

Flying Dollar Ranch

1,024± ACRES | LAPASAS COUNTY, TEXAS

TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

830.741.8906

Info@TexasRanchSalesLLC.com

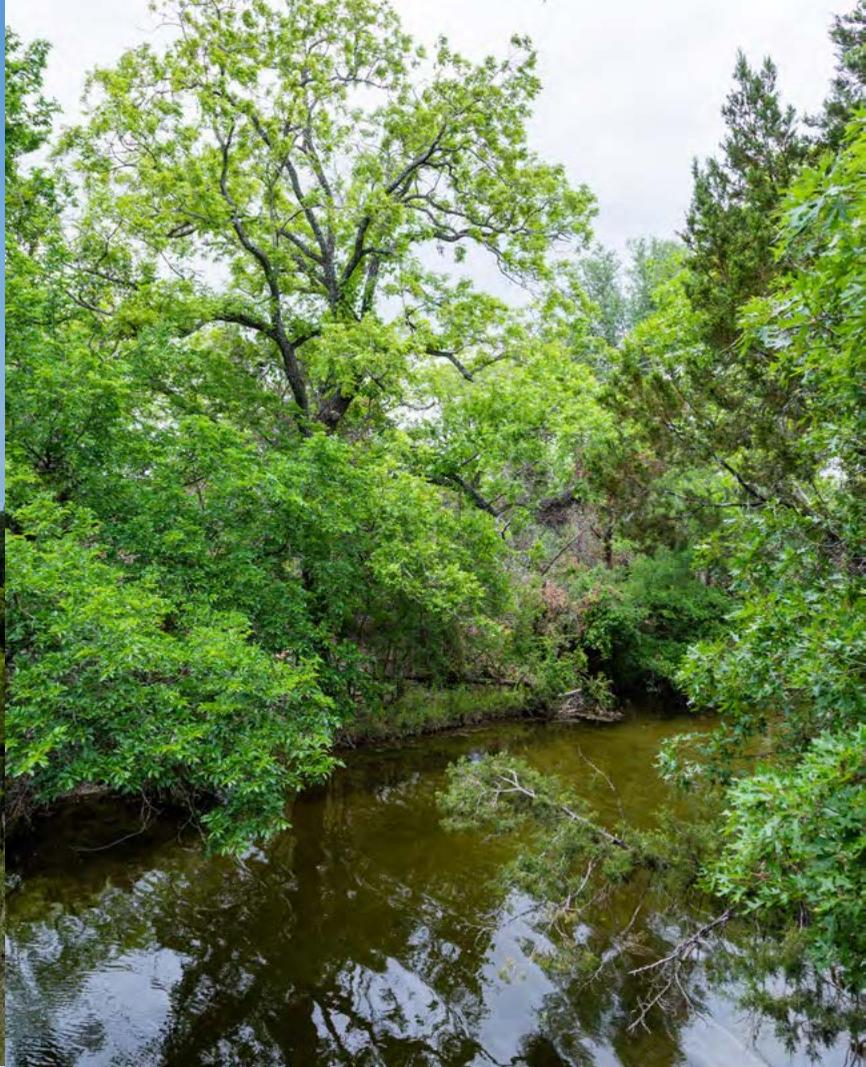
TexasRanchSalesLLC.com





-  **BINNION CREEK** meanders through property for a half-mile
-  **NUMEROUS PONDS** scattered across ranch
-  **WATER SYSTEM** for year-round water supply
-  **ROLLING TOPOGRAPHY** offering panoramic views
-  **EXCELLENT HABITAT** with dense brush, large oaks and lush pastures
-  **HOME SITES** multiple across the property
-  **CAMPSITE** with hookups for 8 RVs
-  **ABUNDANT WILDLIFE** including native Whitetail, turkey, dove and quail





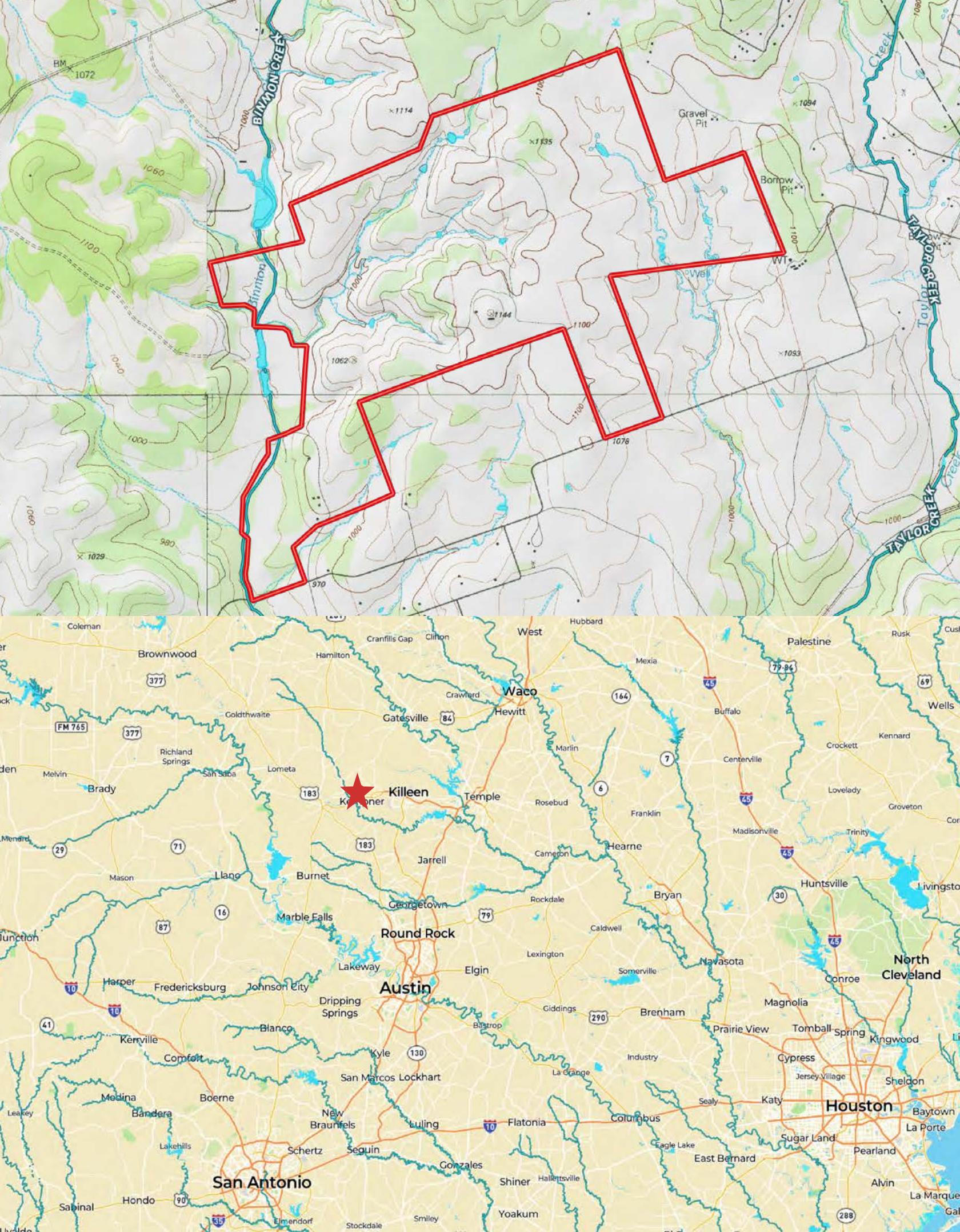
The impressive 1,024± acre Flying Dollar Ranch is located just outside of Kempner and Copperas Cove, Texas in Lampasas County and is accessed on County Road 3300. The ranch is about 16 miles from Lampasas, less than an hour and a half north of Austin and two and a half hours south of Dallas/Fort Worth. Additionally, the Killeen-Fort Hood Regional Airport is just a 30-minute drive, making this an excellent getaway property accessible from anywhere in the country.

The Flying Dollar Ranch is well watered with over a half-mile of Binnion Creek meandering through the western portion of the property along with miles of wet-weather tributaries and distributaries. Additionally, numerous ponds are scattered across the property. A water system, which continuously supplies water year-round includes a large storage tank and electric water pump and several gravity-fed water troughs. The property is located within the Kempner Water Supply Corporation and the Copperas Cove's wastewater service areas.

The rolling topography provides panoramic views of the Flying Dollar Ranch, which is covered in dense and diverse brush, large and mature oaks, and lush pastures. The ranch is a wonderful habitat for the abundance of native wildlife including Whitetail deer, turkey, dove and quail. The lush pastures provide excellent opportunities for grazing livestock.

There is a campsite with hookups for up to 8 RV's and an older ranch house. There are multiple ideal home sites across the property. A good road system allows for easy access throughout the ranch.







SHELDON GROTHAUS

Hondo, Texas

210.854.5833

Sheldon@TexasRanchSalesLLC.com



Shown by appointment only with Texas Ranch Sales, LLC. Buyers 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 Texas Ranch Sales, LLC.

TEXASRANCHSALESLLC.COM

830.741.8906

Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than \$750 million back to customers over the past decade. Partner with the premier lender.



BRETT RIFF 830.741.2040

NMLS835201

 capitalfarmcredit.com | NMLS493828



Together we're better.
Partnership that really pays.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.