

Herbst Real Estate Services

Dennis J. Herbst, Broker

Slawson Ranch

**+/-170 Acres, 2229 N. US
Highway 281, Lampasas, TX**



**Herbst Real Estate Services Inc.
16648 North Highway 281
Lampasas, Texas 76550
512-768-3401**



The Slawson Ranch is approximately 170 acres of varied terrain, Lampasas River frontage, great views and excellent road frontage and subdivision potential.



Site improvements 9 strand barbed wire perimeter fencing, a cabin with bath room overlooking the river bottom, a 30 x 40 shop building and an older livestock barn with new roof.

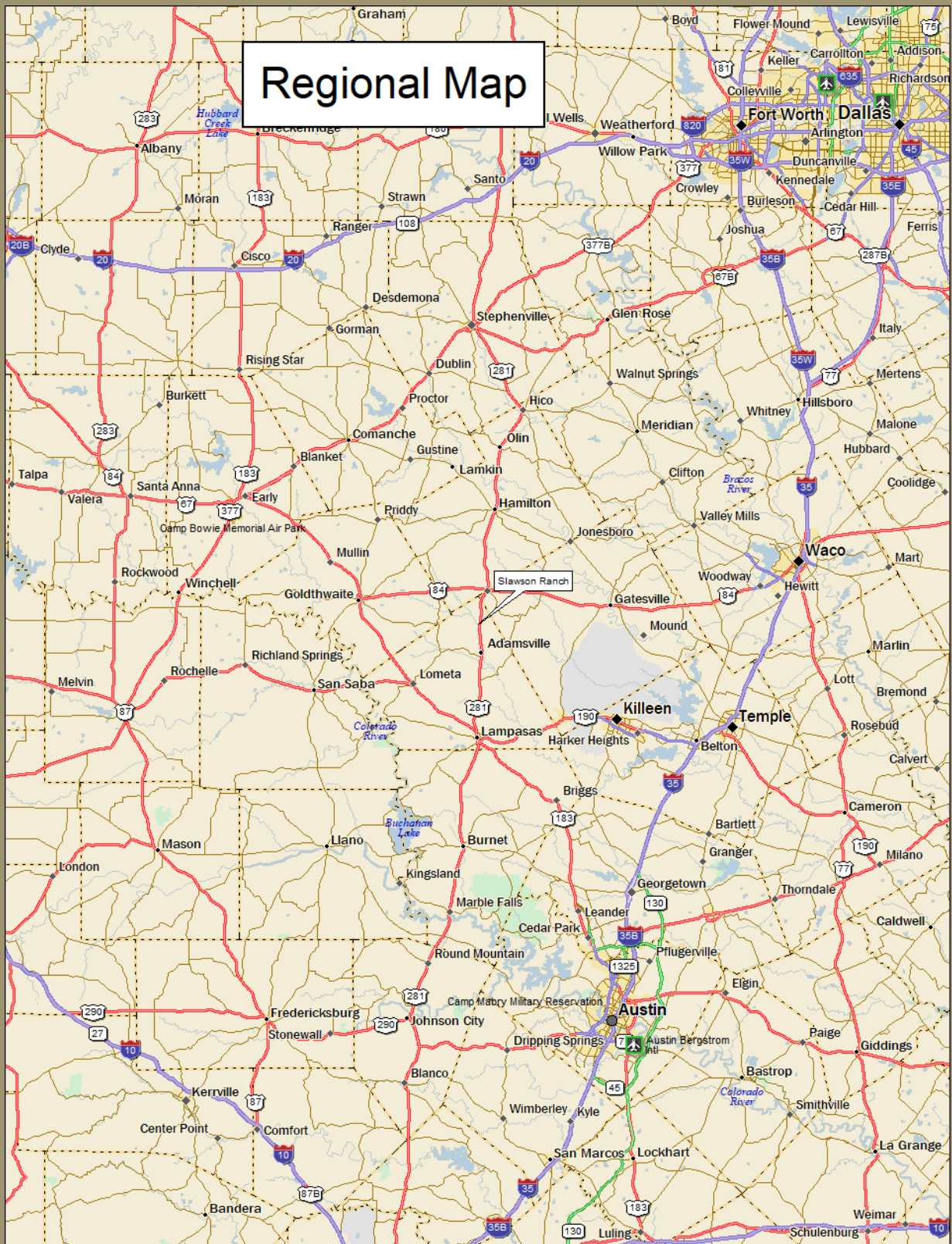
Property Summary

Size	+/-170 Acres
County	Lampasas
Price	\$2,200,000 (\$12,941/AC)
Highest and Best Use	Recreational Ranch
Topography	Rugged and varied
Soils	Caliche outcroppings to sandy loam bottom land
Surface Water	Approximately 1700 LF of frontage on the east side of the Lampasas River plus several small ponds
Trees	Huge, healthy Live Oak, Post Oak, Elm, Spanish Oak Cedar, Pecan and other native trees.
Wildlife	Deer, Hogs, Turkey, and Dove
Water Source	Water well
Property Taxes	\$2980/year with exemptions
Buildings	Cabin, shop and barn
School District	Lampasas
Distance From Waco	+/-75 Miles
Distance From Dallas	+/-140 Miles
Distance From Austin	+/-85 Miles
Distance From Houston	+/-210 Miles

All information is believed to be accurate but is not guaranteed



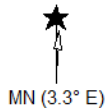
Regional Map



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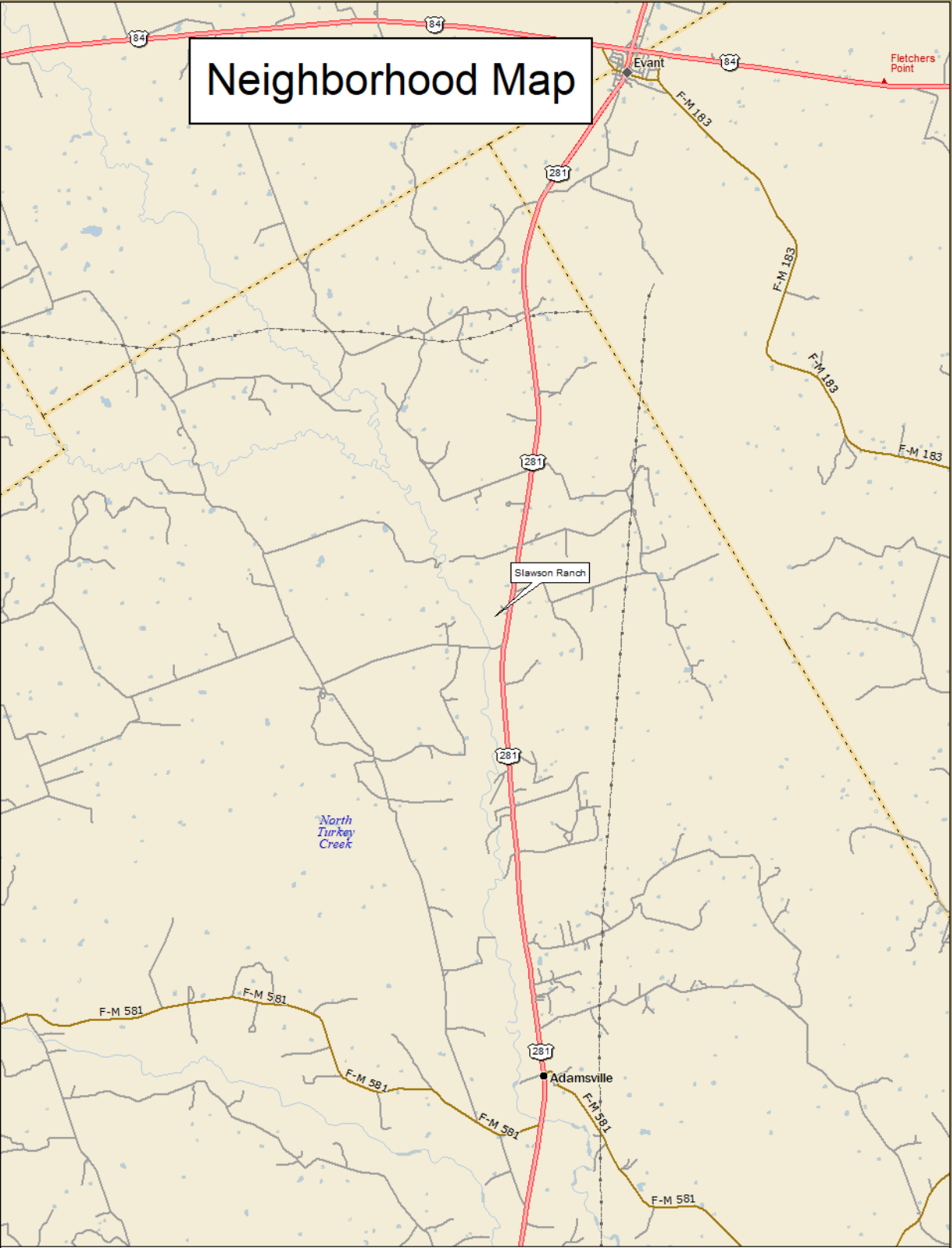
www.delorme.com



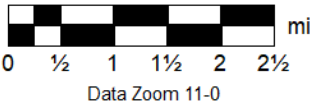
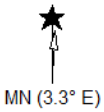
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Neighborhood Map



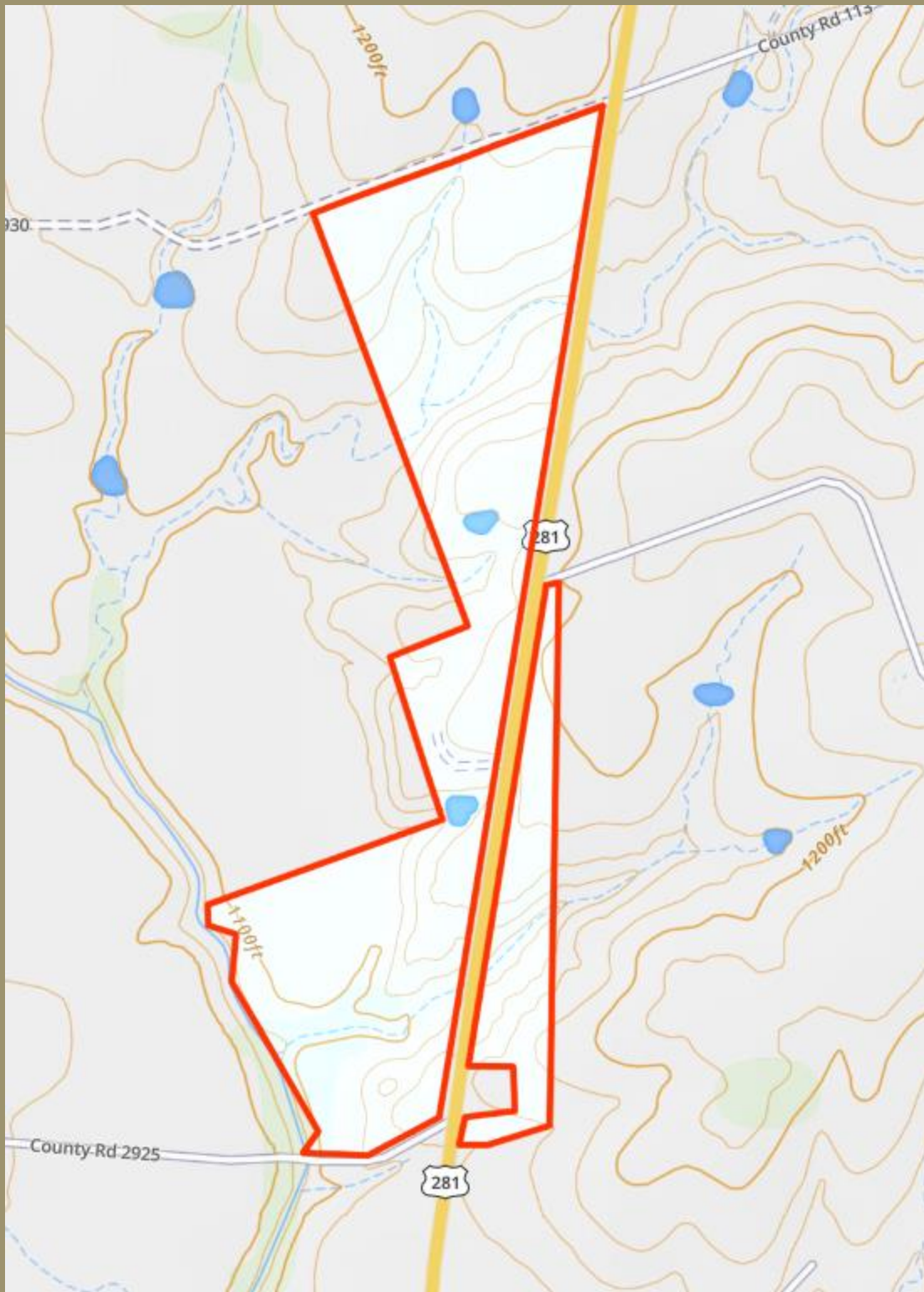
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AERIAL MAP



TOPO MAP





**For More Information on this
property, Please Contact:**

Dennis Herbst

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Disclaimer

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Herbst Real Estate Service Inc.

16648 North US Highway 281

Lampasas, Texas 76550

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512-768-3425 fax



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dennis Herbst Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0381195 License No.	herbstres@gmail.com Email	512-768-3401 Phone
Dennis Herbst Designated Broker of Firm	0381195 License No.	herbstres@gmail.com Email	 Phone
 Licensed Supervisor of Sales Agent/ Associate	 License No.	 Email	 Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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