J VANN JONES RANCH

2334 CR 105 Lampasas, TX 76550

$2,999,000 221.5+/- Acres Burnet County



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

512-756-7718
www.txranchbrokers.com

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The J Vann Jones Ranch on scenic Vann Road (CR 105) is centrally located in one of the most desirable areas in the hill country surrounded by larger ranches at the northern most portion of Burnet County between Lampasas (15 minutes) and Burnet (30 minutes). It is still operating as a cattle ranch today. Its a great square shaped property that is well treed with Live Oak, Post Oak, Elm, Mesquite and Cedar. Some of the cedar has been cleared, but there is plenty left to provide for more than adequate cover for the abundant wildlife which includes quality whitetail deer, turkey, occasional exotic, dove, hog just to name a few. The ranch has had very little hunting pressure over the last few years. It is fully fenced, with 2 sides being high fenced. Lending it to be an easy convert into a fully high fenced game ranch. There are concrete water troughs and a very practical set of cattle pens and loading chute. There are also a couple of stock tanks/ponds for additional watering sources. The 2,074sqft Main House is Brick 4 Bed/2 Bath with a great wood burning fireplace and a new HVAC system installed August 2022. Bunkhouse is 640 sq.ft. 2 Bed/1 Bath. Both have fresh paint inside and out. Room for your vehicles, tractors or ATVs in the big barn with concrete floor or under the carport. Laundry room attached to carport with extra 1/2 bath. A chain link fence surrounds the Houses to keep livestock out and pets in the yard. Airport within 30 min. along with wineries, restaurants, bowling, shopping, lake activities and more! Bring your horses, cattle or ATVs and turn this into your own legacy/hunting ranch retreat.

Directions: From Burnet: from intersection of Hwy 29 and Hwy 281, go north 12 miles, Left on CR 103 for 6.6 miles, right on FM 1478(Naruna Rd) for .2 mile, Left on CR 104 for 1.9 miles, Left on CR 105(Vann Rd) for 2.2 miles, Right on ranch driveway across from telephone junction box. From Lampasas: from Hwy 281 South, right on Naruna Rd for .5 mile, Left on FM 1478(Naruna Rd) for 8.9 miles. Right on CR 104 for 1.9 miles, Left on CR 105(Vann Rd) for 2.2 miles, Right on ranch driveway across from telephone junction box.

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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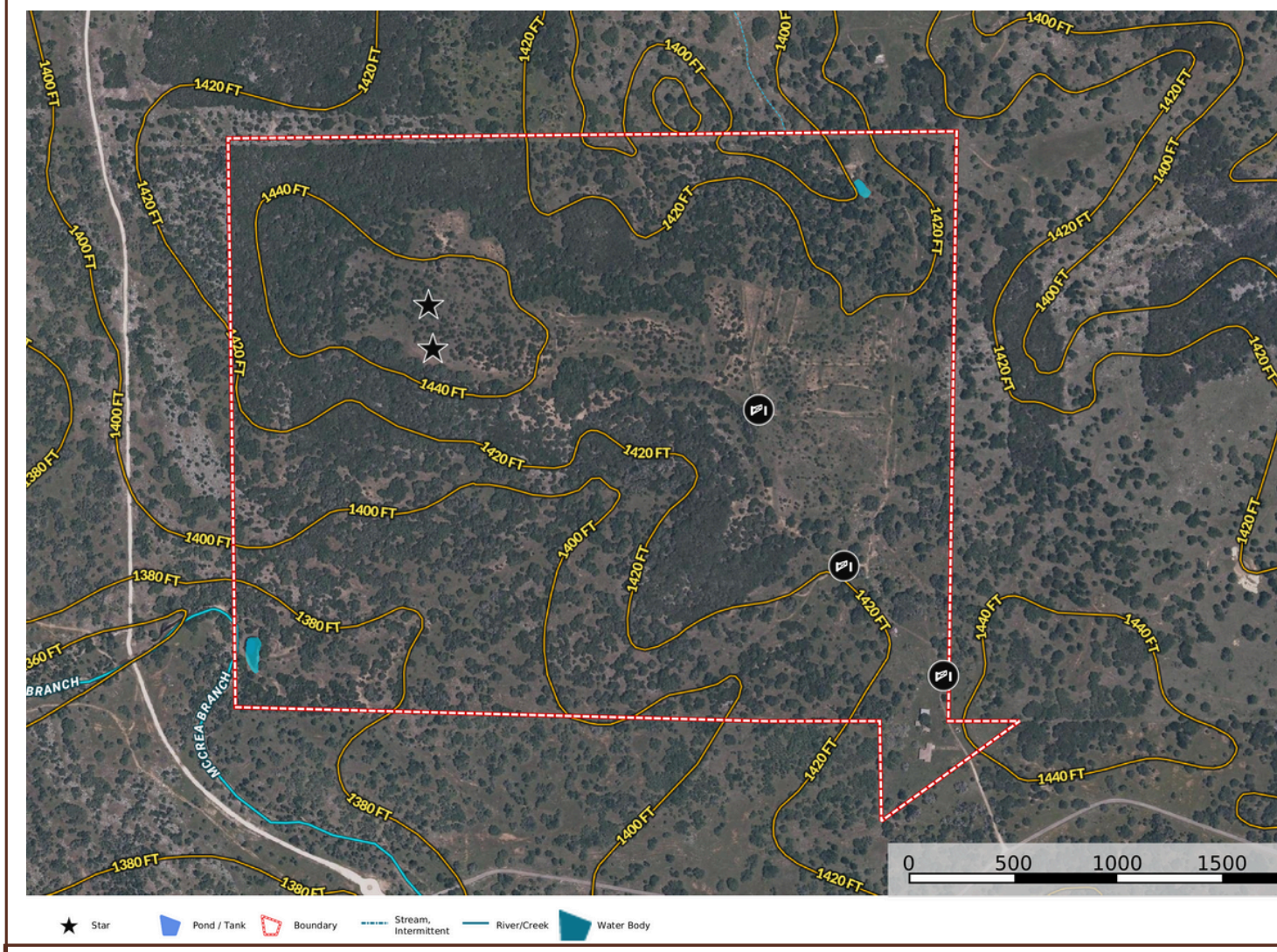


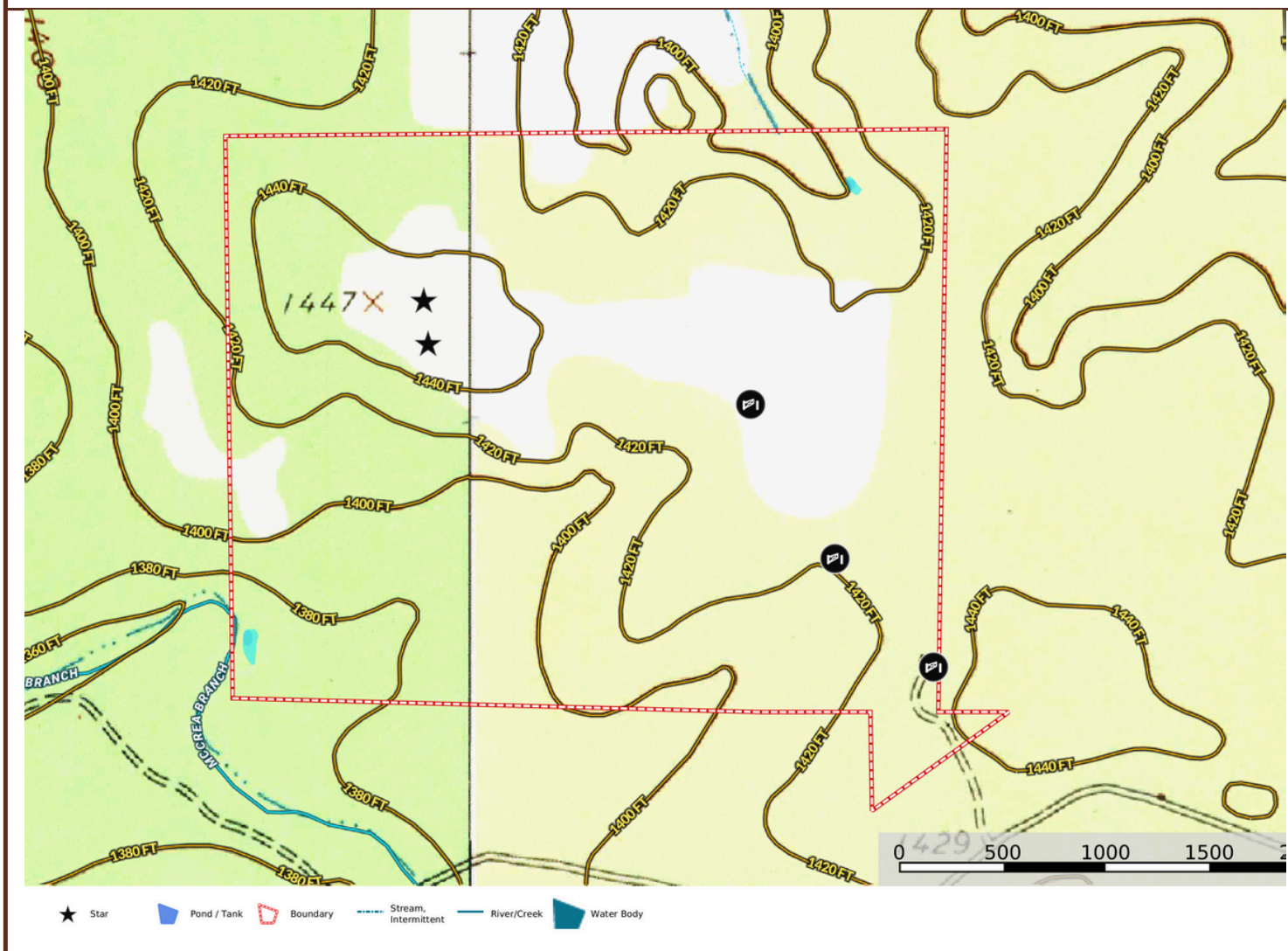




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MAPS





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Listing Agent: Brad Wilcox



512-461-7042 brad@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

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512-756-7718 / INFO@TXRANCHBROKERS.COM
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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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
Michael (Mike) Bacon	**273134**	**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Wilcox	**68176**	**brad@txranchbrokers.com**	**(512)461-7042**
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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