



★ HIDDEN HOLLOW RANCH ★

Beautiful Area for Ranching, Hunting or Building Your Dream Home

000 CR 2200, Lampasas, Lampasas County, Texas • 301± Acres • \$895,000



The Hidden Hollow Ranch is Diverse and Beautiful

Less than \$3,000 per acre; one hour from Austin! The Hidden Hollow Ranch is an outstanding ranch that is conveniently located around 15 minutes from Lampasas and about 1 hour from Austin. The Lampasas airport is a short 10-minute drive from the gate. The property fronts paved CR 2200, but has a feeling of seclusion with the majority of the land sitting back from the road and surrounded by large ranches.

The land is gently rolling yet has over 100 ft. of elevation change. There are long views from several locations. The majority of the land has heavy tree cover, but there is an old terraced field of about 40 acres that would be ideal for coastal, food plots, or sunflowers. There are 3 ponds, with the largest still having water in the current extended dry period. Below the ponds is a deep draw that would be a possible lake site. There are good interior and perimeter roads on the ranch and there is electricity on the property. Nearby wells average 15± GPM and typically the depth of the wells in the area are 350 - 450 feet. Hidden Hollow was part of a 2,000+ acre ranch that has not been hunted in several years. If you need more land the neighboring 600+ acres can be purchased. The Seller will place some modest restrictions on the property.

If you are looking for a great recreational, hunting ranch, or home place, the Hidden Hollow Ranch is worth a look.

www.TXRanchBrokers.com



LAND

- 301± Gently Rolling Acres
- 10 from Lampasas Airport
- Barbed Wired Fenced
- Heavy Tree Cover
- 40 old terraced field ideal for costal, food plots or sunflowers
- 2 small Ponds
- 1 Large Pond
- Electric Available
- Ideal for recreational, hunting, or home site.
- Modest Restrictions



Large Pond



Large Pond



Great Tree Cover for Hunting



Diverse Topography with Great Roads Through Ranch



Aerial View of Small Pond



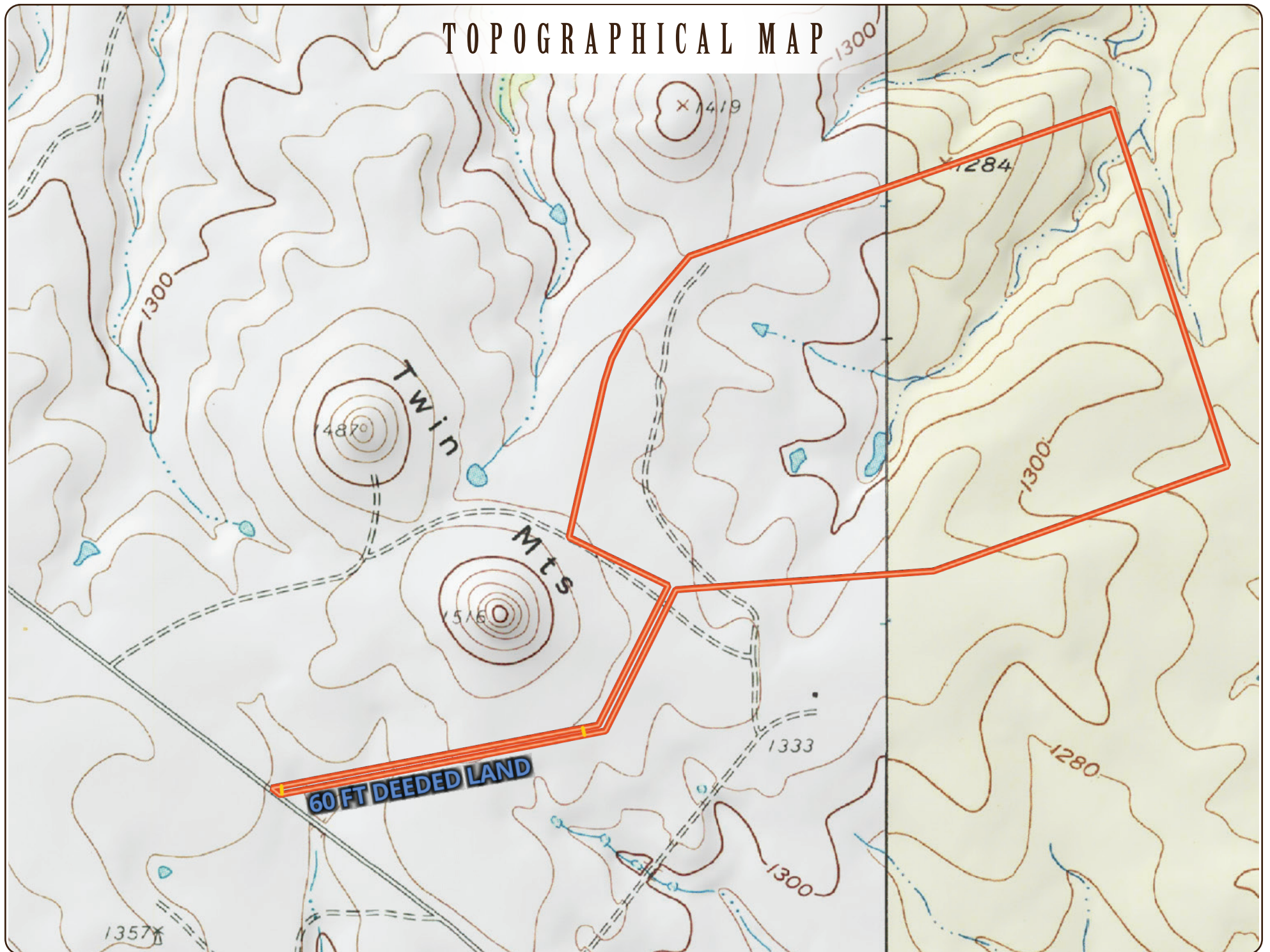




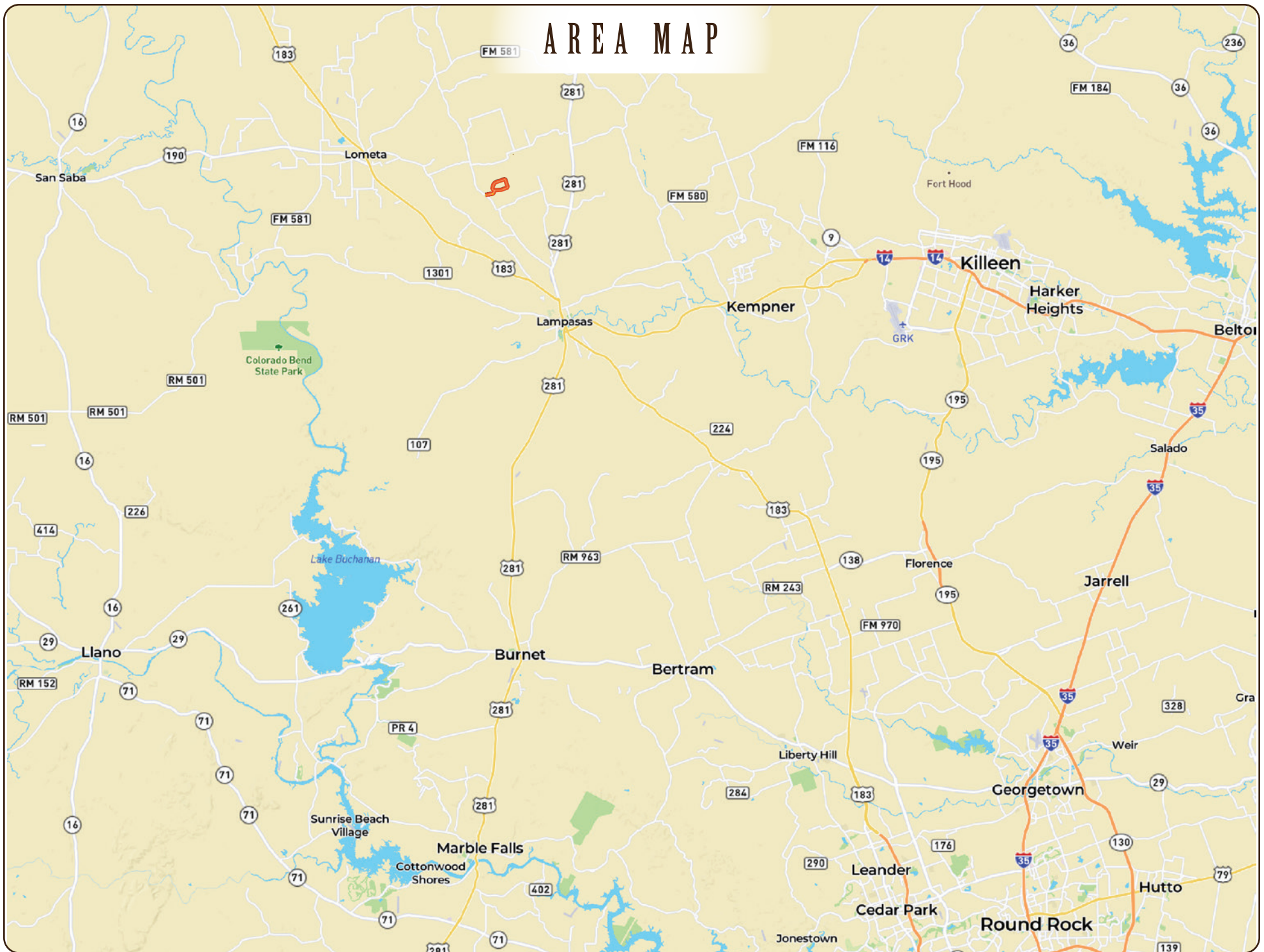
AERIAL MAP



TOPOGRAPHICAL MAP



AREA MAP





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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Regulated by the Texas Real Estate Commission

TXR-2501

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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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