



★ RIVER HILLS RANCHES ★

Kempner, Burnet County, Texas • 5.39± Acres • \$145,900



River Hills Ranches

This beautiful little property offers many of the features that just can't be found inside city limit boundaries anymore. It is located just 10 minutes SE of Kempner in a quiet, gated rural subdivision on a high point, overlooking the Lampasas River Valley and close to 360-degree views of the surrounding area hills. The hard work has been done, as all unwanted underbrush and cedar have been removed, leaving only the best hardwood trees that add to the charm and aesthetic character of the property. There are Live Oaks, Post Oaks, Spanish Oaks and Elm trees dotting the landscape, and there is a great building site that overlooks the valley. There are common areas so that landowners can enjoy the Lampasas River and all that it has to offer. It is very hard to find so many positives in a property this size, but it delivers on expectations. There is an electrical line running along the boundary. A water well will be needed. An Ag Exemption is currently in place to ease the tax bite. The property is less than 10 minutes from Kempner, 20 minutes from Lampasas, 10 minutes from Copperas Cove, 20 minutes from Killeen, and about 1 hr. 15 minutes from Austin. The property is ready for you to establish your dream home and just kick back, enjoy the quiet, and view the world from your hilltop sanctuary.

Directions: *From Lampasas Hwy 190 East 11 miles through Kempner. Then right on FM 2808. Then 1.5 miles, then right on CR 4630. Go 3.1 miles to entrance gate on private road 4718. Then .6 miles to property on the right. Sign on property.*

Call Listing Agent **Greg Collins**, at **512-525-1851**, for more info.















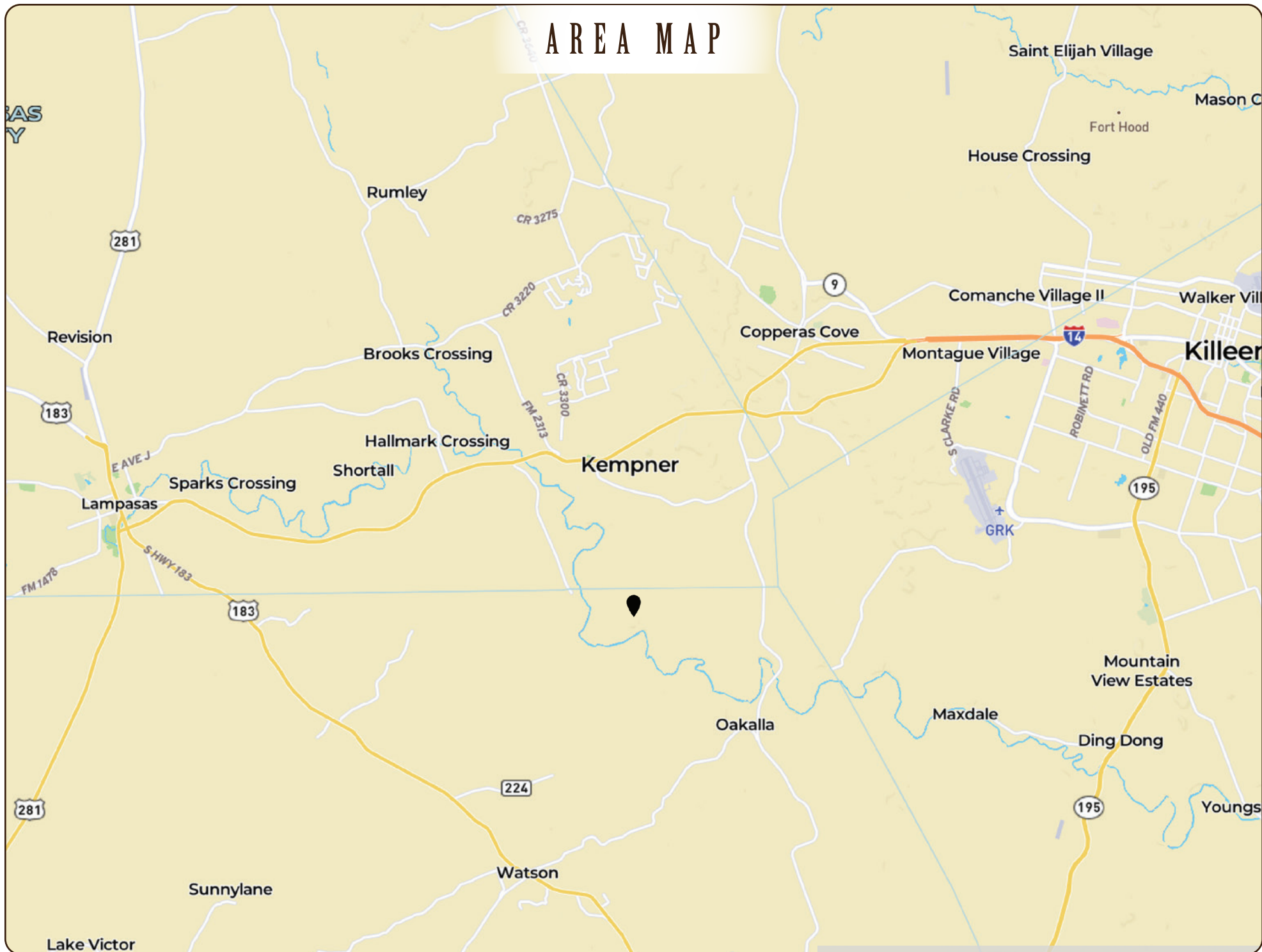
AERIAL MAP



TOPOGRAPHY 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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IABS 1-0 Date INFO ON



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