



Jacobs Properties

LAMPASAS RIVER RANCH 22

- Premier Undeveloped Rural Lot on 22± Acres •
Lampasas, Bell County, Texas

PRICE REDUCED!



AMERICAN
AFR
FARM + RANCH

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LAMPASAS RIVER RANCH 22

The Lampasas River Ranch 22 is a wonderful Lampasas Riverfront ranch in Bell County, just north of Austin. This gated, restricted property offers you the best of both worlds: rural living and Lampasas River access. Adjoining tract #19 is available also.

THE LAND: The Lampasas River Ranch 22 is truly wonderful. From the elevated building site with far-reaching, panoramic views to the flowing waters of the Lampasas River this property is unbelievable. Live oaks and mesquites cover the hilltop building site and overlook the hay meadow and huge hardwoods below. A portion of the land produces hay and allows the property to maintain a desirable agricultural tax exemption.





RIVER RIDGE RANCH: River Ridge Ranch development is a premier gated rural community with building and deed restrictions. The development is established with numerous existing homes and improvements in excess of \$1M. Riding and hiking trails are available for all owners and their guests. Four community parks offer varying amenities; two have river access. River Ridge Ranch POA is an active association with affordable annual fees of \$450. This is a rare opportunity to be a part of a restricted rural community with the enjoyment of the Lampasas River.

LAMPASAS RIVER: The Lampasas River Ranch 22 has approximately 200' of high bank flowing Lampasas River frontage. You will enjoy the elevated river views and the clear waters of the Lampasas River. White stone bluffs rise along the river bank just down river from this property. Name your activity: exploring, swimming, nature walks, fishing, hunting, kayaking--they are all possible along the banks of the Lampasas River Ranch 26.

IMPROVEMENTS: This choice building site on the Lampasas River has a gravel road accessing the hay field and Lampasas riverfront. An electric service is established (needs meter) and there is a water well present. Owners are responsible for their own septic systems.





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LOCATION: The Lampasas River Ranch 22 is conveniently located one hour north of Austin, 30 minutes from Georgetown, 20 minutes to Killeen and only 10 minutes to Stillhouse Hollow Lake. This Bell County Hill Country ranch is waiting for you. This is a restricted access gated community and 48-hour notice required for an appointment. Call Mel Simonton, 940-659-8042, for an appointment. —~~Offered at \$281,862~~—

Offered for \$239,900

This is a restricted access gated community and 48-hour notice required for an appointment. Call Mel Simonton, 940-659-8042, for an appointment.

Buyers broker/agent must be identified on first contact and must accompany buyer prospect on first showing and all subsequent showings to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of Mel Simonton, broker associate, Jacobs Properties.

Directions to property: South on Highway 195 then right on River Ridge Ranch Road. River Ridge Ranch is a restricted access gated community. 48-hour notice required for an appointment. Call Mel, 940-659-8042, for an appointment.



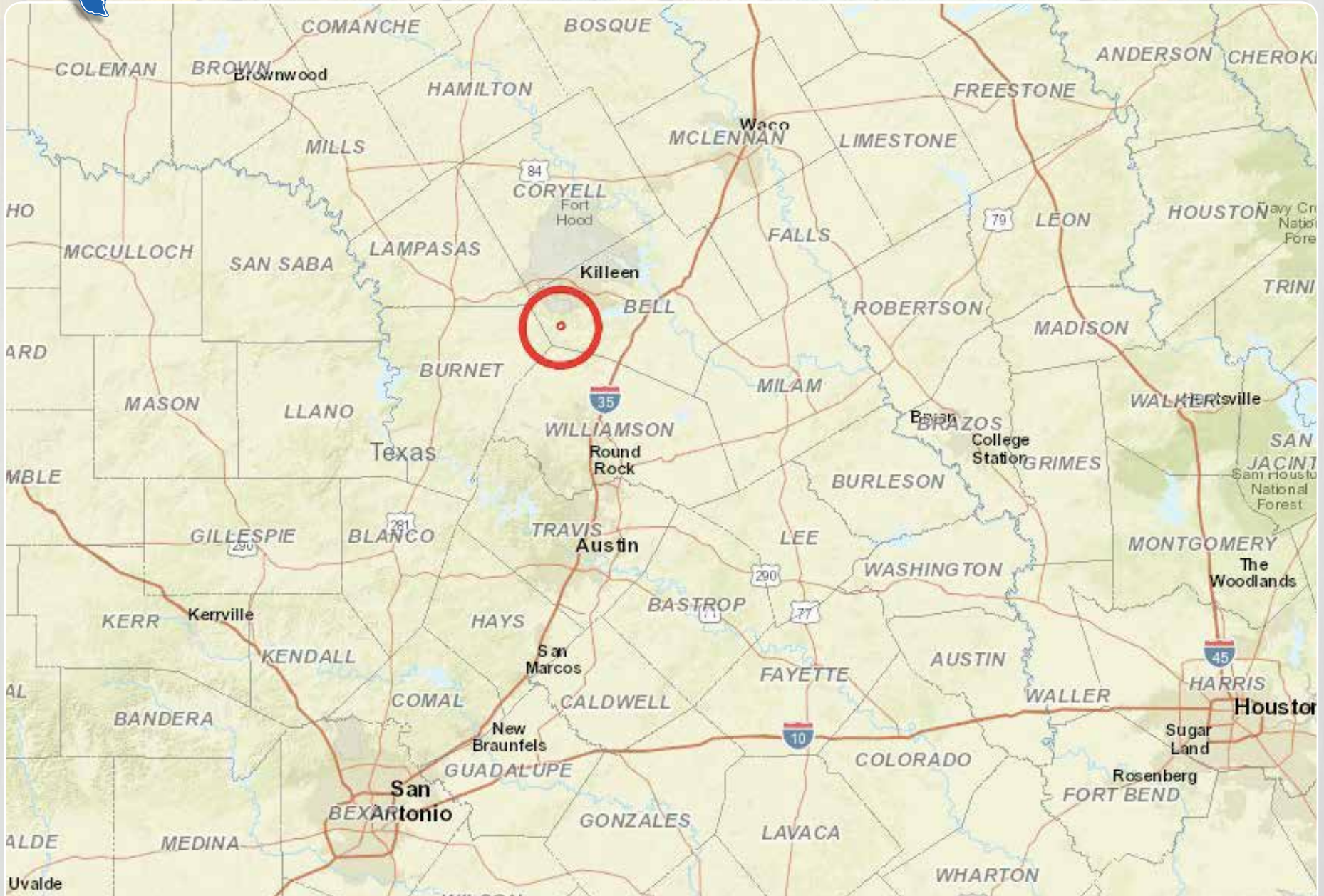


LAMPASAS RIVER RANCH 22 AERIAL MAP



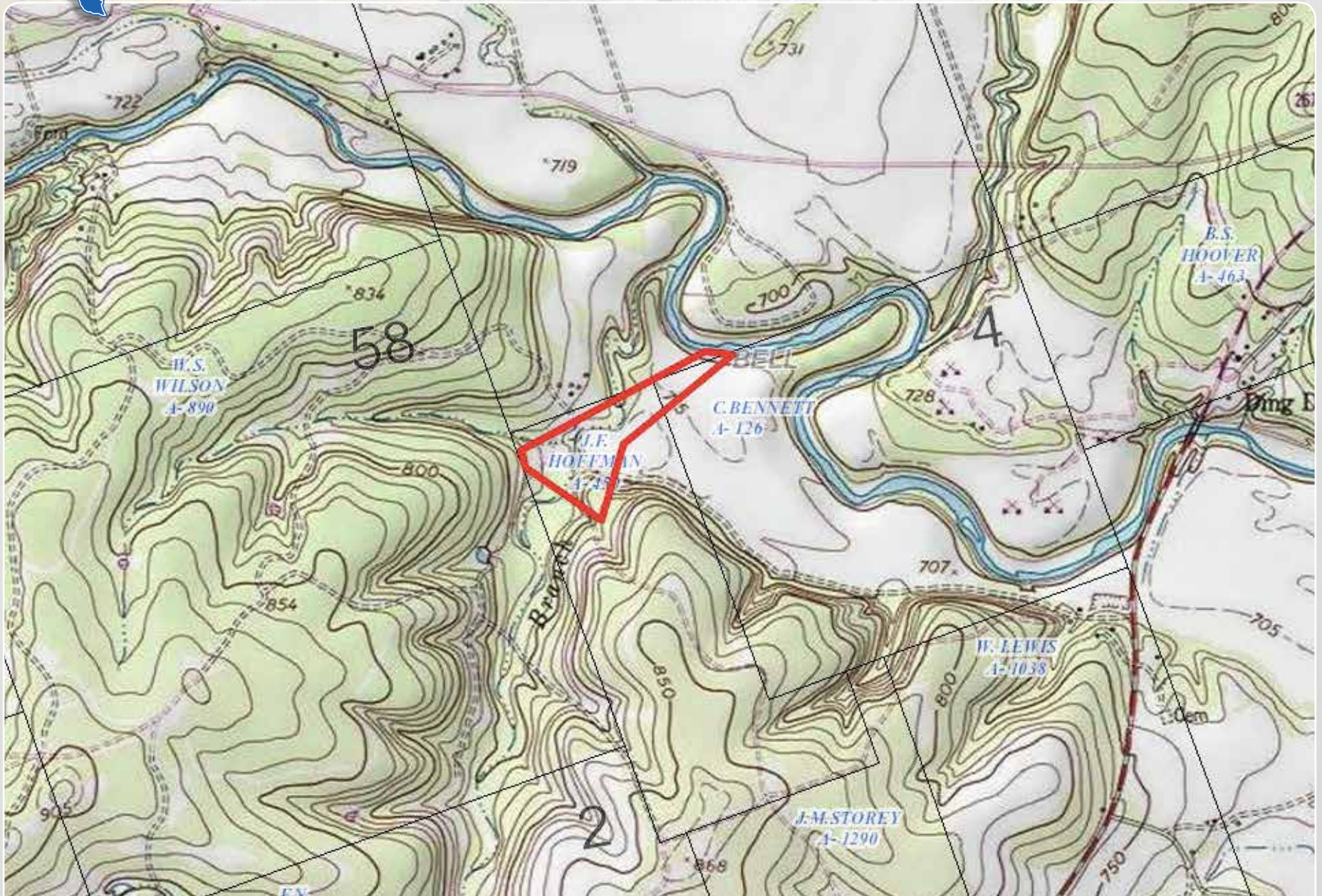


LAMPASAS RIVER RANCH 22 AREA MAP





LAMPASAS RIVER RANCH 22 TOPO MAP





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LAND • LIFESTYLE • LEGACY



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Information About Brokerage Services

11-2-2015

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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u>	<u>License No.</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission