



TWIN HILLS ADVENTURE RANCH

289± Acres | Lampasas County, Tx



SIMPSON RANCHES
&
LAND, LLC

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DESCRIPTION

Twin Hills Adventure Ranch has all the natural beauty and timeless charm of the Texas Hill Country. Located in Lampasas County, an area known for its rolling hills, mineral springs, and thriving wildlife, the ranch offers a perfect blend of functionality, comfort, and outdoor recreation. Featuring a main residence, bunkhouse, workshop, gun range, ponds, and abundant native wildlife, this property delivers exceptional versatility for full-time living, weekend getaways, or year-round adventure.



LOCATION

The ranch is situated off FM 581 and CR 2722, approximately 5± miles northeast of Lometa, Texas. It offers convenient access to nearby towns and cities, being just 25 minutes from Lampasas, approximately 1.5 hours from both Austin and Waco, and about 2.5 hours from San Antonio.



IMPROVEMENTS

The property features a variety of well-maintained improvements ideal for both full-time living and recreational use. The main home offers approximately 1,900 square feet of living space, including three bedrooms, two bathrooms, a living room, family room, kitchen, dining area, and an oversized laundry room. A 280± square-foot bunkhouse provides comfortable accommodations for guests, family, or hunters. Nearby, a 625± square-foot workshop is equipped with two roll-up doors, a restroom, a cooler, and a game cleaning station. Several additional storage sheds are available, offering ample space for tools, equipment, and supplies. For shooting enthusiasts, the property also includes a private gun range near the living quarters, complete with covered shooting tables and well-constructed berms.



WATER

The property is supplied by one water well servicing the improvements. Additionally, there are four ponds and a wet-weather creek, providing critical water resources for both livestock and native wildlife.



TERRAIN/HABITAT

Located within Texas' Grand Prairie region, the ranch's rolling terrain offers approximately 80 feet of elevation change, ranging from 1,480 to 1,560 feet above sea level. The higher elevations feature limestone outcrops and darker soils, while the lower elevations transition into gravelly clay loams and fertile silty clay loams. This diverse landscape supports rich wildlife habitats and offers scenic views, characteristic of the Texas Hill Country.





WILDLIFE

The ranch hosts a strong population of native wildlife, including whitetail deer, wild hogs, turkey, dove, and various other species. Its diverse habitats, water resources, and natural cover make it ideal for hunting and wildlife observation.



MINERALS
No known minerals



SUMMARY

Twin Hills Adventure Ranch offers an exceptional opportunity to own a piece of Texas' storied Hill Country. Whether you seek a private recreational escape, a hunting property, or a full-time residence, this ranch delivers versatility, natural beauty, and modern comforts. Properties of this caliber and location are rare, making this a truly special offering.

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.



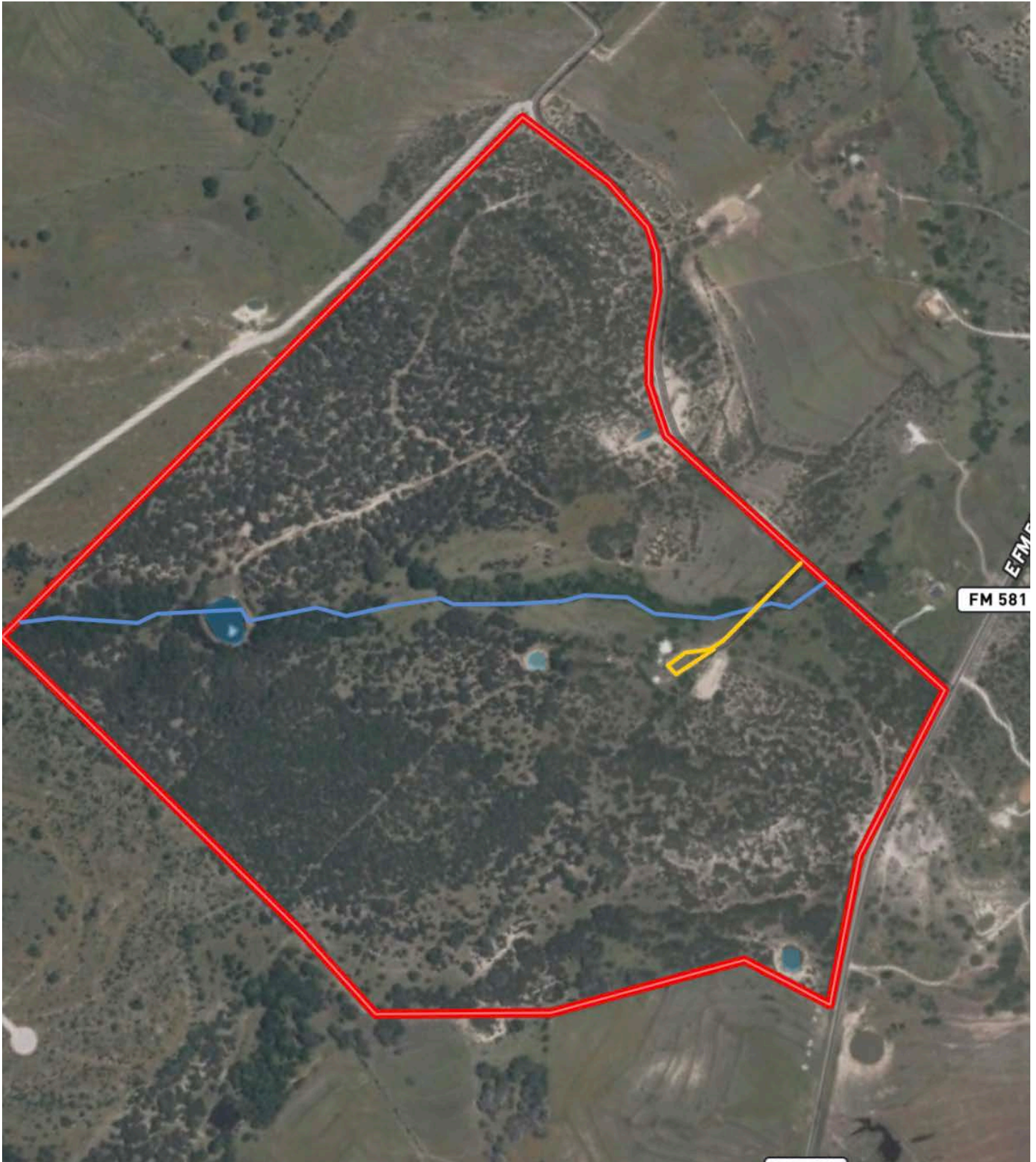
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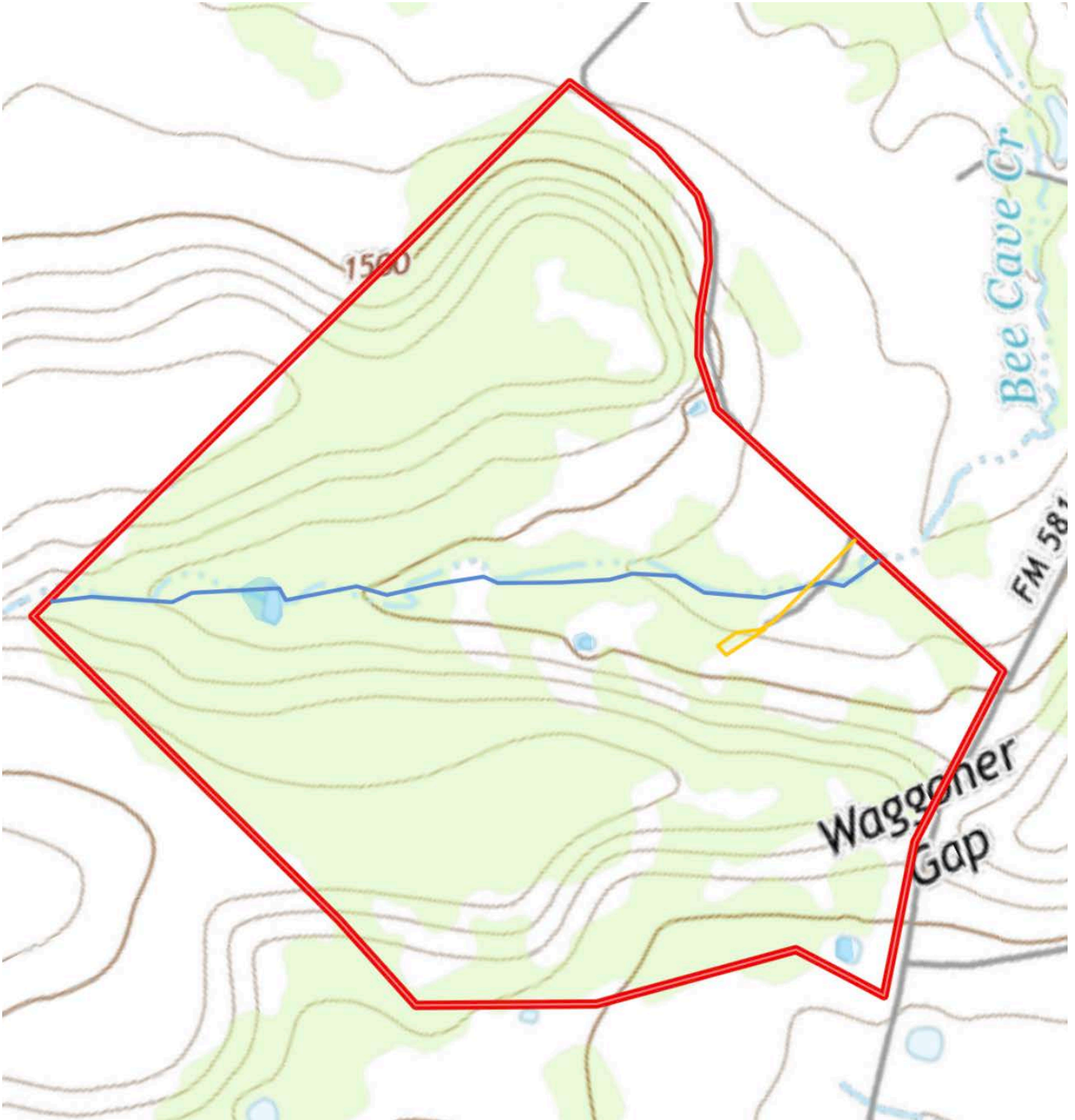
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Information About Brokerage Services

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

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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

TWIN HILLS ADVENTURE RANCH NOTES

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