

SIMMS CREEK 267 RANCH

866 CR RD 2806 Lampasas, TX 76550

\$3,165,000 267.3+/- Acres Lampasas County



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

512-756-7718
www.txranchbrokers.com

Location:

The Simms Creek 267 Ranch is located approximately 14 miles Hwy 281 North of Lampasas, Texas. Approx 1.3 miles off Hwy 281. Mostly a cattle grazing, hunting and recreational ranch. Float the creek in optimum weather periods or get your fly rod out at the deep holes and cast away. Bring your atv's or horses for leisurely ride through the ranch.

Remote enough, but only approx. 2hrs drive to Ft Worth, 1.5hrs to N Austin, Waco or Taylor. 1hr to Georgetown. And only 15 min to Restaurants, Groceries & Supplies in Lampasas or Evant.

Terrain:

Drive through the gate on top of the plateau with expansive hill country views. When you leave the plateau there is a gradual drop of 120' in elevation down to Simms Creek. Tree cover with live oak, post oak, elm, cedar ranges from dense to scattered to open old farm fields with secondary mesquites starting to propagate.

Surface Water:

Beautiful rock-bottom Simms Creek is the main attraction. Water runs clear most of the time and you can see the bottom and usually see fish swimming by. It attracts a very diverse wildlife including Kingfisher, Osprey, Caracara and others. Rancher's kids have grabbed their tubes and floated the creek from one end to the other. With approx. one third of a mile of both sides of the creek, there is ample room for recreation and water activities. There are also three stock tank/ponds, one known to have been previously fished. They provide water to livestock and native wildlife including dove and ducks.

Lampasas County is known for great hunting and diverse wildlife, and Simms Creek 267 has it all. The property provides good habitat for whitetail deer, turkey, dove, ducks, feral hogs, and varmints. A good mix of heavy to moderate tree cover, forbs, and browse help attract and hold wildlife on the ranch

Improvements:

The approx. 1,032 sq ft updated 1940s ranch house includes three bedrooms, one bath, kitchen, enclosed sun porch, separate dining room and living area. With central air/heat for year-round comfort. The natural hardwood floors have been carefully restored to bring back some of the original charm. There is a covered front porch with plenty of room for grilling or just sitting outside during a spring rain shower or enjoying the beautiful sunsets. The barn is perfect for storing your tractor, UTVs and ATVs. There is also an old hay barn and a place to stall your horses.

Water:

The ranch is blessed with ample water supplied by a 60-gpm private well.

Fences & Roads:

Ranch has been Recently Surveyed
Approx. 1300' of County Road 2806 frontage
Yard fenced around ranch house.
Perimeter fenced for livestock.

Minerals:

Owner will convey 50% of owned minerals. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

Utilities:

Hamilton County Electric Cooperative provides electrical service to the property with power in place at the house and at the RV connection.

School District:

Lampasas Independent School District.

Property Taxes:

The property is Ag exempt and approximate property taxes for 2024 are anticipated to be \$875.90.

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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Contact for more information:

Texas Ranch Brokers, LLC

313 S. Main Street

Burnet, TX 78611

Call listing agent: Brad Wilcox 512-461-7042



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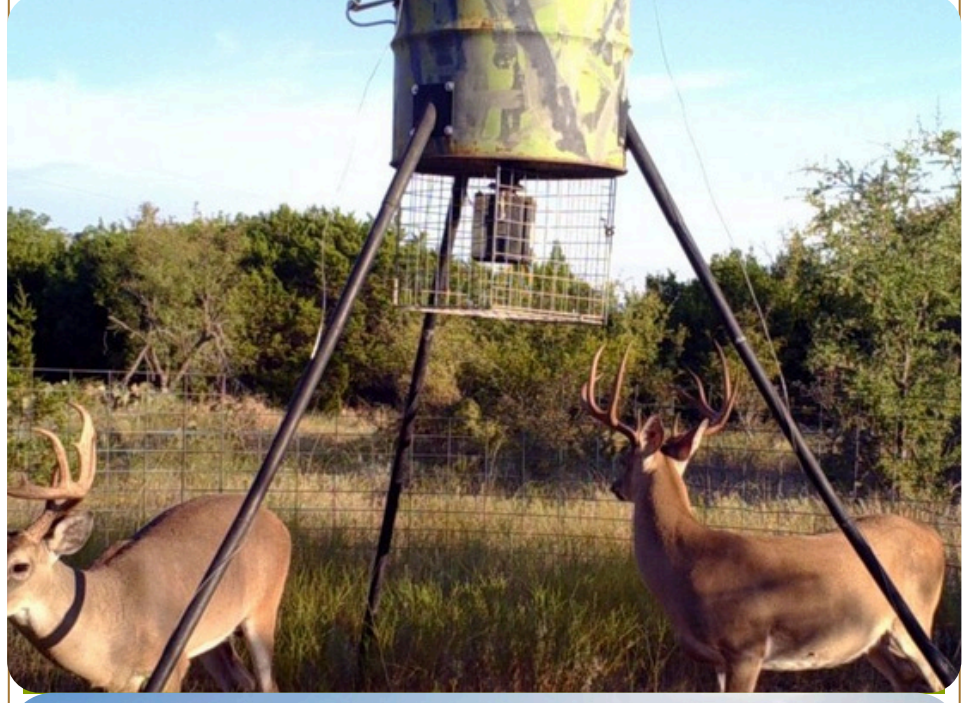


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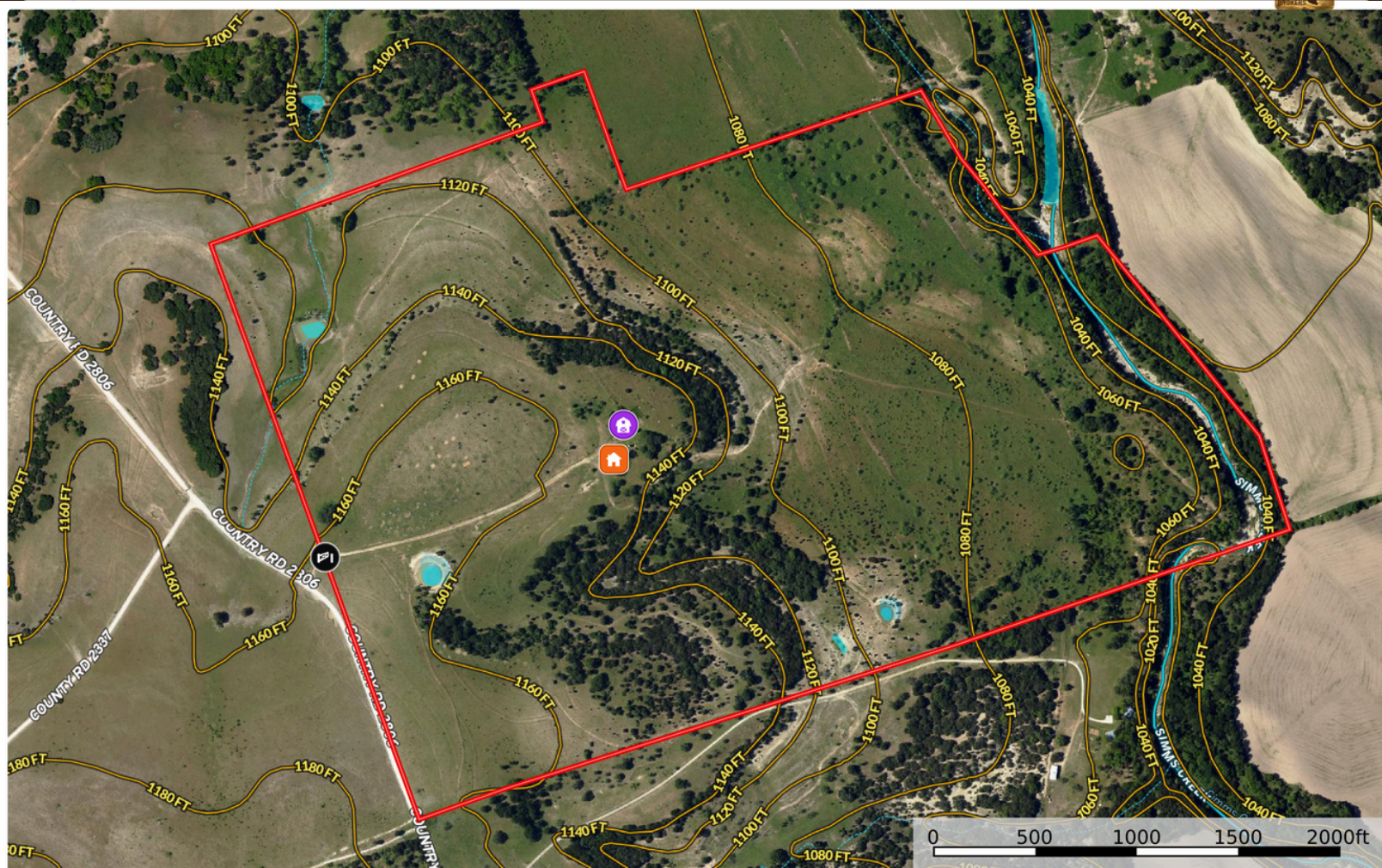


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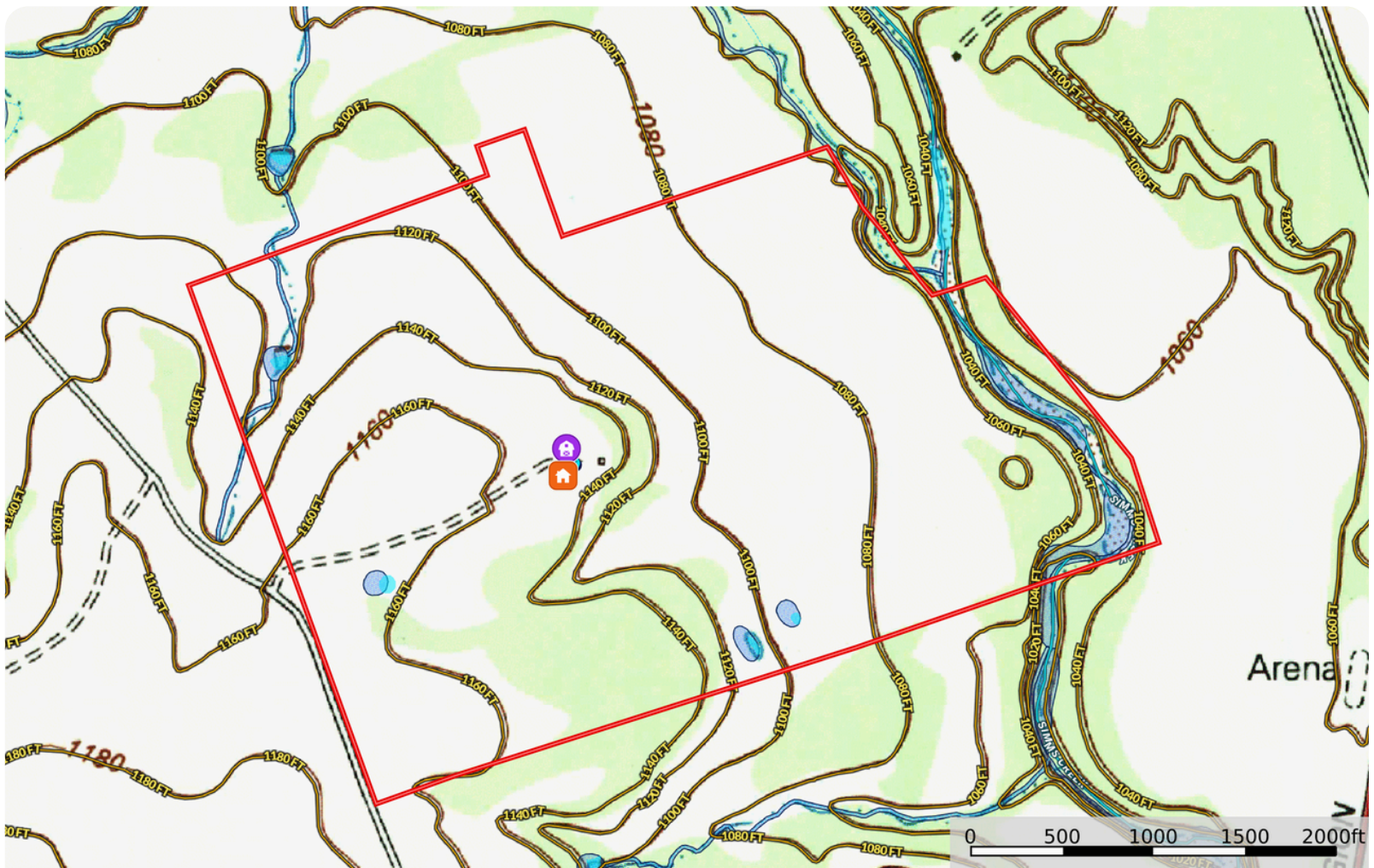


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MAPS



- Gate
- Barn
- House
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Substations



- House
- Barn
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- Water Wells
- Voltage Unavailable
- Voltage 0 - 9 KV
- Voltage 100 161 KV
- Voltage 220 287 KV
- Voltage 345 KV
- Voltage 500 KV
- Voltage 735 KV+
- Substations
- Wind Turbine (permitted)
- Crude Oil
- Natural Gas
- Other
- Wind Farms

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Listing Agent: Brad Wilcox



512-461-7042 brad@txranchbrokers.com



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★ **PUT US TO WORK FOR YOU** ★

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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.

<u>Texas Ranch Brokers, LLC</u>	<u>9003375</u>	<u>info@txranchbrokers.com</u>	<u>(512)756-7718</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael (Mike) Bacon</u>	<u>273134</u>	<u>mike@txranchbrokers.com</u>	<u>(512)940-8800</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brad Wilcox</u>	<u>68176</u>	<u>brad@txranchbrokers.com</u>	<u>(512)461-7042</u>
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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2025 FORMS