



RAYBERRY RANCH

TBD FM 439, Killeen, TX

101.3 Acres

\$1,249,950



PAVED FRONTAGE

MATURE OAKS

PASTURES

CONVENIENT LOCATION

The Rayberry Ranch is a potential country homestead nestled between Killeen, Harker Heights, Nolanville, and Ft. Hood. Come build your dream home in the country while having all the conveniences of city life less than 15 minutes away. The location of this 101-acre tract being directly adjacent to the city limits of Killeen and the FM 439 frontage combine to give this property good investment potential as well.

This 101-acre property comprised of two different habitats, Oak-Juniper Woodlands and fallow pastures. There are two ponds, one being approximately $\frac{1}{2}$ acre and the other approximately $\frac{1}{5}$ acre. Both ponds hold water sufficiently to supply year-round water to the owner's livestock and other native wildlife. The owners also report a healthy deer population which have been seen on every visit. Ample numbers of both White-Wing and Mourning doves have also been observed.

At the FM frontage is a 2495sq. ft. 3 bed 2 bath ranch home, built in 1958 and in need of major renovation, or removal. See agent for details. FM 439 Water Supply Corp. is the water provider with a meter on site. Oncor Electric services the property with multiple meters. The property has approximately 75% perimeter fence in fair condition. A portion of the east and entire southern boundary is not fenced.

The sellers believe they own all of the mineral estate and are willing to convey a portion, subject to negotiation. There is no production on site. An agricultural tax valuation is currently in place on the property keeping the carrying costs low.

The Killeen-Temple- Ft. Hood Metroplex will supply all the needs of the new owner. The property is within Killen ISD limits and the City of Killen ETJ.

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John Melnar

Partner / Broker

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TREES

Live, Post, and Spanish Oak
Ashe Juniper Hackberry
Cedar & American Elm
Mesquite, Pecan

GRASSES

Native
and
Improved

SHRUBS

Winged Elm, Elbowbrush,
Green Briar, Texas Croton,
Mustang Grape, Agarita,
Western Ragweed, Gum Bume-
lia, Flame Leaf Sumac

WATER

2 Ponds

WILDLIFE

Whitetail Deer
White Wing Dove
Mourning Dove

UTILITIES

Rural Water Supply
Electricity On Site
Septic On Site

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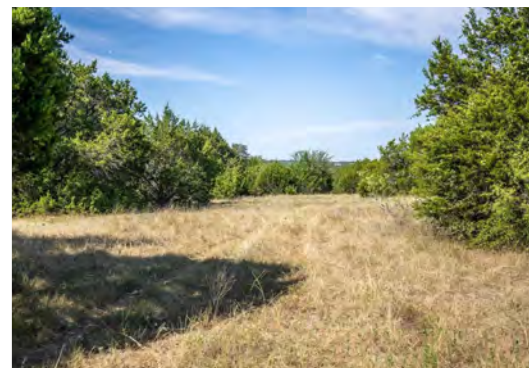


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LOCATION

Bell County

1 mile to Killeen, Harker Heights, and Nolanville

7 Miles to main Fort Hood entrance

13 Miles to Killeen-Ft. Regional Airport

DIRECTIONS

From Killeen, head east on E Veterans Memorial turning left onto S 38th St. In 1 mile, turn right onto E Rancier Ave /FM 439. Continue on FM 439 for 3 miles. The property will be on the right.

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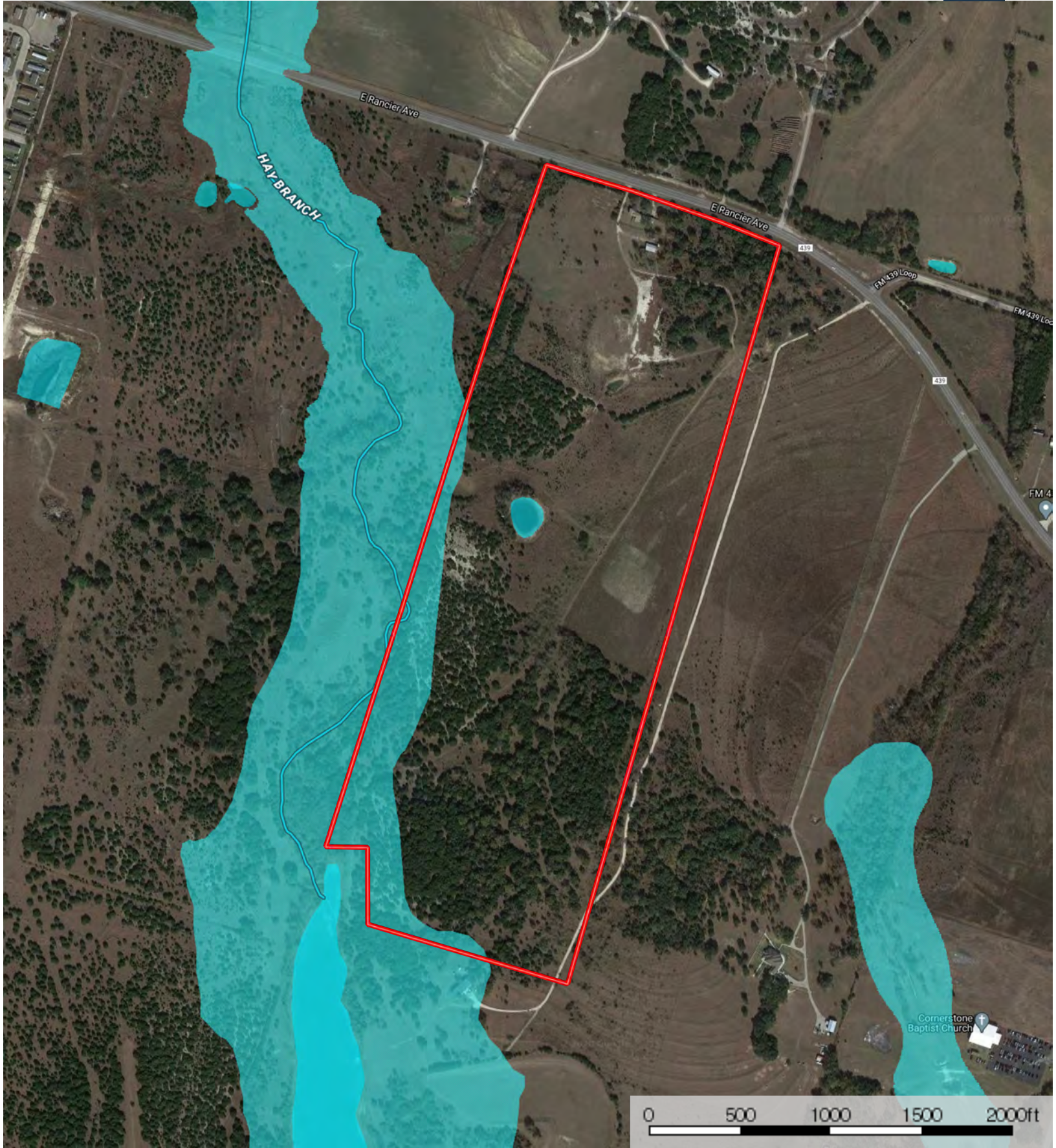
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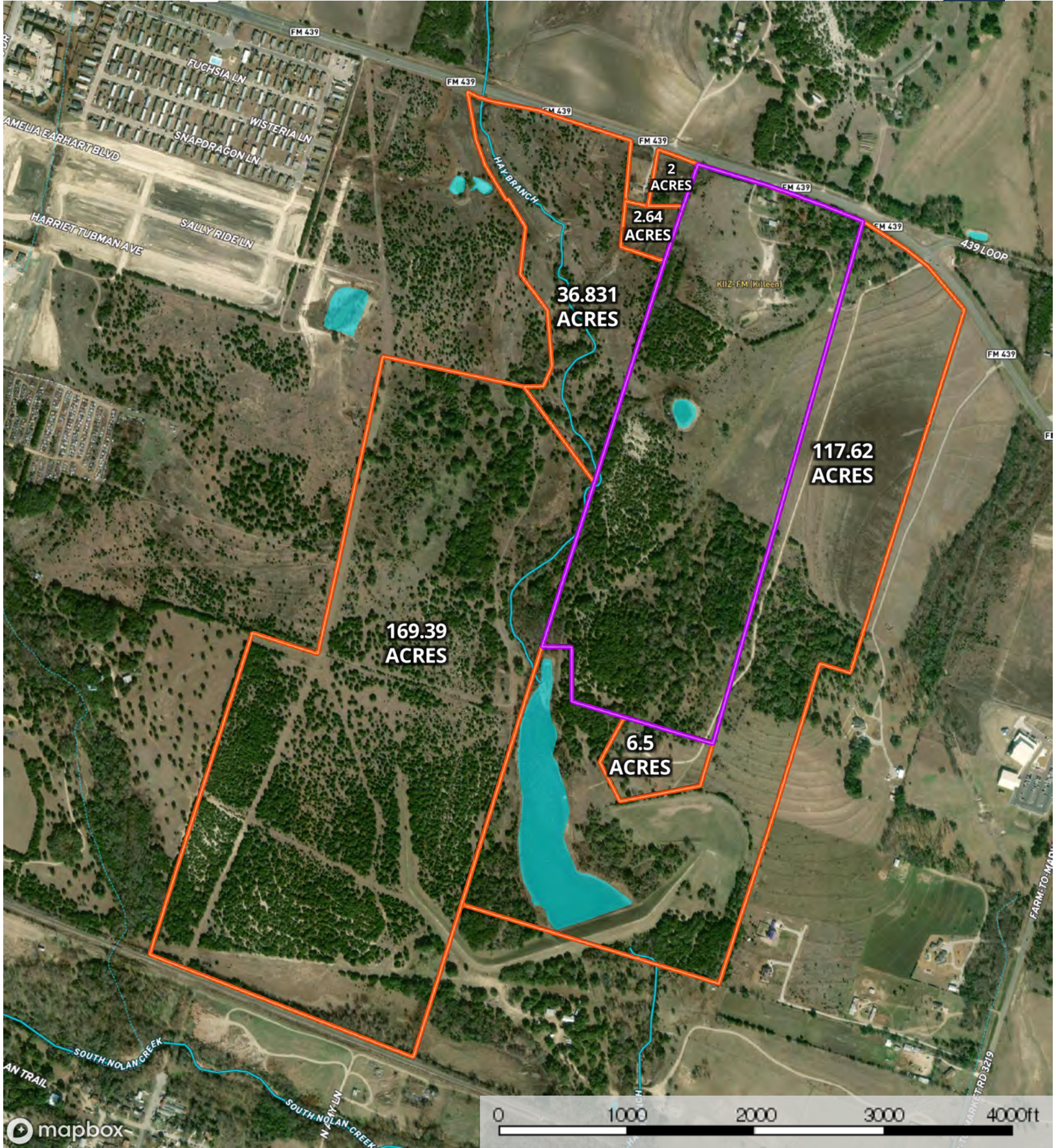
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Boundary Stream, Intermittent River/Creek Water Body



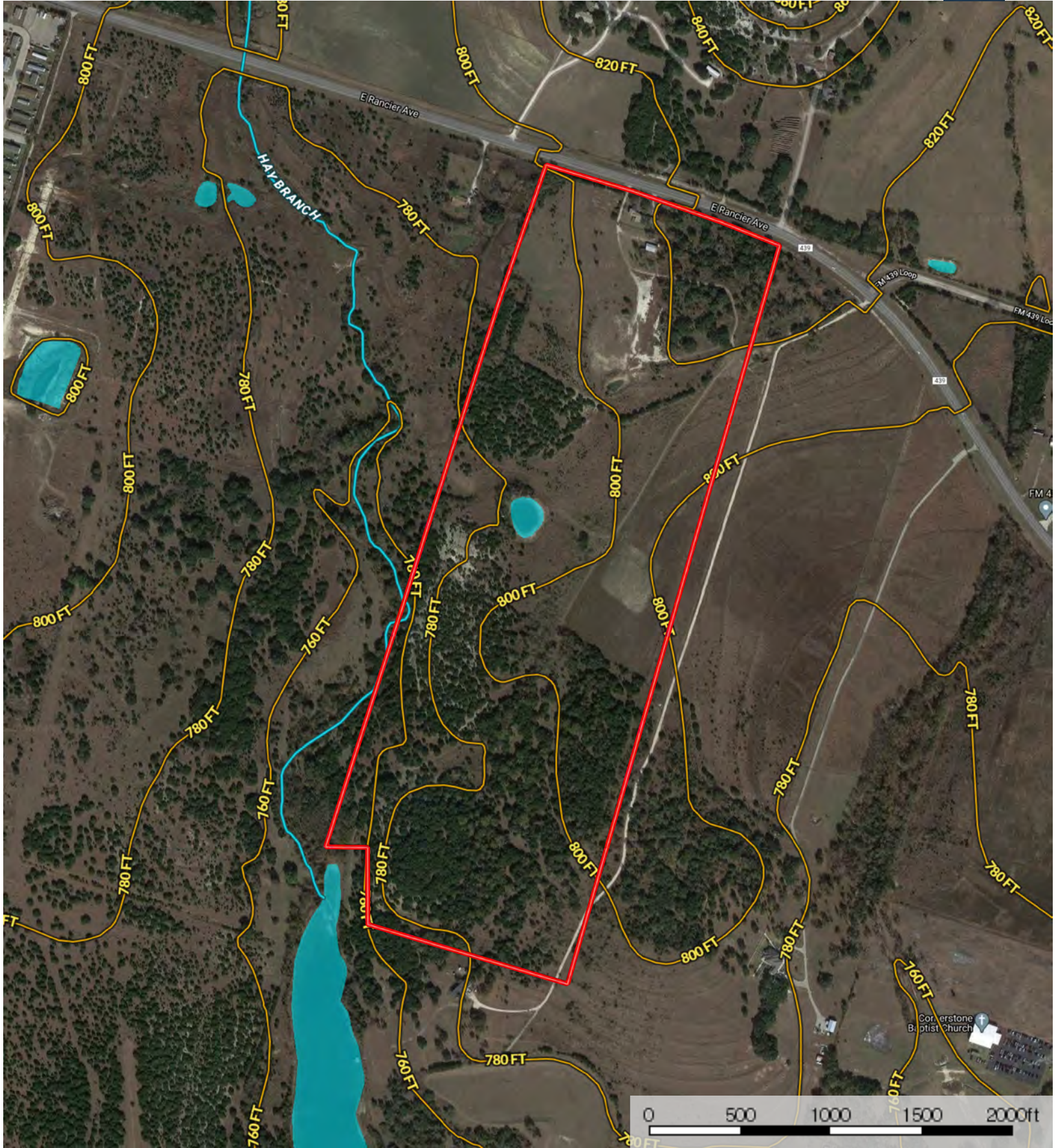
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



- Subject Property
- Neighbor Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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 Boundary  Stream, Intermittent  River/Creek  Water Body



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Boundary

Stream, Intermittent

River/Creek

Water Body