

FIREFLY RANCH

20949 Firefly Rd

\$3,900,000 Bell County 167.07+/- Acres



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

FIREFLY RANCH

This outstanding 167.07± acres offers a rare opportunity for a homestead, weekend getaway, hunting and recreational ranch, or future development. Ideally situated approximately one hour from downtown Austin, 20 minutes from Salado, and 30 minutes from Georgetown, the property provides both convenience and a peaceful country setting.

The land features an excellent blend of dense woods and productive bottomland fields. Tree cover includes oak, elm, pecan, and cedar, with selective cedar clearing already completed to reveal beautiful live oak parks. Rolling topography ranges from 810 to 930 feet in elevation, with the higher points showcasing expansive Hill Country views. Stillman Valley Creek meanders through the ranch and offers potential sites for ponds or a lake.

Improvements include a small ranch house and a mobile home. The house is currently leased, and either dwelling would be ideal for a foreman, guests, or continued rental income. Additional improvements consist of a barn and functional working pens.

If you're searching for a ranch that's close to everything, loaded with natural beauty, and positioned for significant upside—yet far enough out to escape the crowds—then Firefly Ranch is well worth a look.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

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DIRECTIONS:

From 195 from Austin: Take I-35 North through Georgetown, take exit 266 toward Tx-195 N/Florence/Killeen, then take FM 487 exit toward Jarrell/Florence turn right, in 2.5mi turn left onto FM 2843, in 2.3 mi turn left onto CR 231, continue onto Firefly Rd, 2.1 mi.

From: Austin take 35N Headed to Salado, exit 280 toward Grainger Rd/Hackberry Rd.(.2mi) Take FM 2843 & Cedar Valley Rd to Firefly Rd, (14.2mi.)

Contact for more information:

Texas Ranch Brokers, LLC

313 S. Main Street Burnet, TX 78611

Drew Colvin 512-755-2078 drew@txranchbrokers.com

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Co Listed with Glenn Hodge

First Texas Brokerage- Salado, TX

254-277-2198



Broker & Commission Disclosure: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC.

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963 RANCH



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963 RANCH



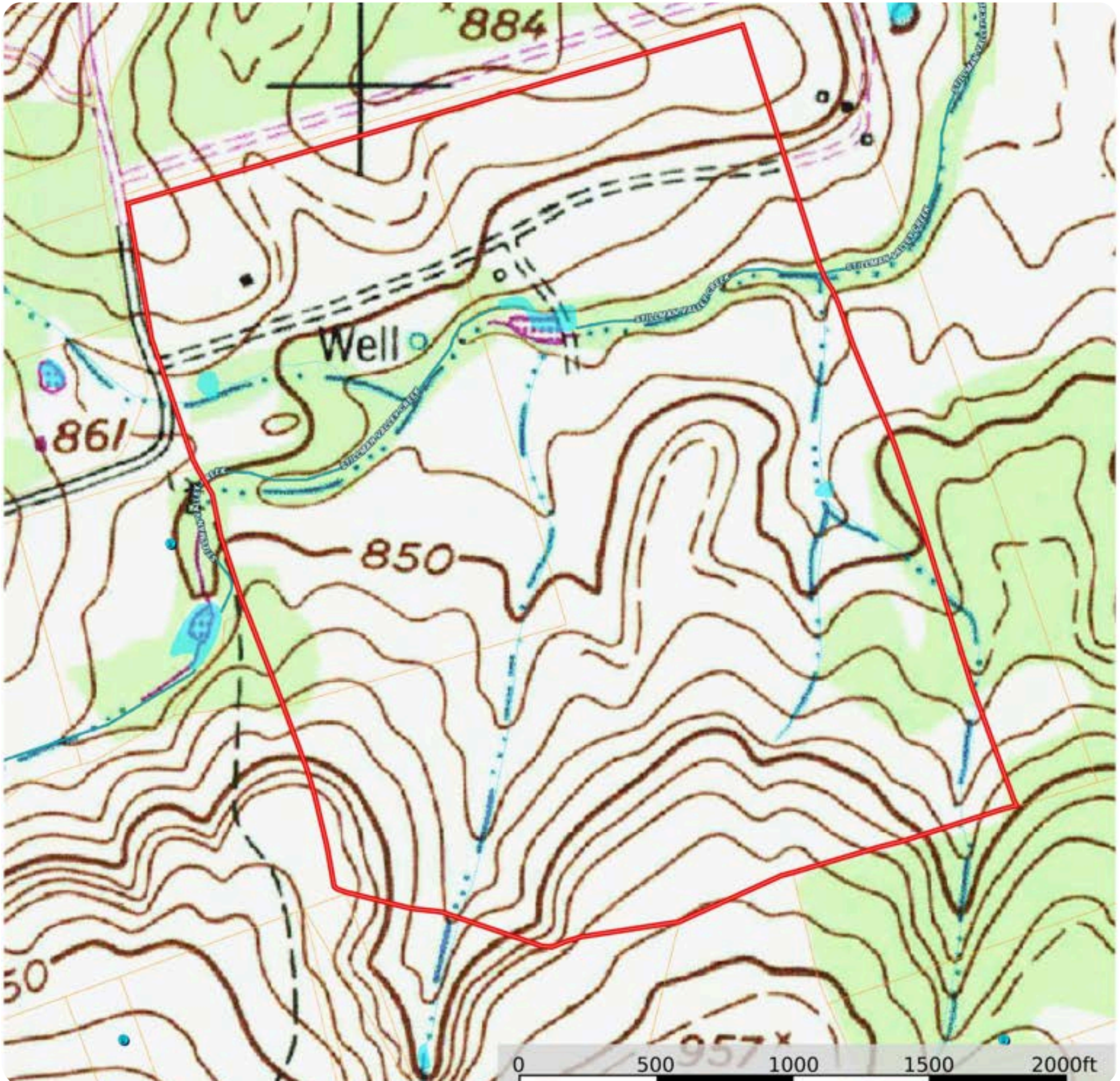
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SATELLITE MAP



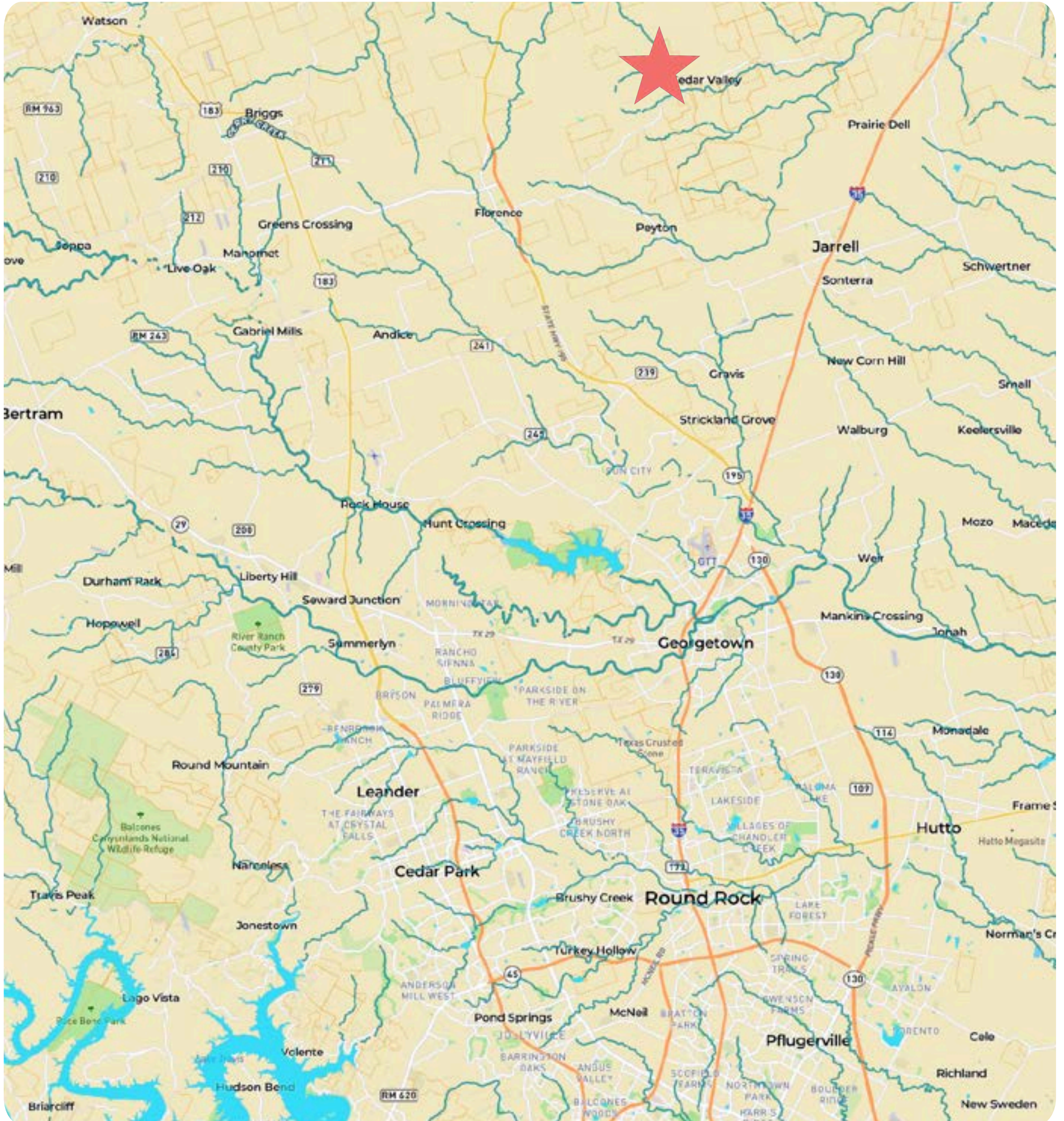
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TOPO MAP



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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Texas Ranch Brokers, LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Michael (Mike) Bacon	273134	mike@txranchbrokers.com	(512)940-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John (Drew) Colvin Jr	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Mike Bacon Drew Colvin

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2025 FORMS



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InfoTXRanchBrokers.com



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ **PUT US TO WORK FOR YOU** ★

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