

YATES RIVER RANCH

21109 N US HWY 281

Lampasas, TX 76550

Lampasas County 68.58+/-Acres



Texas Ranch Brokers, LLC

313 S Main Street

Burnet, TX 78611

512-756-7718

www.txranchbrokers.com

YATES RIVER RANCH 68.58+/- AC

68.58± Acres | Lampasas River Frontage | Lampasas County, TX

Yates River Ranch is a prime 68.58± acre recreational property located just 21 miles north of Lampasas on N US Hwy 281. With exceptional water features, towering native trees, and extensive highway frontage, this ranch offers the perfect blend of recreation, investment potential, and accessibility.

The east boundary boasts approximately 3,400 feet of beautiful Lampasas River frontage, providing year-round water, scenic views, and outstanding wildlife habitat. Along the north boundary, you'll find an additional 1,400 feet of Freeman Branch, a wet weather creek that enhances the property's natural appeal. With over 3,000 feet of frontage on US Hwy 281, access is convenient and visibility is unmatched.

The ranch is heavily wooded with impressive Live Oak, Post Oak, Elm, Pecan, and other native hardwoods scattered throughout, creating a picturesque setting and ideal habitat for wildlife.

Approximately 10 acres are currently planted in productive coastal hay, with an additional 2-acre field on the southern portion of the property. These open areas could easily be converted into wildlife food plots or maintained for agricultural production.

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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Improvements include a 1995 double-wide manufactured home featuring 3 bedrooms and 2 bathrooms, ideal as a weekend retreat or future guest house. Additional structures include a small tractor barn and an old rock house currently used for storage. One water well services the home and multiple water troughs. Hamilton Electric Co-op provides electricity to the property.

Wildlife is abundant, with excellent habitat for whitetail deer, turkey, dove, waterfowl, and other native species. The property is currently under agricultural exemption, keeping property taxes low.

Whether you're looking for a recreational getaway, hunting property, investment opportunity, or future homesite along the river, Yates River Ranch offers outstanding water, trees, access, and potential in a highly desirable area of Central Texas

Contact for more information:

Texas Ranch Brokers, LLC

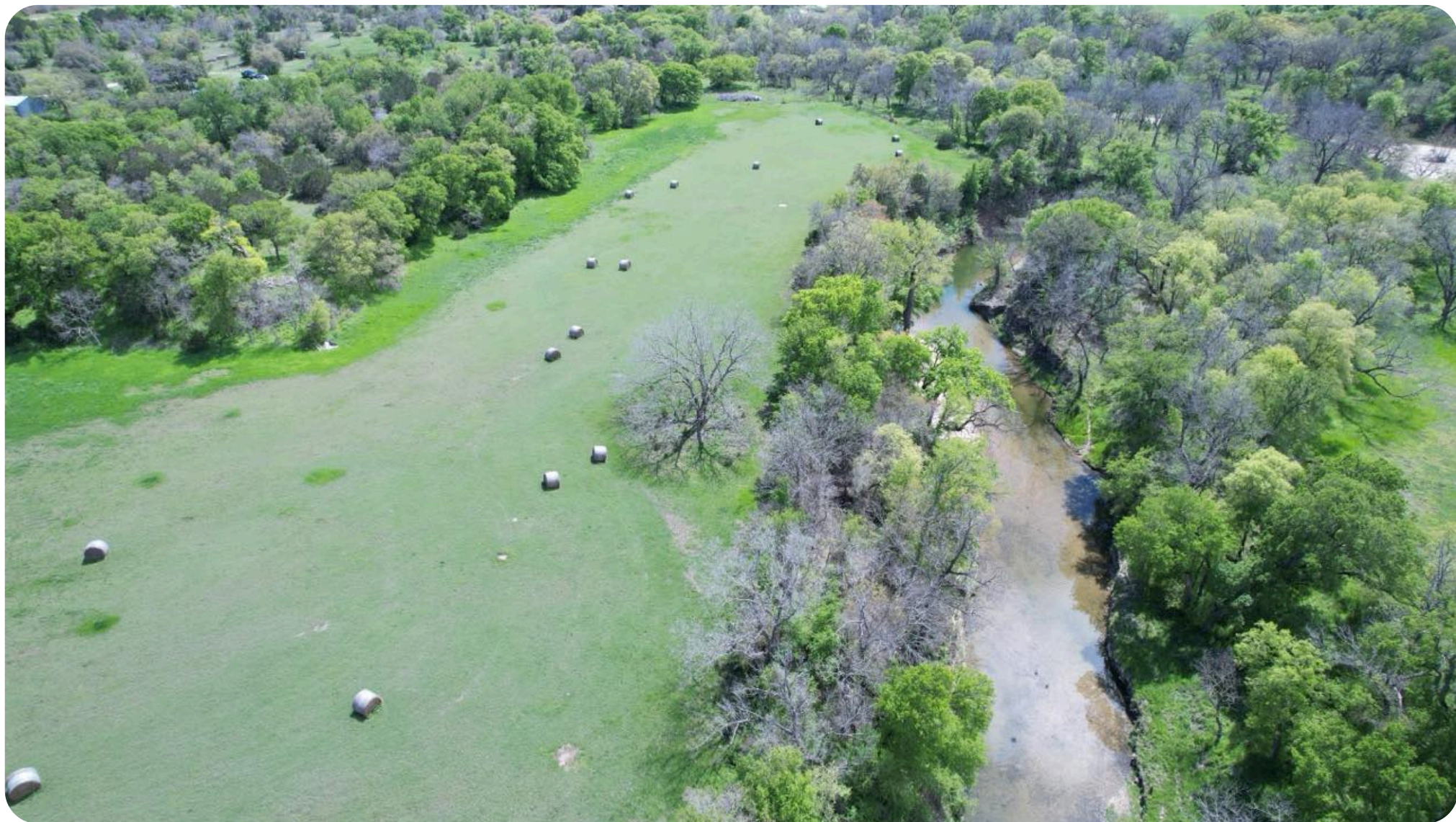
Jim Lindeman 512-734-6156

313 S. Main Street

Burnet, TX 78611

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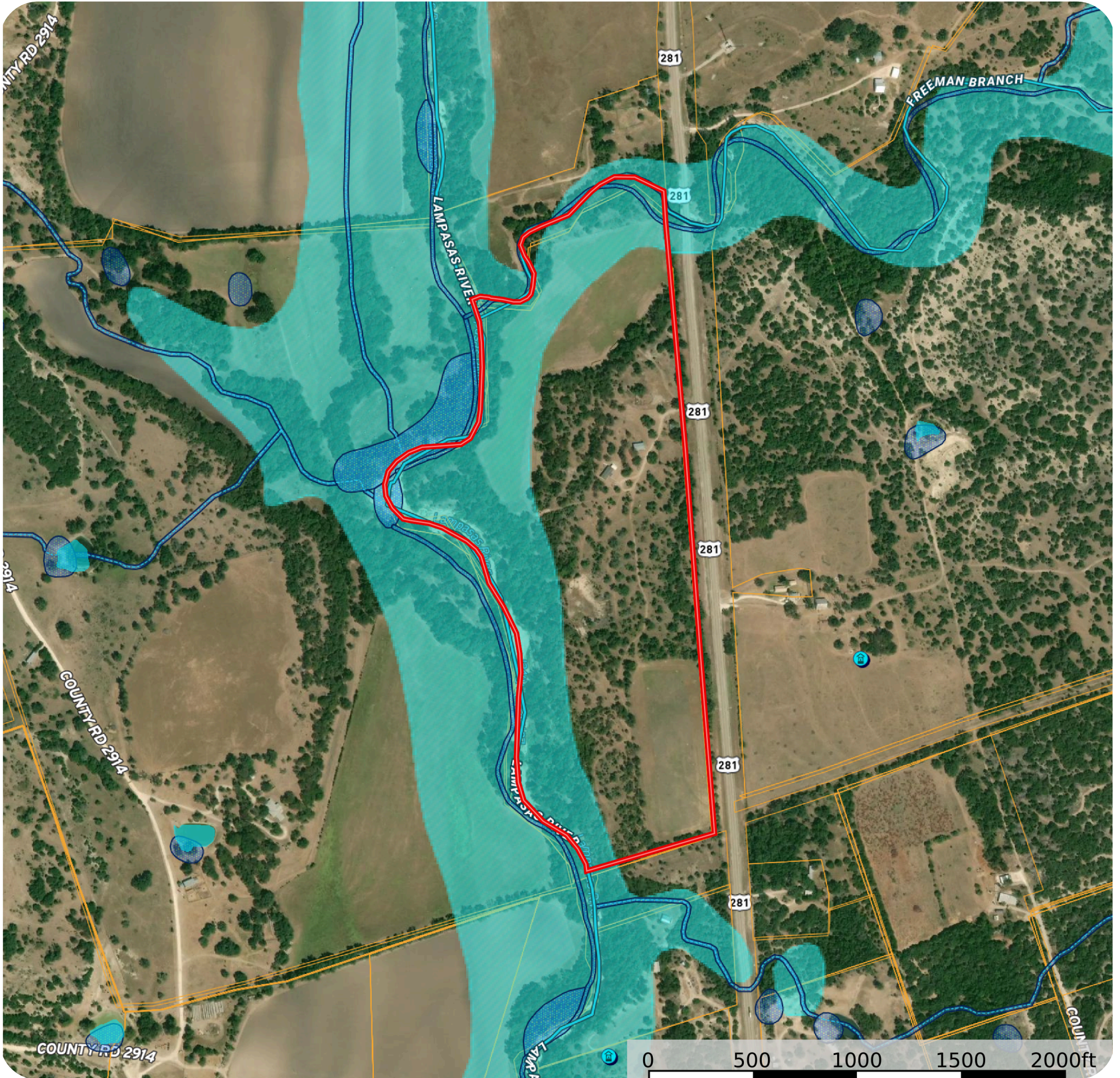
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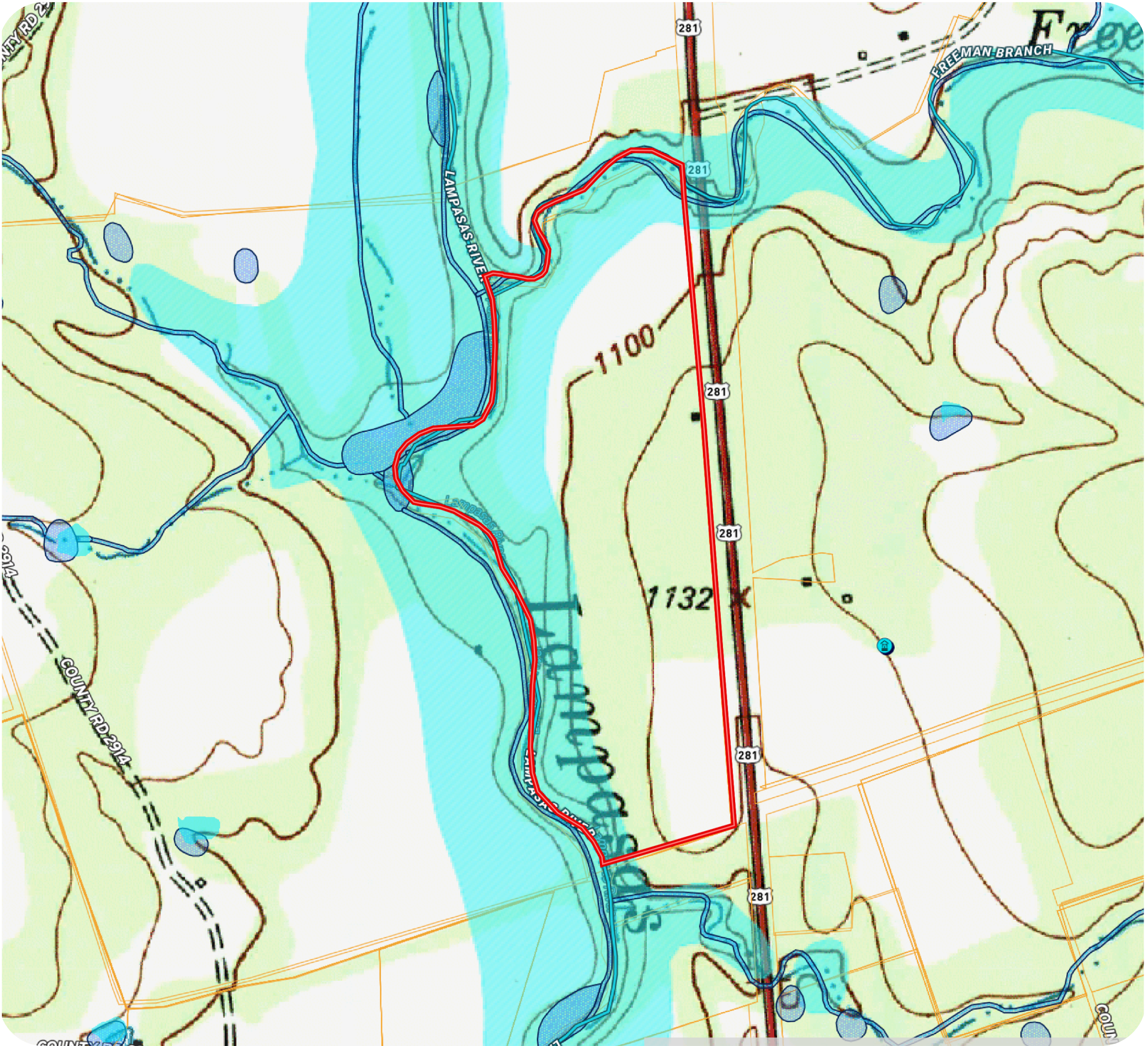
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SATILLITE MAP



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

TOPO MAP



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68.58 ACRES

BEING 68.58 acres of land out of the John T. Edwards Survey, Abstract No. 187, Lampasas County, Texas, and being that tract described in a General Warranty Deed to Ronnie Dean Yates and Brian Neal Yates dated April 30, 2022 and recorded in Volume 598, Page 402 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin with no cap found in the west line of U.S. Highway 281 for the northeast corner of that tract described in a General Warranty Deed to Nasrin Mombani and Nasser Smara dated July 17, 2013 and recorded in Volume 490, Page 79 of said deed records and being the southeast corner of said Yates tract and this tract;

THENCE: with the north line of said Mombani/Smara tract and the south line of said Yates tract the following courses and distances:

- 1.S 69° 13' 15" W 329.95 feet to a 1/2" iron pin with no cap found,
- 2.S 69° 53' 08" W 223.21 feet to a 1/2" iron pin with no cap found,
- 3.S 70° 39' 08" W 94.82 feet to a point in the approximate center of the Lampasas River;

THENCE: up the approximate center of the Lampasas River the following courses and distances:

- 1.N 24° 21' 51" W 219.93 feet to a point,
- 2.N 54° 19' 43" W 270.56 feet to a point,
- 3.N 02° 47' 58" W 768.78 feet to a point,
- 4.N 27° 41' 23" W 481.08 feet to a point,
- 5.N 54° 57' 54" W 199.93 feet to a point,
- 6.N 80° 50' 23" W 281.55 feet to a point,
- 7.N 59° 02' 46" W 81.40 feet to a point,
- ~~N~~ 07° 41' 29" E 92.07 feet to a point,
- ~~N~~ 36° 52' 20" E 132.31 feet to a point,
- 10.N 51° 37' 11" E 132.70 feet to a point,
- 11.N 75° 13' 16" E 294.36 feet to a point,
- 12.N 24° 48' 53" E 102.73 feet to a point,
- 13.N 03° 09' 17" W 509.64 feet to a point;

THENCE: up the approximate center of Freeman Branch the following courses and distances:

1. N 70° 54' 01" E 252.20 feet to a point,
2. N 47° 00' 11" E 18.25 feet to a point,
3. N 20° 44' 01" E 66.00 feet to a point,
- 4.N 03° 26' 32" W 27.27 feet to a point,
- 5.N 31° 11' 29" W 103.62 feet to a point,
- 6.N 18° 03' 16" W 68.37 feet to a point,
- ~~N~~ 47° 24' 33" E 110.26 feet to a point,
- ~~N~~ 72° 09' 50" E 101.25 feet to a point,
- ~~N~~ 41° 42' 59" E 64.26 feet to a point,
- 10.N 48° 22' 52" E 94.08 feet to a point,
- 11.N 52° 51' 05" E 74.79 feet to a point,
- 12.N 68° 20' 16" E 197.08 feet to a point,
- 13.S 76° 33' 58" E 65.01 feet to a point,
- 14.S 59° 39' 20" E 22.72 feet to a point,
- 15.S 30° 59' 55" E 96.30 feet to a point in the west line of U.S. Highway 281 for the southeast corner of that tract described in a General Warranty Deed to Gary A. Rogers, et ux, dated January 4, 2013 and recorded in Volume 484, Page 695 of said deed records and being the northeast corner of said Yates tract and this tract;

68.58 ACRES (continued)

THENCE: with the west line of U.S. Highway 281 the following courses and distances:

1. S 06° 02' 38" E 210.84 feet to a Type 1 TXDOT monument found,
2. S 31° 01' 38" E 55.54 feet to a broken Type 1 TXDOT monument found,
3. S 05° 47' 48" E 888.17 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
4. S 05° 39' 48" E 562.91 feet to a 5/8" iron pin with no cap found,
5. S 05° 39' 10" E 550.09 feet to a 5/8" iron pin with no cap found,
6. S 05° 45' 29" E 802.91 feet to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



October 28, 2024

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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)756-7715</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Michael Wallace Bacon</u>	<u>273134</u>	<u>mik@txranchbrokers.com</u>	<u>(512)940-8800</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Jim Lindeman</u>	<u>686307</u>	<u>jim@txranchbrokers.com</u>	<u>(512)734-6156</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LISTING AGENT:



Jim Lindeman : 512-734-6156

Info@TXRanchBrokers.com



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES



PUT US TO WORK FOR YOU



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