Taylor Creek Ranch
870± ACRES | LAMPASAS COUNTY, TEXAS

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
Lampasas County

870± Acres

1.5± miles of Taylor Creek

Convenient to Kempner, Texas

One well

Low-fenced & two interior pastures

Electricity available

Abundant Native Wildlife
This beautiful 870± acre ranch for sale in Lampasas County just outside of Kempner, Texas offers scenic views and endless hunting and recreational opportunities. The perfect home-site overlooking the lake and distant hills awaits the private residence of your dreams. Unbeatable views of the wet-weather creeks, painted-sky sunsets, and diverse topography make the Taylor Creek Ranch the ideal Texas Hill Country getaway.

With frontage on paved Lampasas County Road 3300, the Taylor Creek Ranch is located 15± miles from Lampasas, 20± miles from Killeen, and 17± miles from the Killeen-Fort Hood Regional Airport. This ranch falls within the bounds of Lampasas ISD and is convenient to nearby shops and restaurants branching off of Highway 190.

Three wet-weather creeks traverse the lush grasslands and meet up with 1.5± miles of live water Taylor Creek and are accessible to the abundant native wildlife. Various species roaming the Taylor Creek Ranch are Whitetail deer, turkey, and dove. MLDP qualified, this ranch has advantage of extended seasons and increased harvest opportunities.

Electricity runs across the property and one operating well supplies the main cabin and guest cabin. A large porch with a rock fireplace extends from the cabins and offers space for outdoor lounging. Protein feeders and corn feeders are strategically placed in conjunction with multiple hunting blinds. The entire ranch is wrapped with a well-maintained low-fence containing two low-fenced interior pastures.

The roads spanning across the interior portion of the property are in good condition, and a large caliche pit remains accessible to supply additional road plans and other projects.

The impressive Taylor Creek Ranch lavished with hunting, recreation, and development opportunities, is sure to satisfy any hunter and outdoor enthusiast.
Taylor Creek Ranch
Lampasas County, Texas, 870 AC +/-
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.

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Together we’re better.
Partnership that really pays.
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.

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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