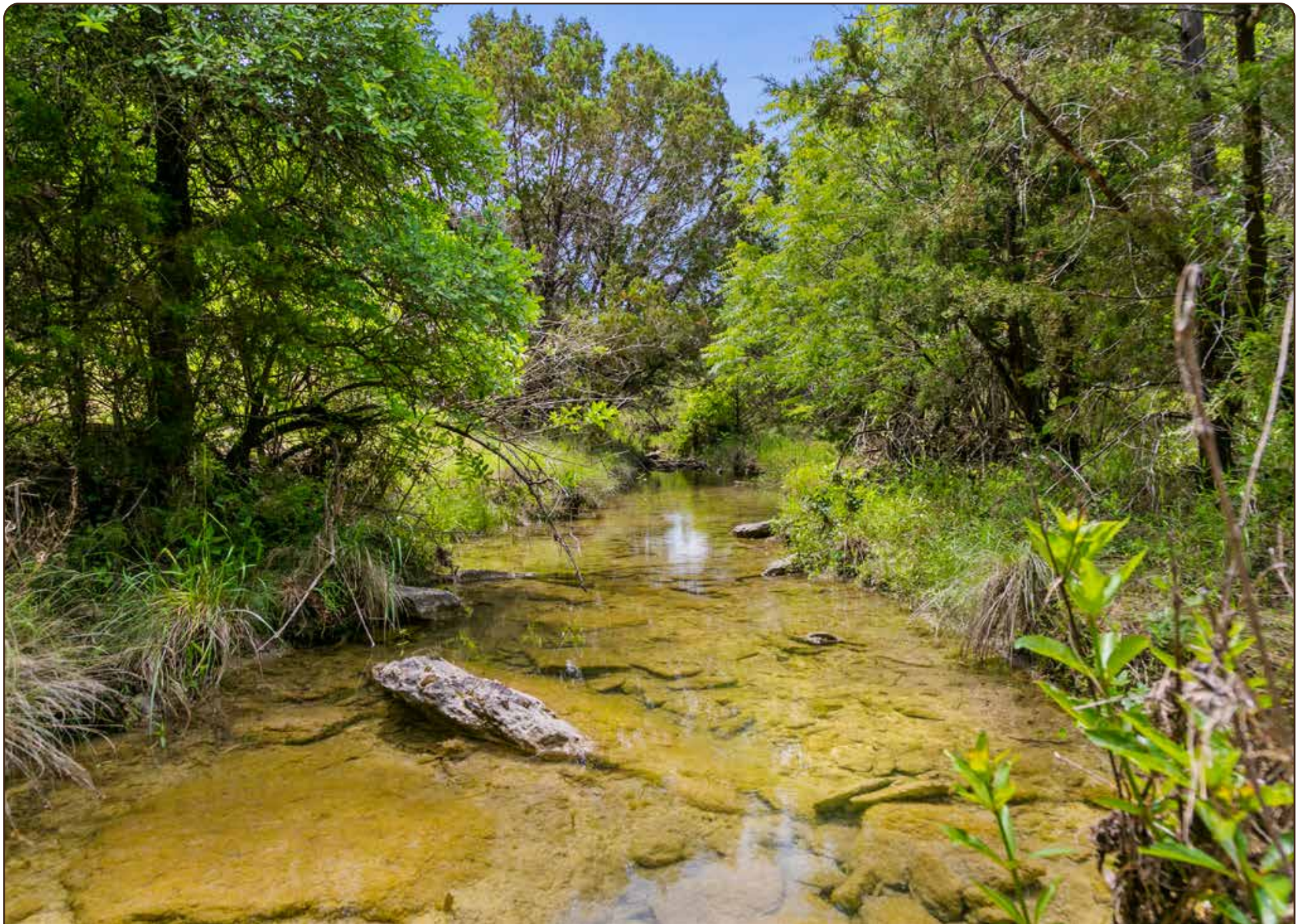


Pond





Ideal Ranch for Hunters



Kinchelo Creek



Kinchelo Creek



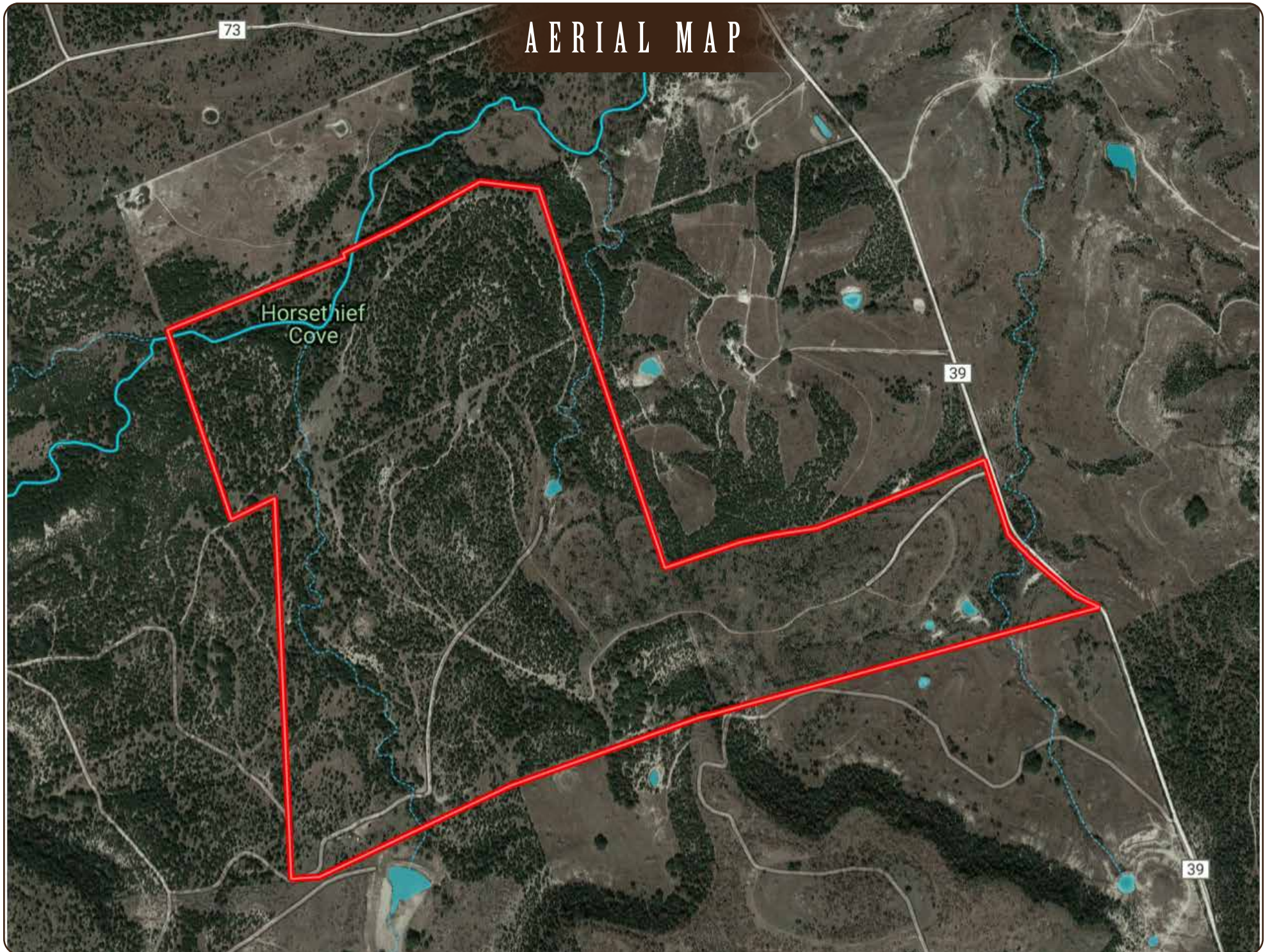


Great Deer, Turkey, Dove, Hog and Varmint Hunting

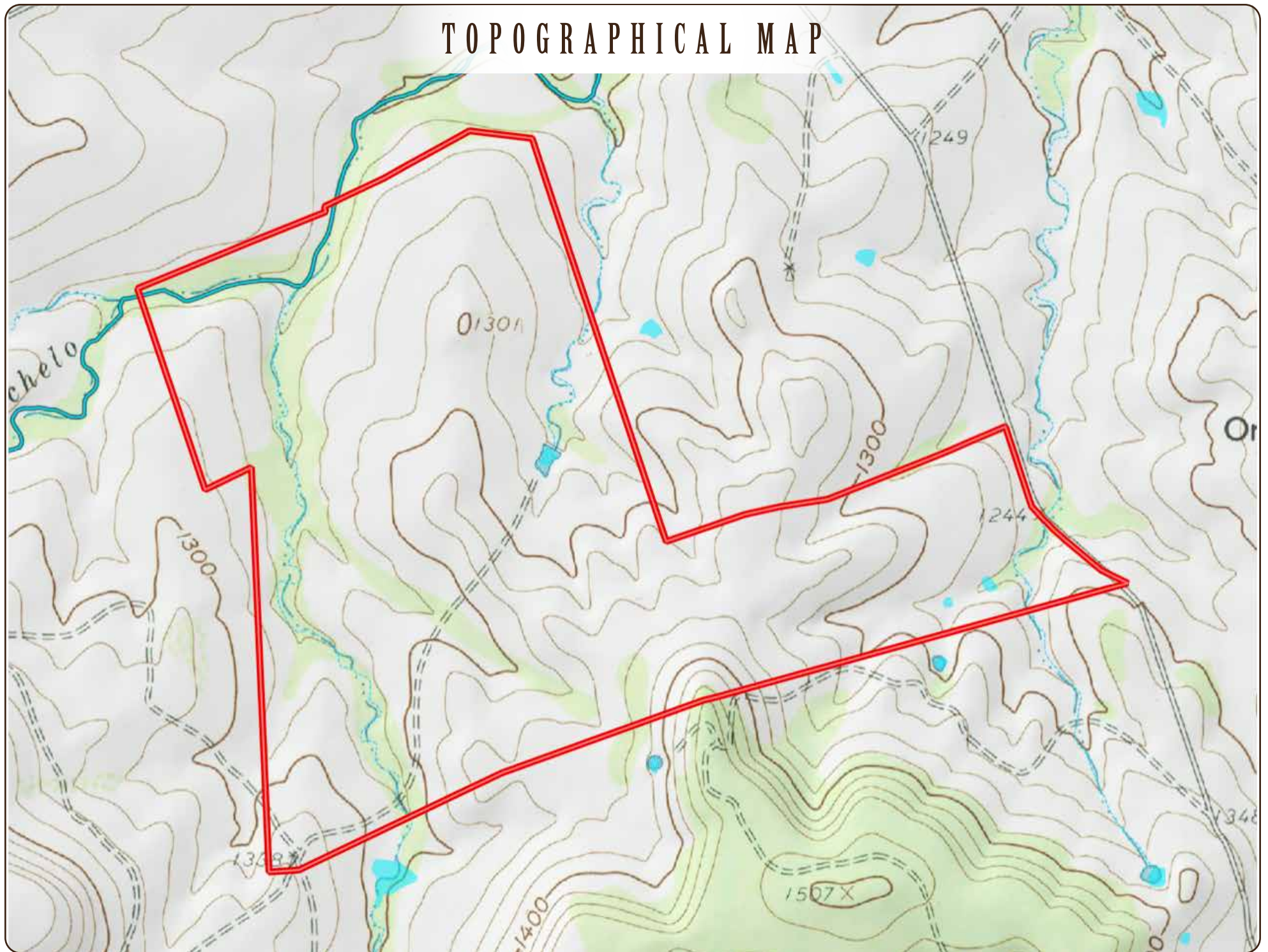


Kinchelo Creek

AERIAL MAP



TOPOGRAPHICAL MAP



This is a detailed map of Central Texas, showing major highways, cities, and geographical features. The map includes labels for cities such as Waco, Killeen, Temple, Belton, Georgetown, Round Rock, and Austin. It also shows major roads like I-35, I-10, and I-20. A red square highlights a specific area in the western part of the map, near the border of Colorado and Texas.



Information About Brokerage Services

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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Ranch Brokers LLC, P.O. Box 1338 Barnett, TX 78611

Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

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INFO ON



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