



★ **HARMONY RANCH** ★

Kempner, Lampasas County, Texas • 270.36± Acres • \$2,300,000



Harmony Ranch

Magnificent high-fenced ranch only one hour to Austin. The property is located near Kempner and is a short 20-minute drive to Lampasas. The varied topography gives the land a lot of character and a feel of being bigger than it is. Elevations range from 1,020 to 880 feet. There are multiple sites with big hill country views. A seasonal creek meanders through the land and feeds a large pond. Catches of bass over 8 pounds have been reported. There is excellent tree cover consisting of live oak, Spanish oak, elm, pecan, mesquite, and juniper. The ranch has been part of the Wounded Warrior program, and the owner has brought in superior genetics that have produced 200+ class bucks. The main home is around 100 years old and has been updated and expanded. There are 3 bedrooms, 2 baths, metal roof, CACH, rocked fireplace with wood burning insert, and Fredericksburg style stone exterior. The guest cabin has 1 bedroom, 1 bath, a large living/kitchen room, and metal roof. Other improvements include a wood frame office, a workshop, and a 3,600 sq ft metal barn with 220v and two 12'x 14' rollup bay doors. The Harmony Ranch would make a perfect legacy ranch, hunting/recreation ranch, or a corporate retreat.

Call Listing Agents **Mike Bacon** at **512-940-8800** or **Drew Colvin** at **512-755-2078** for more info.

Directions: From Kempner off US 190 take right on FM 2808 for approx. 1.5 miles take right on CR 4630 go 1.3 miles you will arrive at the ranch.



FEATURES

MAIN HOME:

- 3 Bedroom 2 Bath, 1,905 sq ft Single Story Home w/Rock and Cedar Exterior
- Concrete Slab
- Living Room
- Dining Area
- Office
- Utility Room
- Covered Porch
- 430 sq ft Uncovered Deck
- Outdoor Fire Pit With Rock Seating
- Metal Roof
- Ceiling Fans
- Rock Fireplace with Wood Stove Insert
- Wood/Carpet/Vinyl Flooring
- Propane Drop-In Gas Stove
- Refrigerator
- Dishwasher
- Sprinkler System

GUEST HOME:

- 1 Bedroom 1 Bath 882 sq ft Single Story Guest Home (Est to be 18/20yrs Old)

- Cedar Exterior
- Pier And Beam Foundation
- Metal Roof
- Covered Porch
- Window Unit Air Conditioning
- Space Heater
- Wood Stove (Not Connected)
- 1 Living Room/Kitchen Open Area
- Wood and Carpet Flooring
- Stained Bead Board Interior Walls
- Double Pane Vinyl Windows with Screens
- Laminate Counter Tops
- 192 sq ft Covered Back Porch

OTHER IMPROVEMENTS:

- Automatic Gate
- Gravel Roads
- Cattle Guard
- High Fenced
- House is Piped Fenced
- Wood Framed Office with Small Porch Area 239 sq ft

- Workshop
- Equipment Shop With Attached Equipment Shed 3,600 sq ft on Concrete Foundation
- Steel Piped Support With 14' In Height
- 2- 12'X14' Roll Up Doors
- Three Insulated Metal Walk In Doors
- 64 sq ft Wood Ram Bathroom and 3,600 sq ft Attached Equipment Shed with a Shed Roof 14 To 12' Eave.

WATER:

- 1 Well
- Seasonal Creek
- 1 Large Pond (Stocked with Bass, Perch)

TREE COVER:

- Live Oak
- Spanish Oak
- Elm
- Pecan
- Mesquite
- Juniper



Aerial Photo



Aerial Photo







Gate



Waterfall





Water



Creek

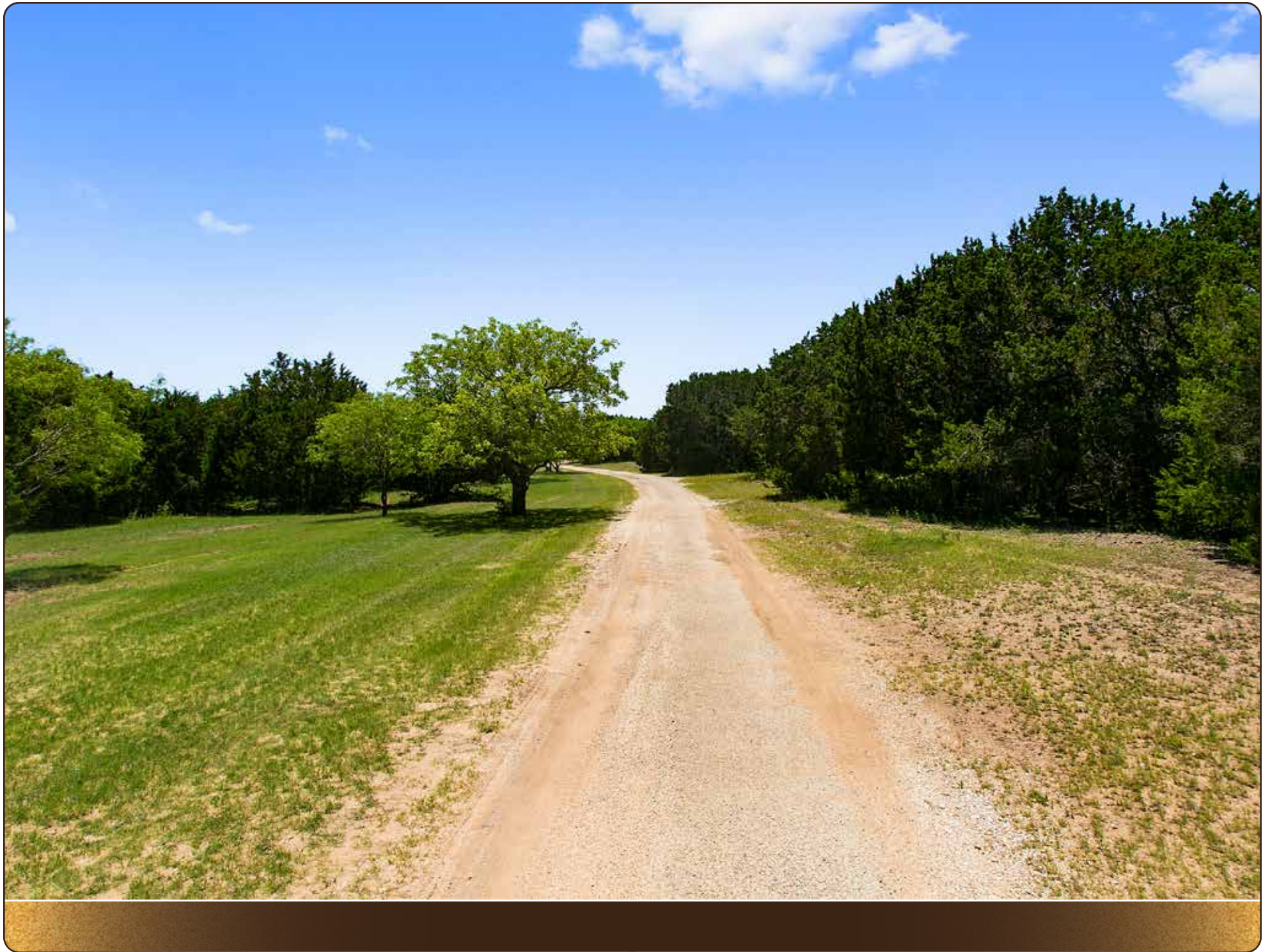


Open Area with Trees





Antique Cart







Field



Cattle Guard



Road



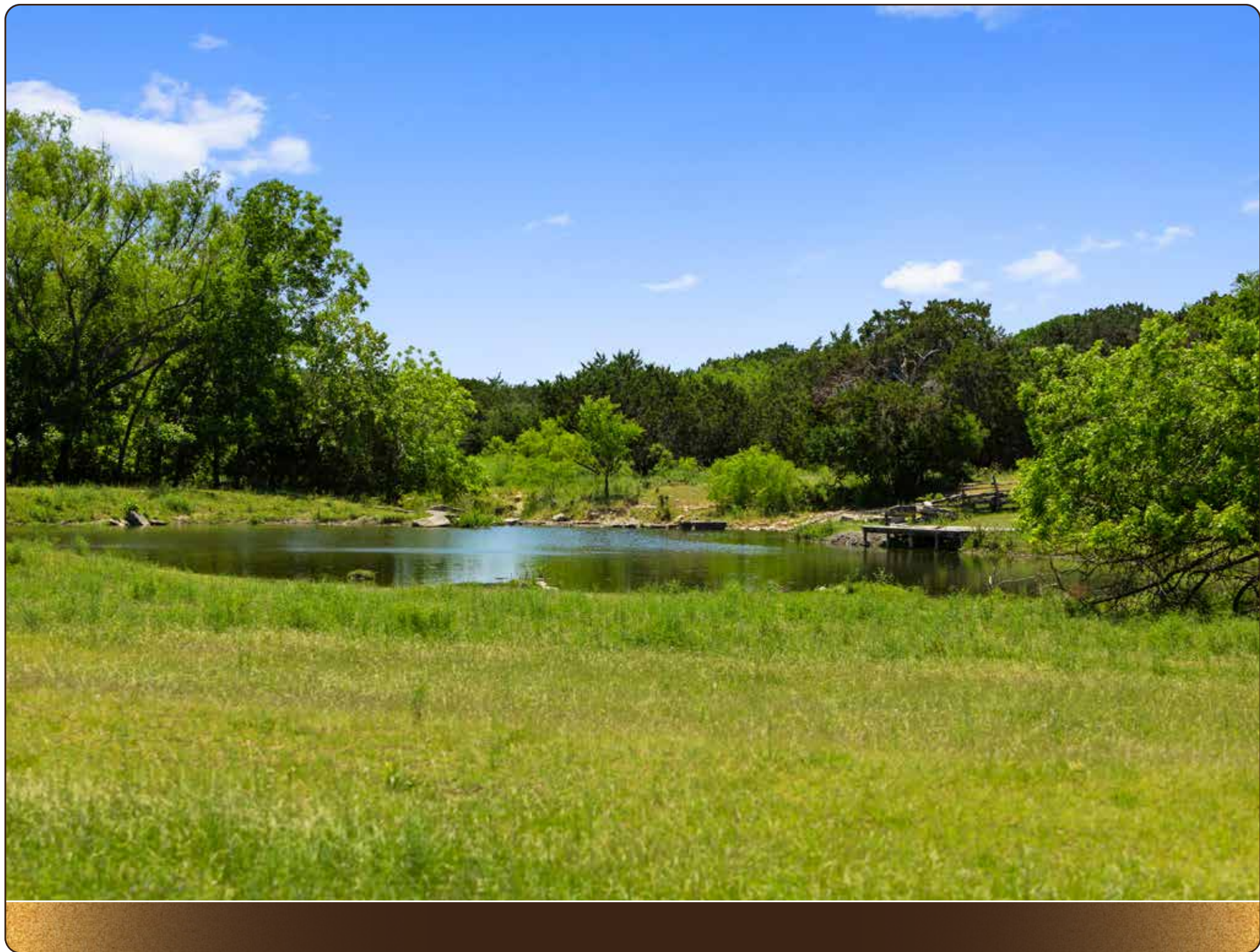
Deer Blind with High Fencing



Beautiful Views



Tank







Outside of Main Home



Master Bedroom



Bedroom



Kitchen



Living Room



Living Room



Guest Living Room with Pool Table



Guest Kitchen

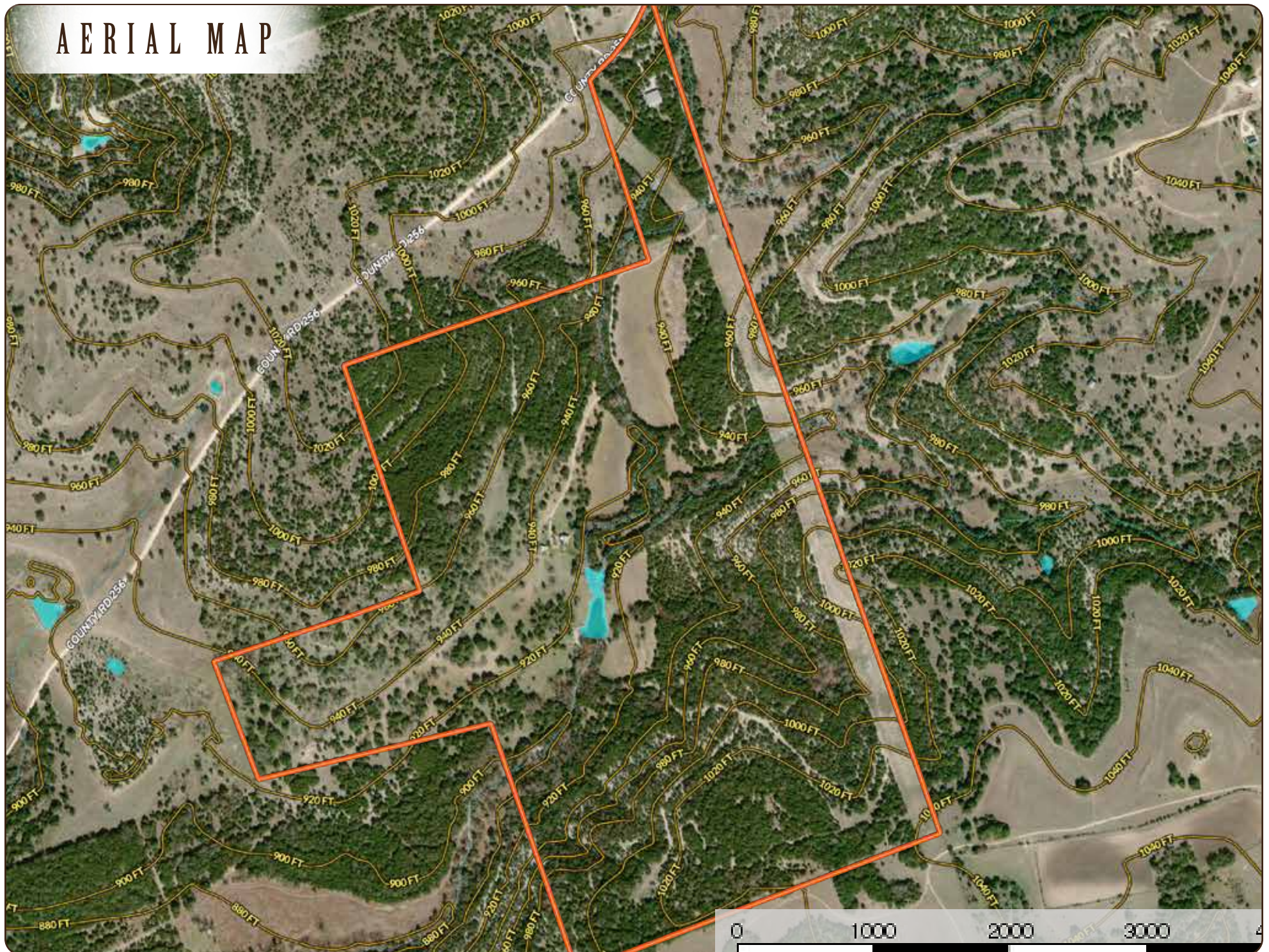


Fire pit

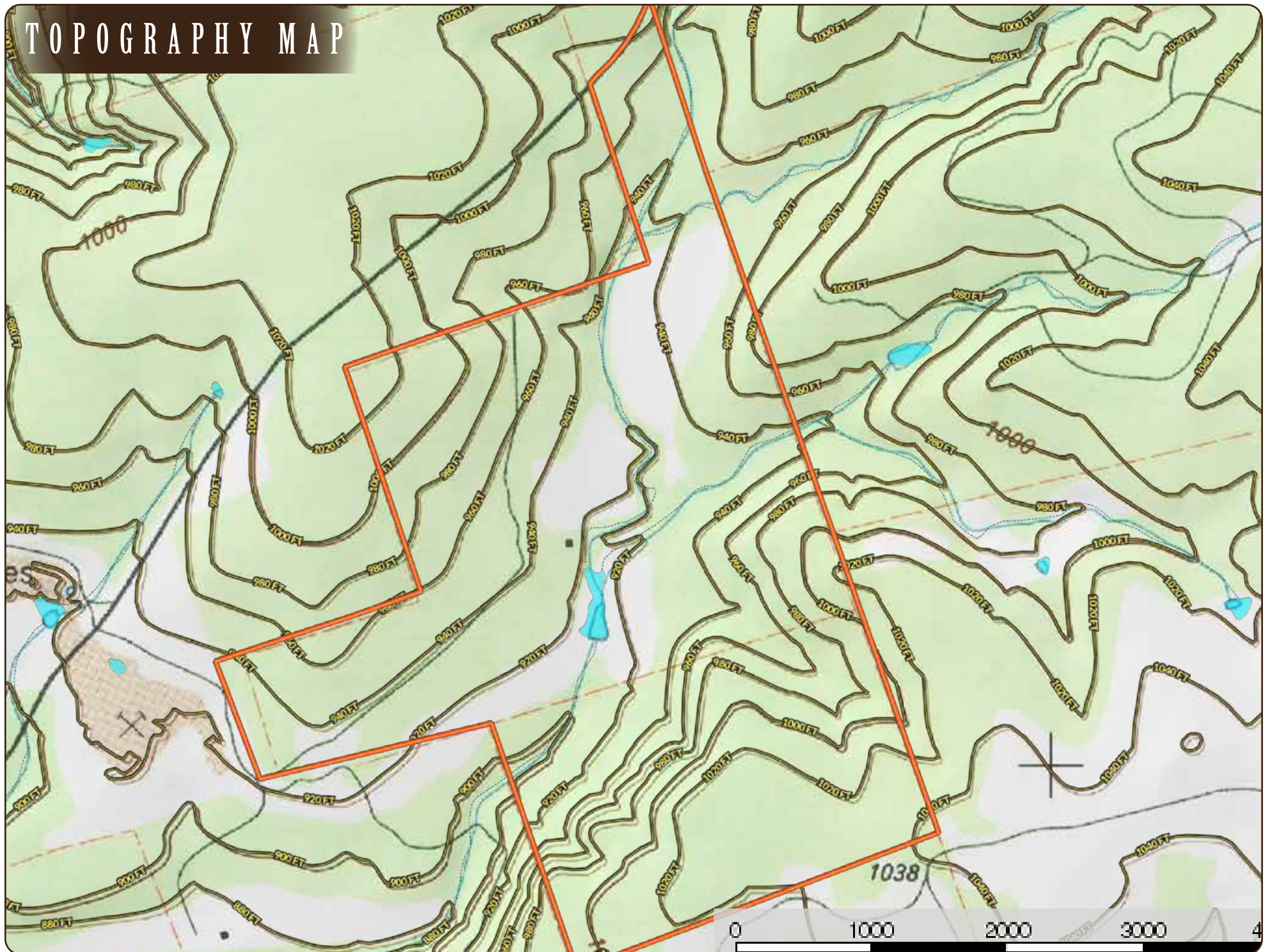


Barn / Office

AERIAL MAP



TOPOGRAPHY MAP



This is a detailed topographic area map of Central Texas. The map shows several counties: Mills County to the northwest, Lampasas County to the west, Burnet County to the southwest, Williamson County to the south, and Belton County to the southeast. Major cities and towns labeled include Killeen, Fort Hood, Harker Heights, Temple, Belton, Burnet, Bertram, and Georgetown. A network of highways is shown, including Interstate 35 (I-35), Interstate 10 (I-10), and US Highway 190. Numerous smaller roads are also depicted, many labeled with numbers like 163, 281, 190, and 321. A prominent red outline is drawn on the map, starting near the Lampasas/Burnet border and extending eastward through the western part of the Killeen area. The map also shows geographical features like the Colorado River and various lakes. The title 'AREA MAP' is centered at the top in a large, bold, serif font.



Information About Brokerage Services

Texas law requires all real estate licensees 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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Regulated by the Texas Real Estate Commission

TXR-2501

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THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>