

★ **MARIA DEL REY RANCH** ★

Great Views and Beautiful Acreage

500 South County Road 327, Goldthwaite, Mills County, Texas • 161± Acres • \$925,000



The Maria Del Rey Ranch

The Maria Del Ray is located about an hour and a half northwest of Austin and 30 minutes from Lampasas. The ranch fronts County Road 327.

The varied topography has around 140 feet of elevation change and gives the ranch a wide variety of looks. The hilltops offer big time views in all directions, so you can enjoy a magnificent sunset and sunrise every day. The bottom land below the hills are ideal food plot locations. There are two ponds that could be expanded. There is very good game cover, consisting of Live Oak, Spanish Oak, Shin Oak, Elm and Cedar. There is good road system through the ranch and the perimeter fences are in good condition. A new well was drilled in 2017 and electricity is on the property.

Improvements consist of a barndominium, build in 2016. There are 2 bedrooms, 2 bathes, and large upstairs room as additional sleeping quarters, kitchen, CACH and propane. The garage area is insulated and has 2 overhead doors. It could be used as additional living area or a huge man cave.

Wildlife includes deer, turkey, dove, hogs and varmints. The property is ag exempt and 2018 taxes were \$546.43.

The Maria Del Ray is absolute great hunting, recreational ranch with loads of character. This place is ready to go, all you need to do is bring your toothbrush and start enjoying this premier ranch. Call Texas Ranch Brokers listing agents: Mike Bacon 512-940-8800 or Drew Colvin 512-755-2078 for any additional information.

Call today for a private showing. • <https://www.txranchbrokers.com/161-acres-in-mills-county-texas-7165344>



FEATURES

LAND

- 161± Acres of Recreational Land
- Hunting: Deer, Turkey, Dove, Hogs, and Varmits
- Iron with Concrete Area for Deer Skinning

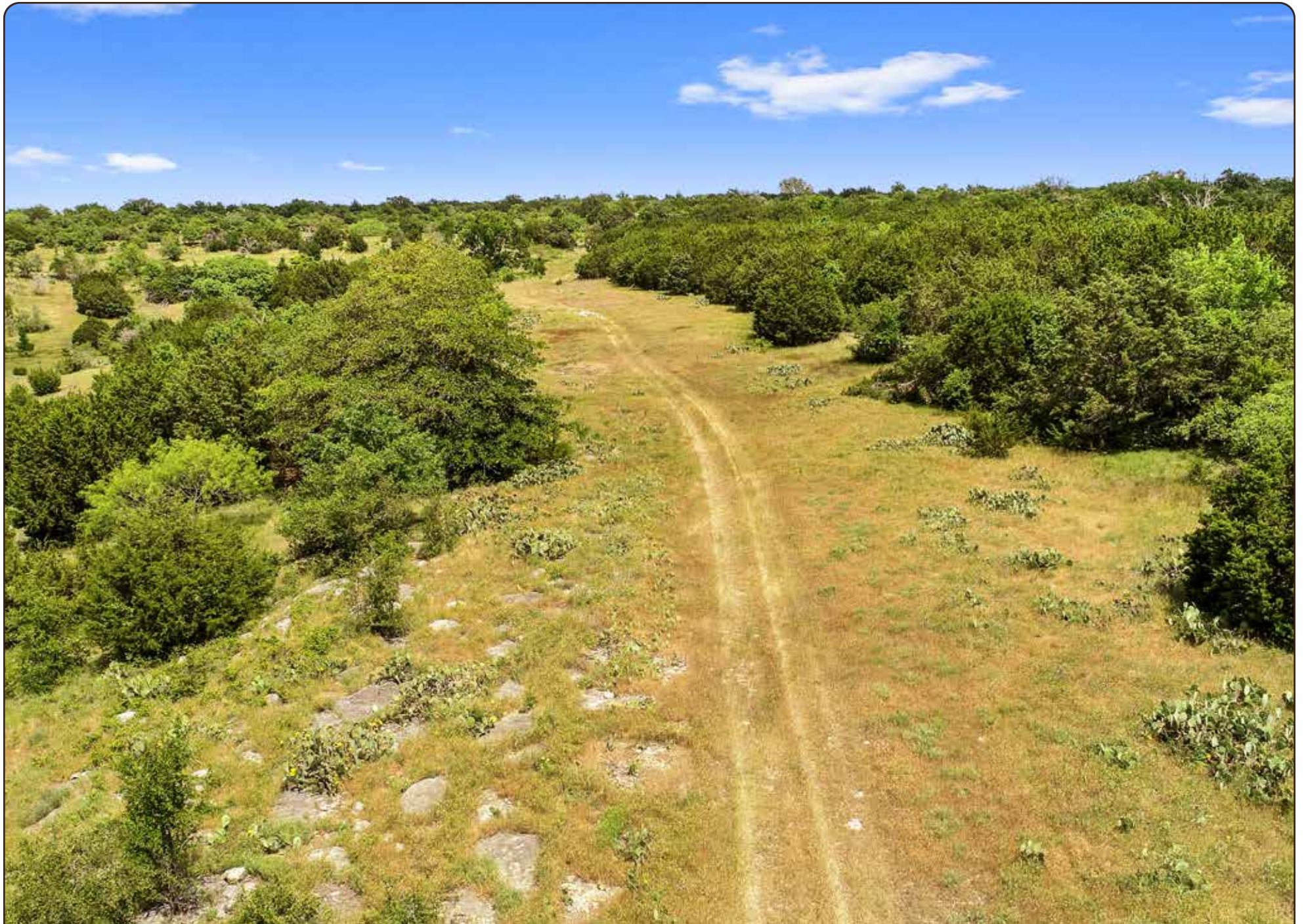
TAXES

- Total Tax Rate: 1.951198
- Estimated Taxes with Exemptions: \$1,722.71
- Estimated Taxes without Exemptions: \$10,435.98

BARNDOMINIUM

- Built in 2016
- Living Area: 1,200 sq. ft.
- Well Drilled in 2017
- 1 Septic
- Electric On Site
- Covered Front Entrance with Concrete Patio Area
- 2 Bed Nice Sized Rooms
- 2 Bath
- Ceiling Fans
- Upstairs Sleeping Quarters
- Central Air/Heat
- Propane

- Kitchen has Recessed Lighting with Concrete Flooring
- Stainless Refrigerator
- Stainless Propane Stove and Oven
- Built-in Stainless Microwave
- Stainless Dishwasher
- Deep Copper Farm Sink
- Spacious Custom Cabinets
- Under Cabinetry Lighting
- 2 Large Roll-up Doors
- Insulated Garage
- Cedar-Lined Wall
- Storage Area



Entrance







Nice Kitchen



Large Propane Stove



Nice Sized Kitchen



Side Entrance from Garage



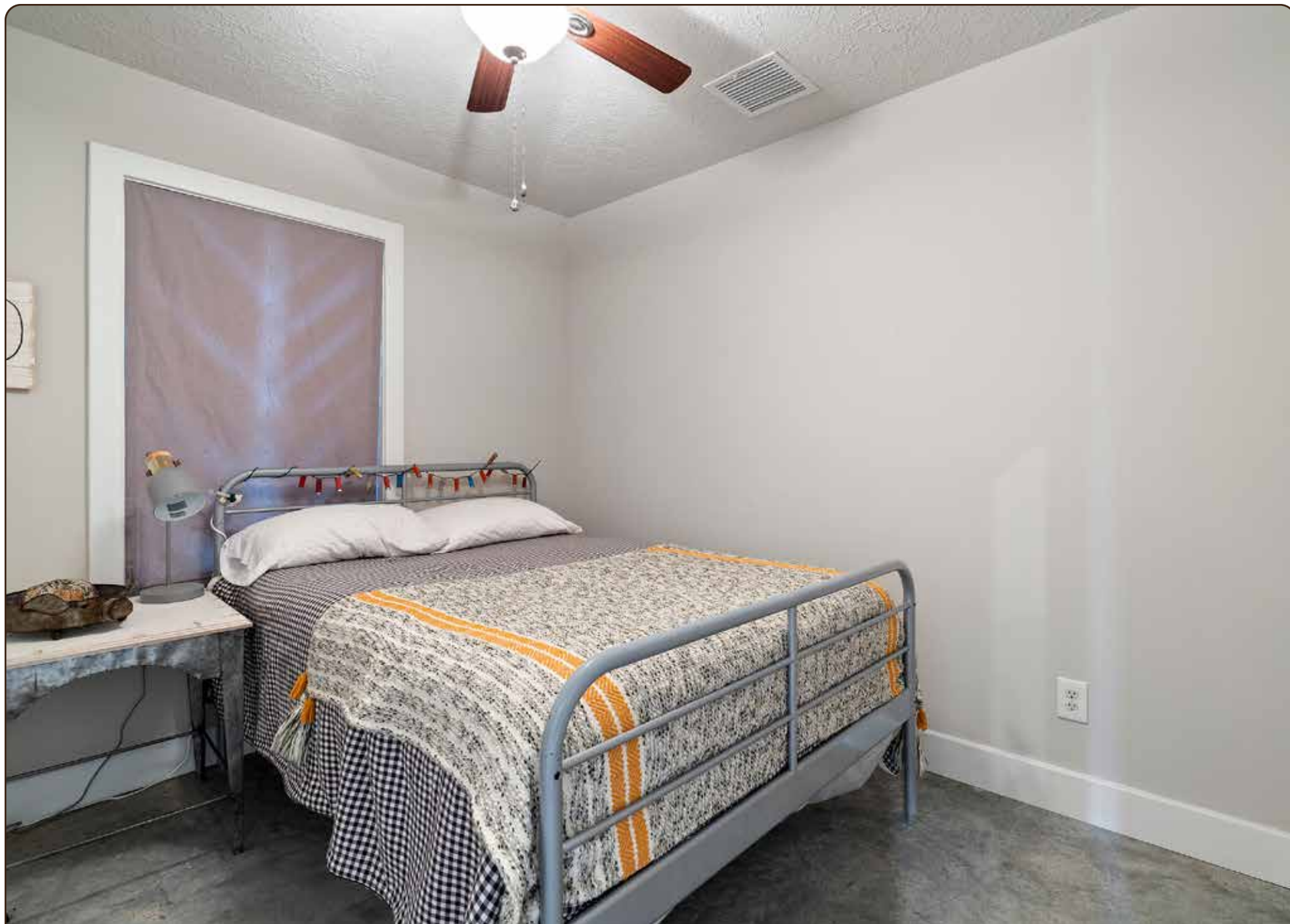
Stainless Propane Stove and Refrigerator, and Built-in Microwave



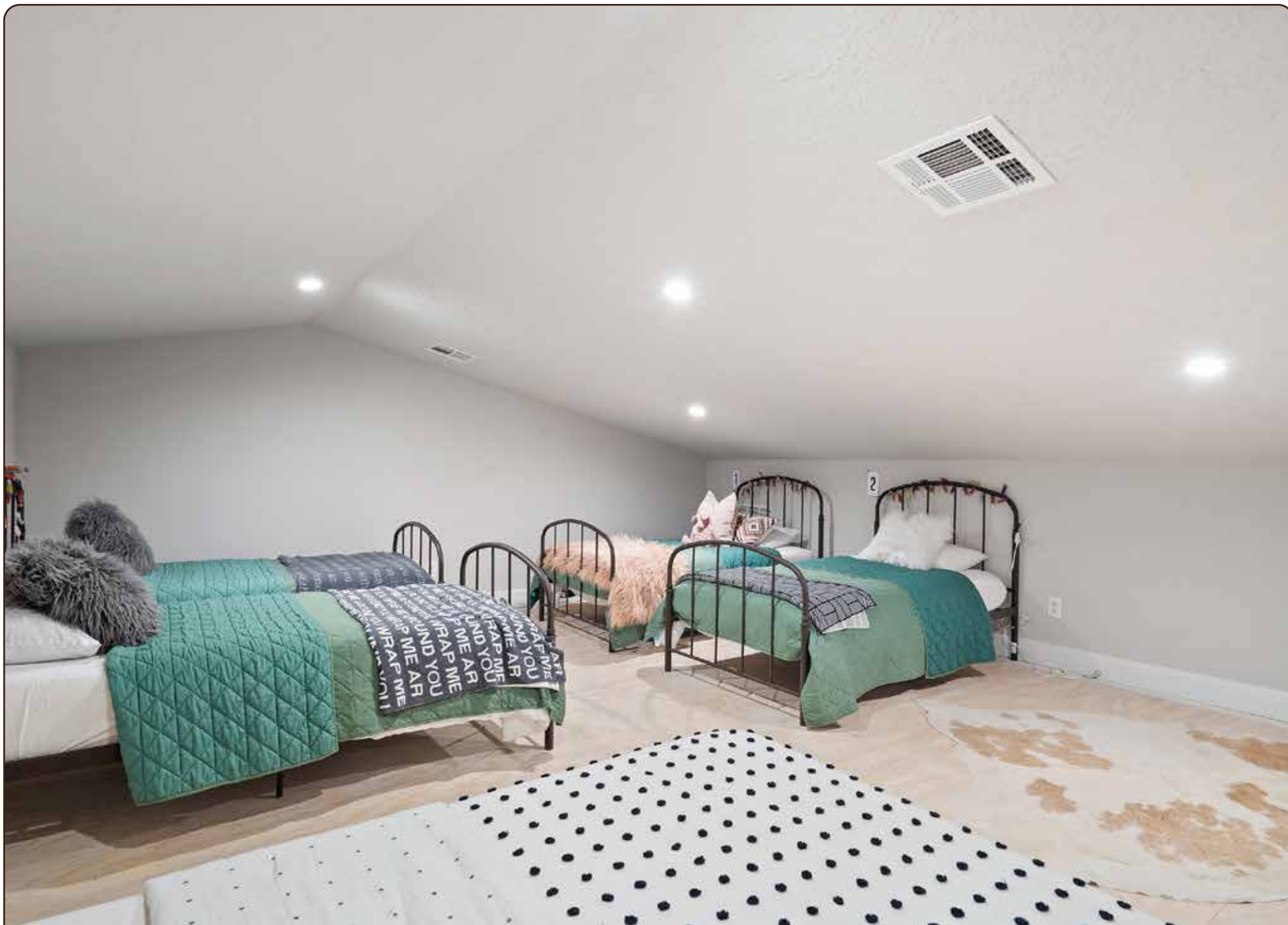
Large Walk-in Shower with Double Sinks



Master Bedroom



Spare Bedroom



Upstairs: Extra-Large Bedroom for Guests/Hunters



Roll-up Double Doors with Plenty of Storage



Fence Line with Views









Clearings for Hunters



Nice Sized Oak Trees



Elevation Changes



Abundance of Tree Cover

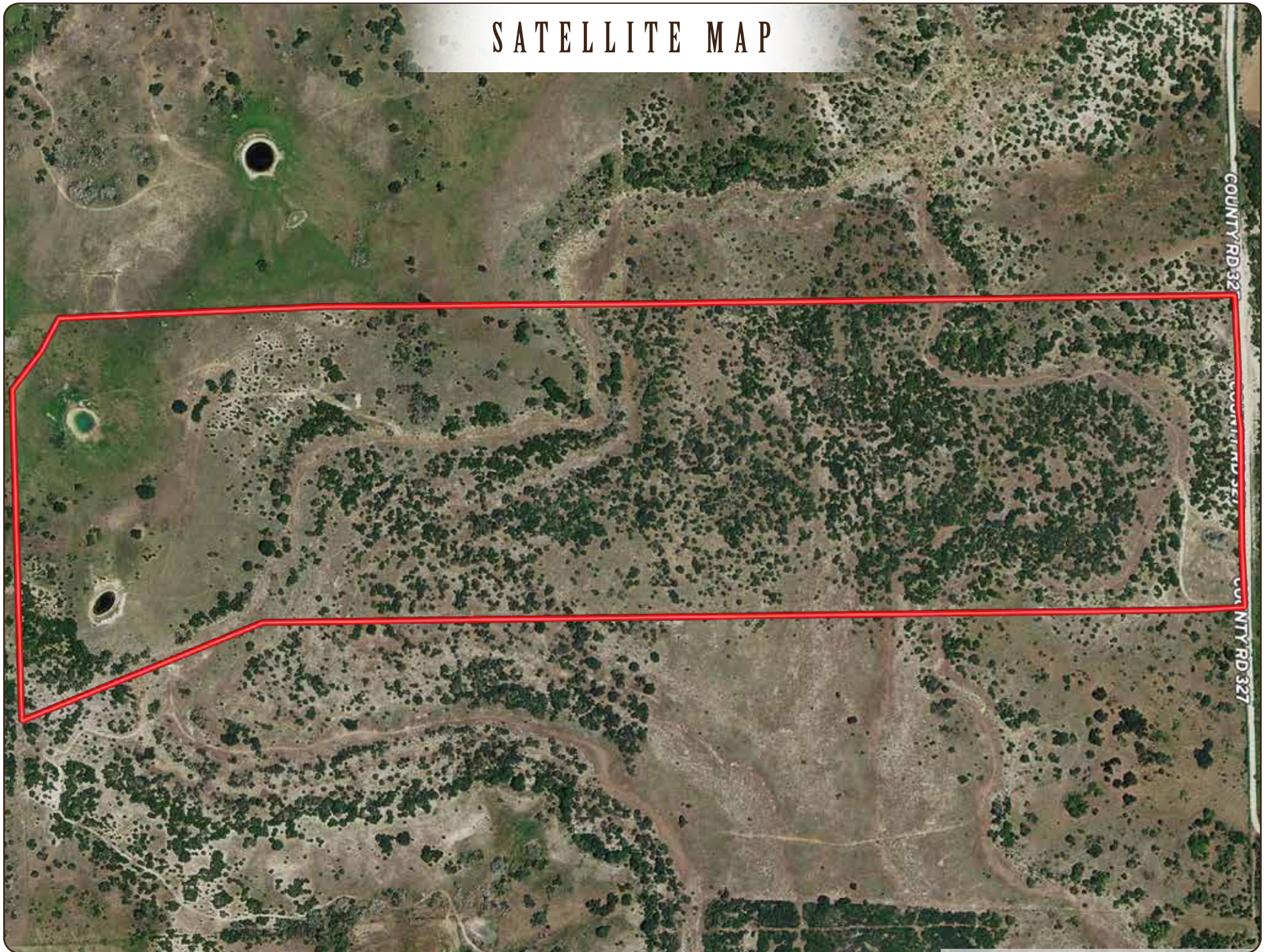


Pond with Cover - Great for Deer

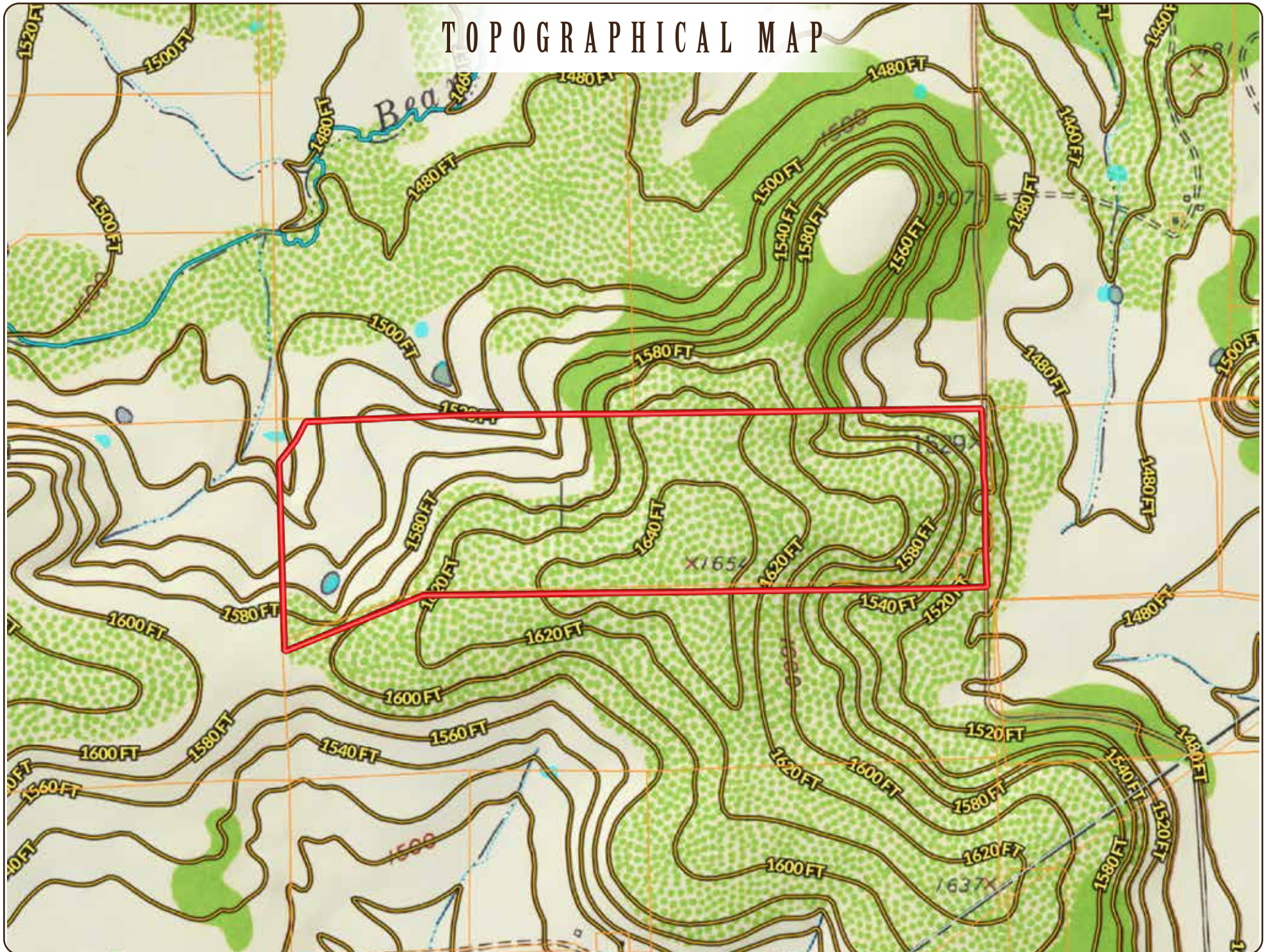


Nice Views and Green Grass

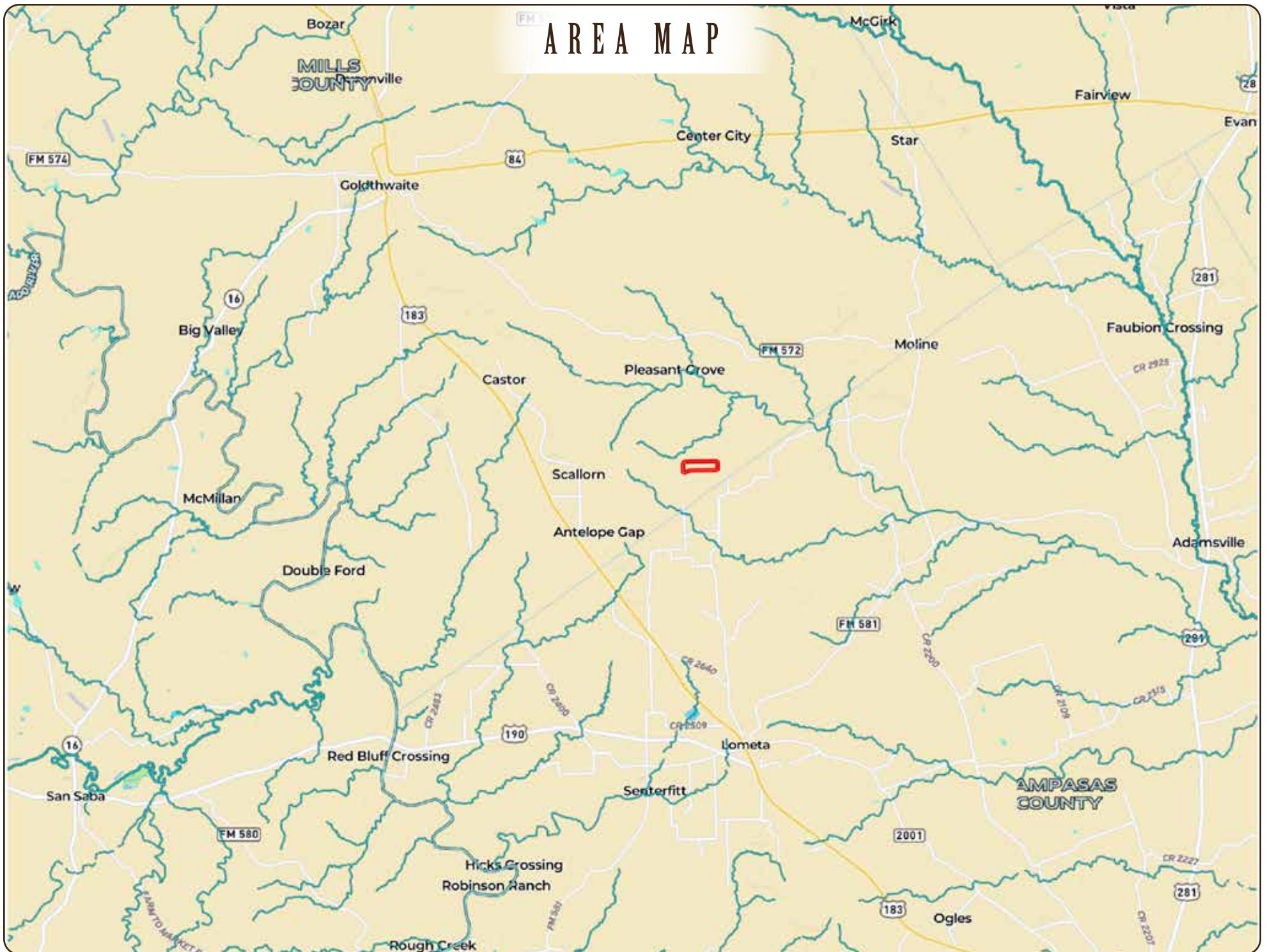
SATELLITE MAP



TOPOGRAPHICAL MAP



AREA MAP





11/2/2015

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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Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

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