



Taylor Ridge Ranch

TBD FM 2484, Killeen, TX 76549

50.04 Acres

\$599,950



HILLTOP VIEWS

1,150 FT. ROAD FRONTAGE

UNRESTRICTED

This unrestricted farm consists of a heavy mixture of Live Oaks and other hardwood trees that provide an abundance of privacy within 10 minutes of Killeen and just under 1 mile off SH 195. With over 1,150 feet of road frontage, there is outstanding potential as a recreational homestead and long-term investment tract. There are multiple potential hilltop homesites, as this property boasts 160 ft. of elevation change.

Comprised primarily of 80% Oak Woodland and 20% native grasses. With over 160 ft. of elevation change, there are multiple potential hilltop homesites overlooking Stillhouse Hollow Lake and the surrounding Hill Country. There is a half-acre pond near the front SE corner of the property that could have much potential if improved. In addition to the Live Oaks, other trees and brush on the property consist of Spanish Oak, Ashe Juniper, Texas Persimmon, Hackberry, Cedar Elms, Mesquite, Agarita, & Flame Leaf Sumac. Grasses and forbs include Little Bluestem, Sideoats Grama, Silver Bluestem, Klein Grass, Hairy Grama, One Seed Croton, Green Briar, & Silver Leaf Nightshade.

Electricity is provided by PEC, and approximately 860 feet run from the road to the middle of the property. Clearwater Water District can supply water if a meter is added. Septic is needed. Perimeter fencing is in fair condition. Oncor has a 345kw transmission line that runs along the northern boundary. Any owned mineral rights will convey; amount is unknown. 2020 taxes were \$4,881.

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Kayla Martin

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TREES

Live Oak, Spanish Oak
Ashe Juniper
Texas Persimmon
Hackberry
Cedar Elm
Mesquite

GRASSES

Little Bluestem
Sideoats Grama
Silver Bluestem
Klein Grass
Hairy Grama
One Seed Croton

SHRUBS

Agarita
Green Briar
Flame Leaf Sumac
Silver Leaf Nightshade

WATER

Small pond

WILDLIFE

Whitetail deer
Dove
Turkey
Songbirds
Small mammals

UTILITIES

PEC electricity
Water line available

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LOCATION

Bell County. 10 miles south of Killeen, 25 miles to Belton/Temple, within an hour of both Waco and Austin.

DIRECTIONS

From Killeen, head South on SH 195, in 8.3 miles turn left onto FM 2484, entrance will be the first gate 0.8 miles down on the right.

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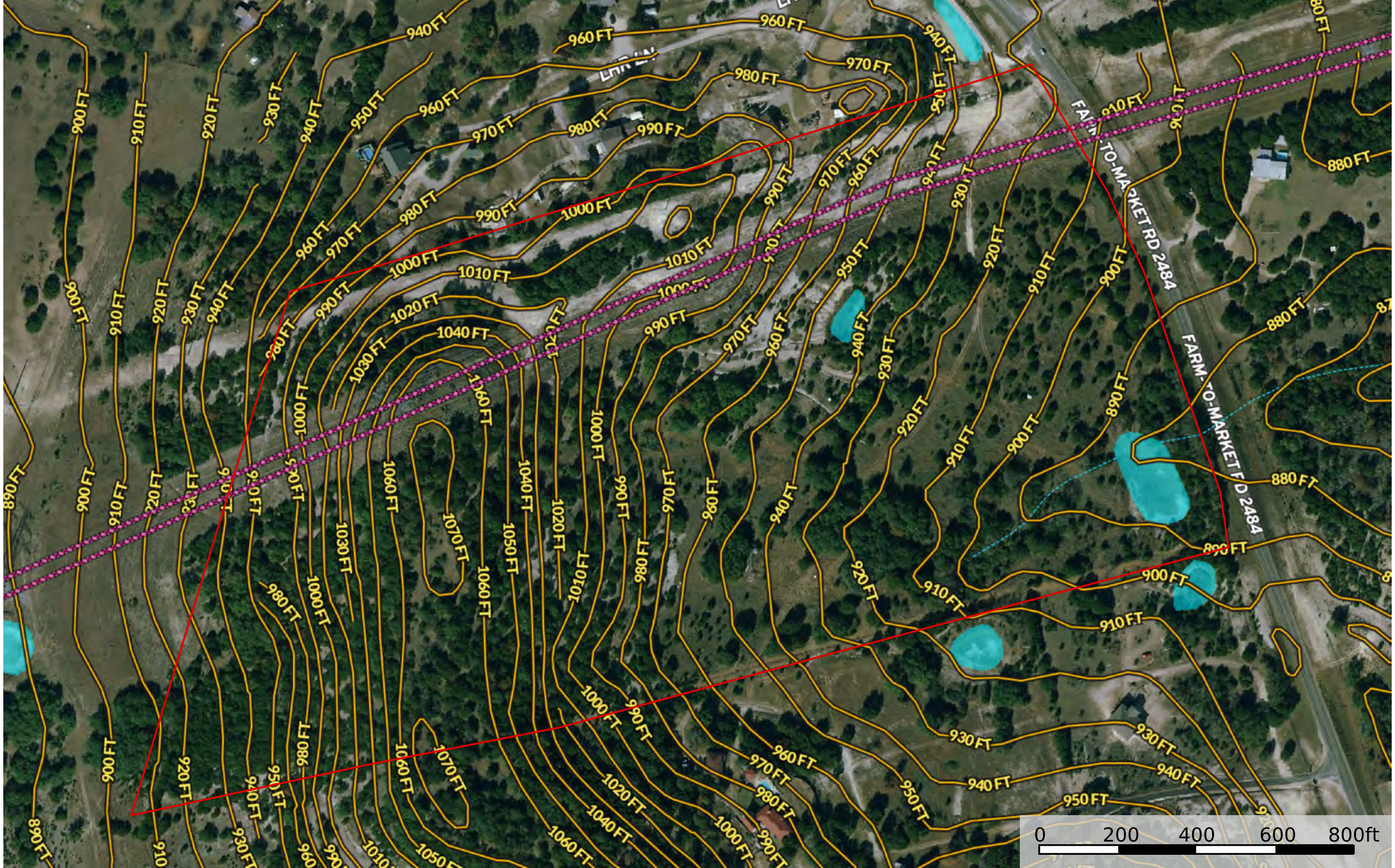
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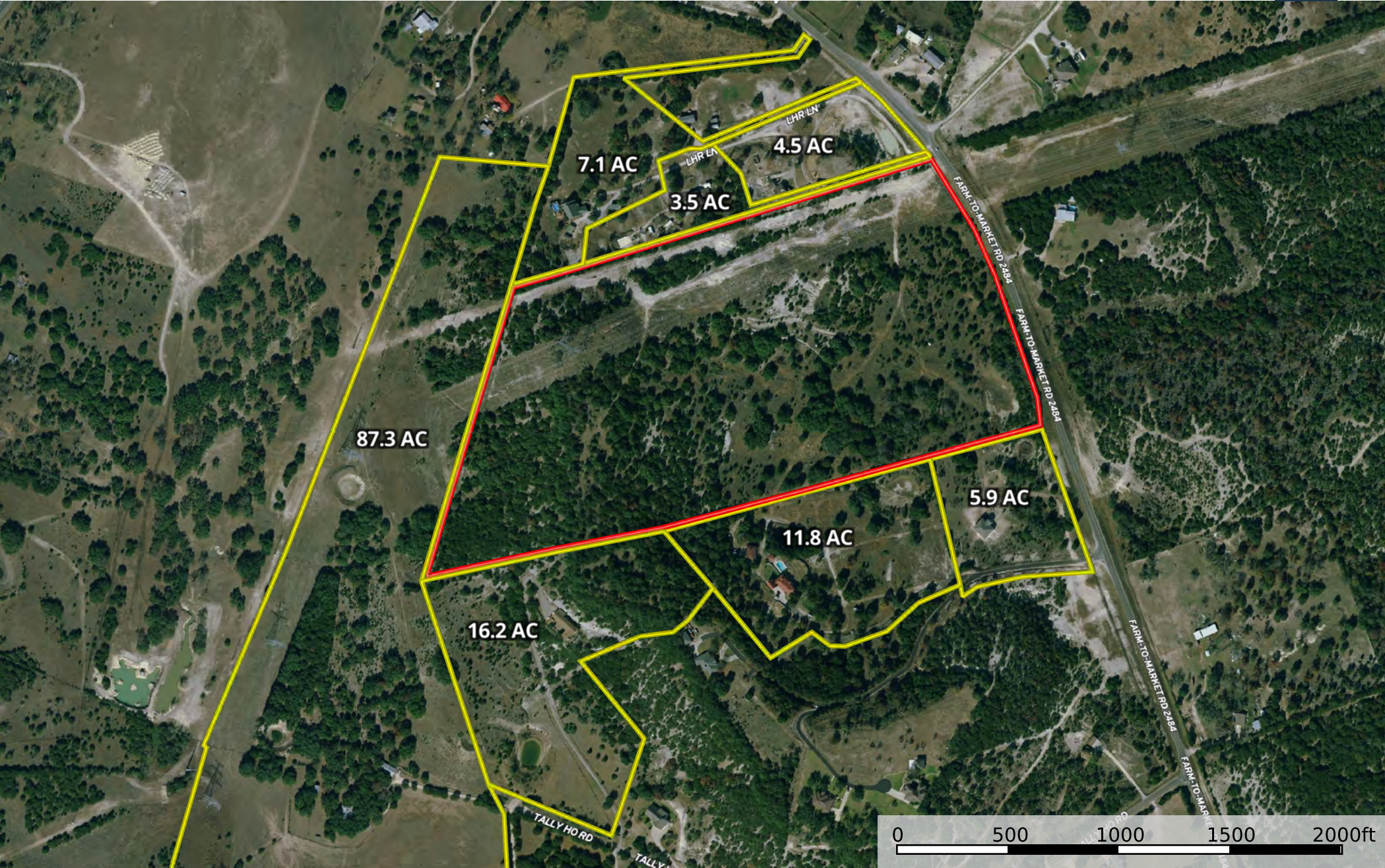
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 Boundary







Neighbor Boundary

TBD FM 2484, Killeen, TX 76549
Bell County, Texas, 50.04 AC +/-



 Boundary

