

KVR RANCH

398± Acres | Lampasas County



SIMPSON RANCHES
&
LAND, LLC

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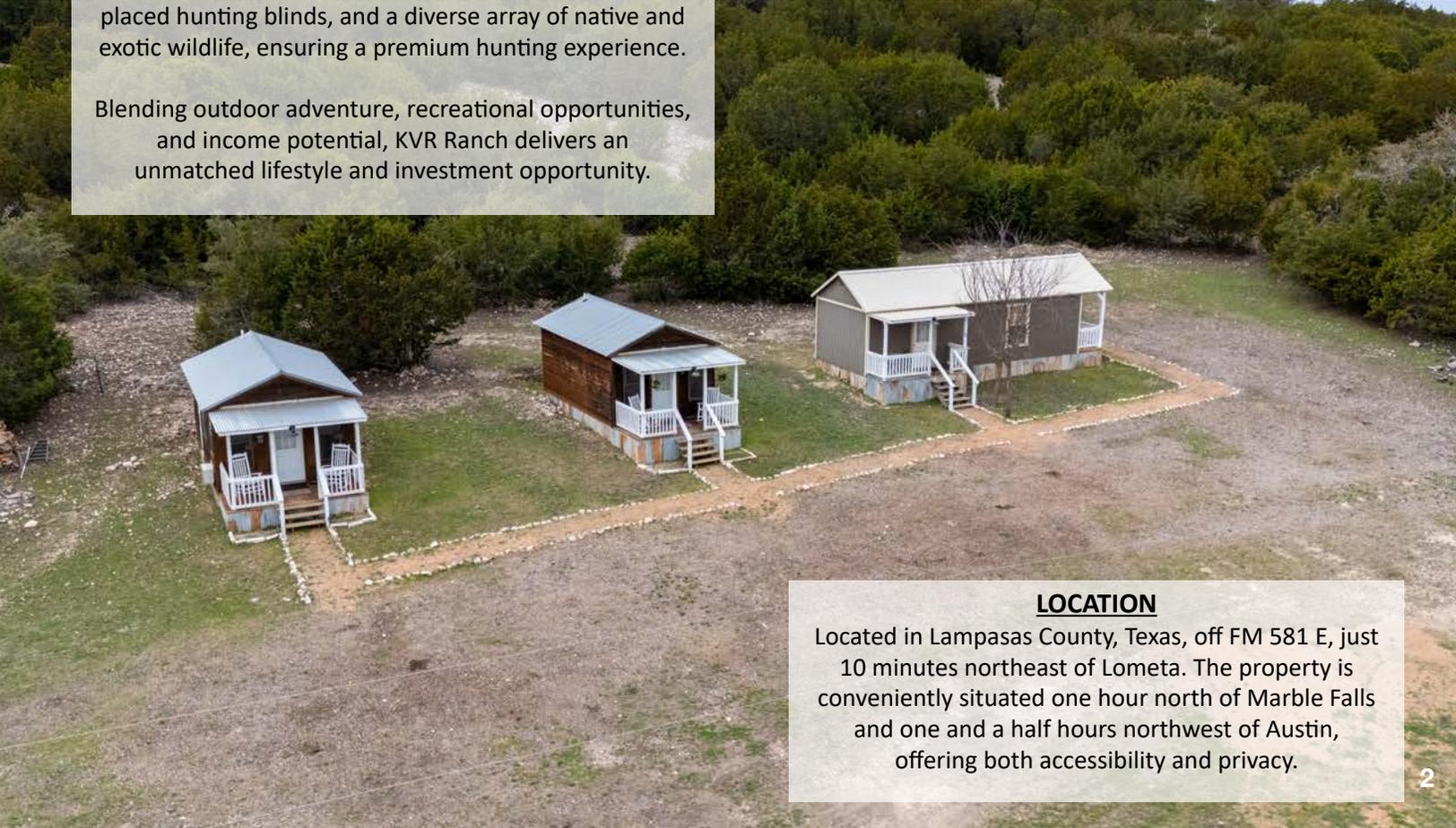
DESCRIPTION

KVR Ranch is a high-fenced game ranch thoughtfully designed for hunters, shooting enthusiasts, and those seeking a unique investment opportunity. This exceptional property offers endless possibilities, including native and exotic hunting, wing shooting, target shooting, hiking, camping, Airbnb or VRBO rentals, business retreats, and more. Alternatively, enjoy these features exclusively with family and friends.

The ranch features a well-appointed main home, a rustic lodge perfect for gatherings, and cozy cabins.

Outdoor amenities include multiple ponds, strategically placed hunting blinds, and a diverse array of native and exotic wildlife, ensuring a premium hunting experience.

Blending outdoor adventure, recreational opportunities, and income potential, KVR Ranch delivers an unmatched lifestyle and investment opportunity.



LOCATION

Located in Lampasas County, Texas, off FM 581 E, just 10 minutes northeast of Lometa. The property is conveniently situated one hour north of Marble Falls and one and a half hours northwest of Austin, offering both accessibility and privacy.



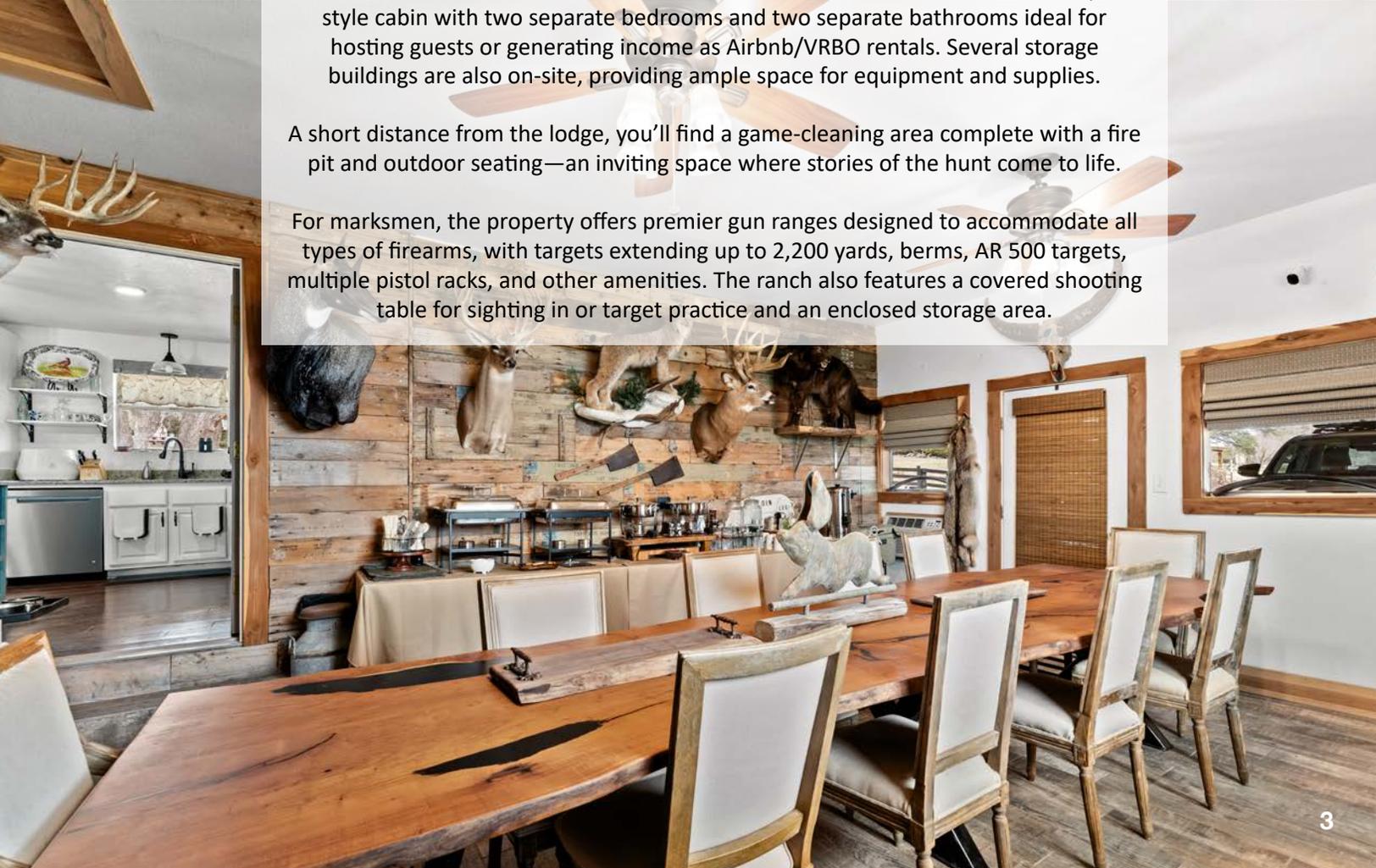
IMPROVEMENTS

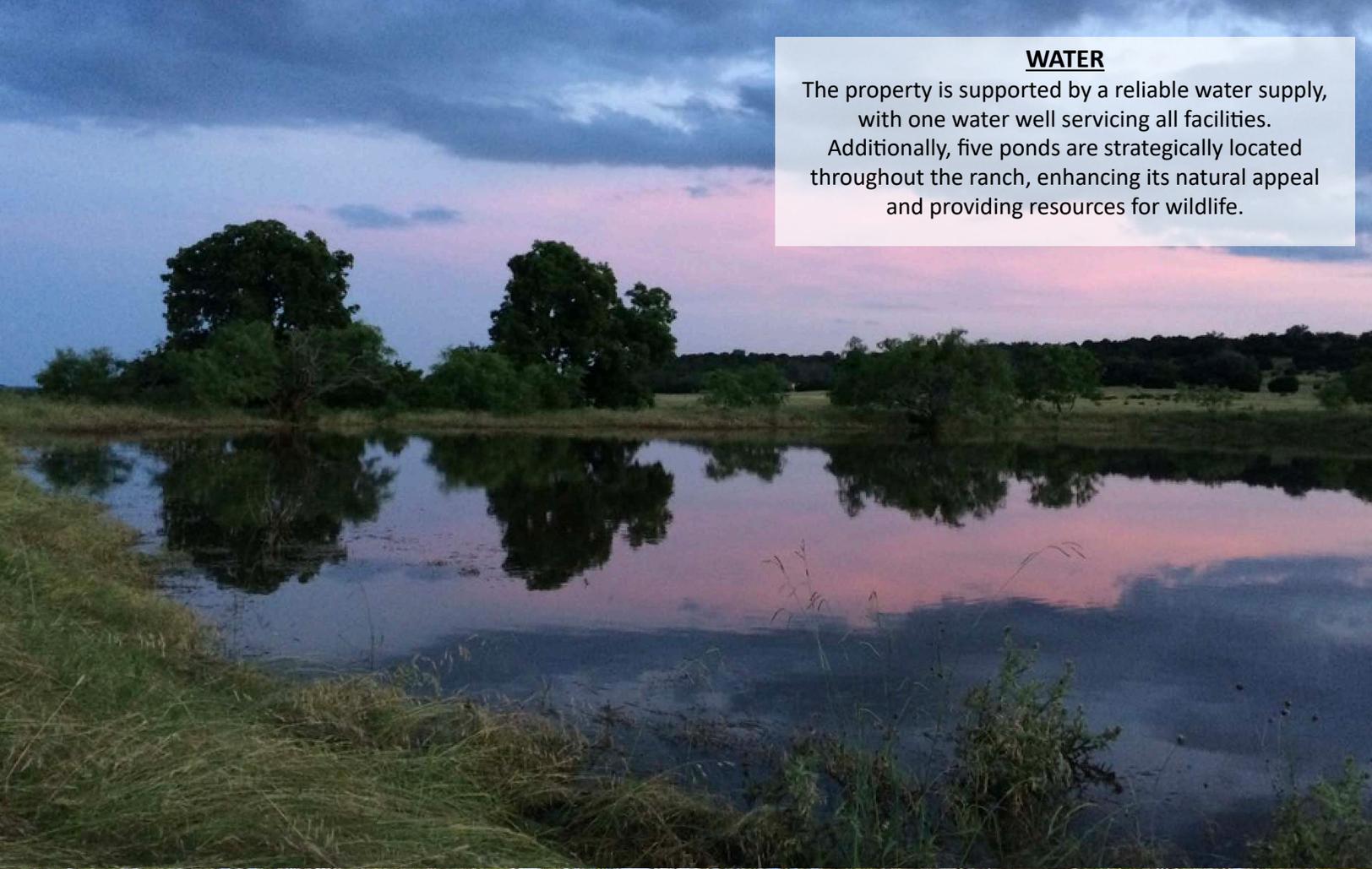
The 2,400± sq. ft. main home features 3 bedrooms, 2 bathrooms, a dining area, and a large separate dining room, perfect for entertaining guests. The home comes fully furnished, offering turnkey comfort.

In addition, the property includes a 700± sq. ft. hunter's lodge and three fully furnished cabins—two with one bedroom and one bathroom each, and one duplex style cabin with two separate bedrooms and two separate bathrooms ideal for hosting guests or generating income as Airbnb/VRBO rentals. Several storage buildings are also on-site, providing ample space for equipment and supplies.

A short distance from the lodge, you'll find a game-cleaning area complete with a fire pit and outdoor seating—an inviting space where stories of the hunt come to life.

For marksmen, the property offers premier gun ranges designed to accommodate all types of firearms, with targets extending up to 2,200 yards, berms, AR 500 targets, multiple pistol racks, and other amenities. The ranch also features a covered shooting table for sighting in or target practice and an enclosed storage area.





WATER

The property is supported by a reliable water supply, with one water well servicing all facilities.

Additionally, five ponds are strategically located throughout the ranch, enhancing its natural appeal and providing resources for wildlife.



TERRAIN/HABITAT

Situated in the Grand Prairie Region of Texas, the ranch has a diverse landscape characterized by high prairies and gently sloping hills. With elevations ranging from 1,460 to 1,640 feet above sea level, the property offers a variety of topography.

The higher elevations feature rugged limestone outcrops and rich, darker soils, providing a dramatic backdrop and excellent vantage points with stunning views. In contrast, the lowland prairies are composed of fertile loam and shallow clays, creating a balanced environment that is both visually appealing and ecologically productive.

This diverse terrain supports a wide range of native and exotic wildlife, making the ranch an exceptional habitat for game species and other animals. The blend of highland and lowland features also adds to the property's recreational and aesthetic value, making it a true gem in the Grand Prairie Region.



WILDLIFE

This high-fenced property is home to a thriving population of wildlife, including native species such as whitetail deer, wild pigs, dove, and more. The ranch also features an impressive array of exotic animals, including Oryx, Blackbuck, Wildebeest, Fallow Deer, Aoudad, Axis Deer, and even a unique addition—one Zebra.



ITEMS THAT CONVEY

- **House, Lodge, and Cabins:**

- Most contents of the house, lodge, and cabins convey.
- Some wall art and decor may remain.

- **Storage and Equipment:**

- Two 20-ft cargo containers.
- Two storage sheds.
- Equipment shed with water heater and electricity.
- Equipment shed at rifle range.

- **Hunting Amenities:**

- 10 deer blinds.
- 9 x 600-lb corn feeders, 1 x 1,000-lb corn feeder, and 3 x 1,000-lb protein feeders.

- **Vehicles and Trailers:**

- Zero-turn mower.
- Dump trailer.
- Flatbed trailer.
- Aluminum water trailer.
- Black water storage tank.

- **Wildlife:**

- Exotics: 49 Axis Deer, 17 Fallow Deer, 13 Oryx, 1 Zebra, 32 Blackbuck, 5 Aoudad, 1 Watusi, and 1 Longhorn.
- Native species: 50 Whitetail Deer.
- Wildebeest.

These counts are approximate and may vary.

For a more detailed breakdown, please refer to provided files.



SUMMARY

Don't miss the opportunity to acquire an unparalleled piece of Texas real estate, offering a turnkey hunting and recreational retreat. With panoramic views, diverse shooting ranges, and comfortable living accommodations this property is fully equipped for a premium outdoor experience. It also presents an excellent income-producing opportunity. Seize this unique chance to own a premier hunting and outdoor destination.



DISCLAIMERS

Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.



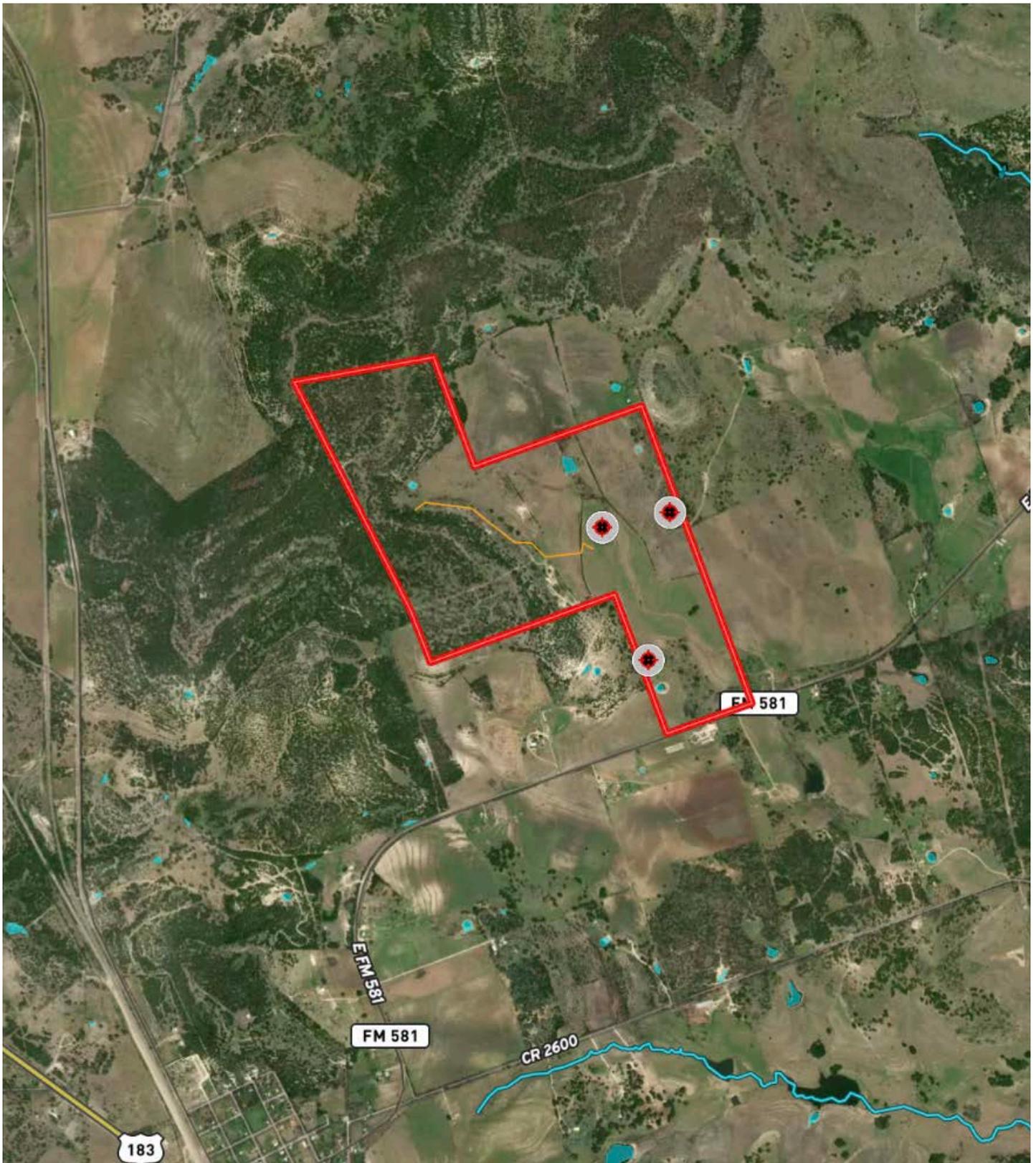
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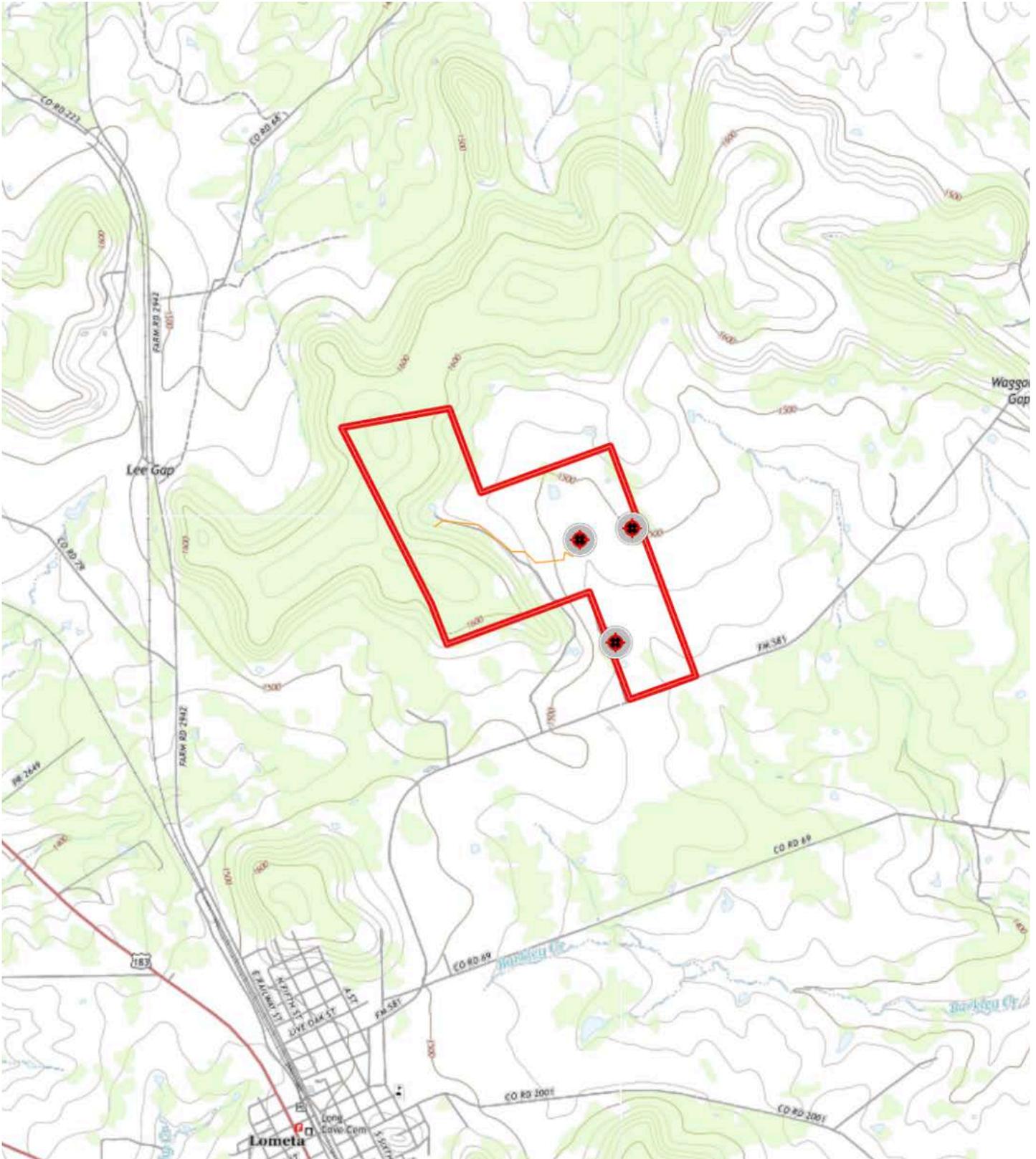
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Information About Brokerage Services

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



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Hunziker	818492	luke@simpsonranches.com	210-876-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE KVR RANCH NOTES

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