ROLLING OAKS RANCH 55.84+/-ACRES

305 CR 103, Lampasas, TX 76550

$1,073,500 Burnet County



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

512-756-7718
www.txranchbrokers.com

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ROLLING OAKS RANCH 55.84+/-ACRES

Rolling Oaks Ranch is a beautiful 55.84± acre tract ideally located between Lampasas and Burnet, just off Hwy 281 on paved County Road 103. Offering the perfect blend of accessibility and privacy, the property is just 1 hour from Austin, 45 minutes from Cedar Park and Georgetown, and 35 minutes from Liberty Hill.

This scenic Hill Country property features gently rolling topography, quality soils, and dense oak and native tree cover, creating a picturesque setting with multiple prime homesites. Whether you're looking to build your dream home or create a private weekend retreat, this property offers exceptional versatility.

The ranch is currently ag exempt and well suited for a variety of uses including cattle, horses, a homestead, family getaway, hunting, or recreational activities. The abundant tree cover and peaceful surroundings provide both privacy and natural beauty, making this one of the most attractive tracts in Burnet County.

Electricity is available at the county road, with a water well and septic system required.

Enjoy the convenience of nearby highway access to Burnet and Lampasas while experiencing the quiet charm and wide-open space of your own Hill Country acreage.

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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Sensible restrictions are in place, and additional acreage may be available.

DIRECTIONS:*From Burnet head North on US 281 N drive approximately 12 miles then turn left onto CR 103 for .03 miles, turn left and arrive at the Ranch.*

For more information or to schedule a showing, contact:
Susan Colvin | 512-755-9335

Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611
Call: Susan Colvin 512-755-9335



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ROLLING OAKS RANCH 55.84+/-ACRES

ROLLING OAKS RANCH 55.84+/- AC
Burnet County, Texas, 55 AC +/-



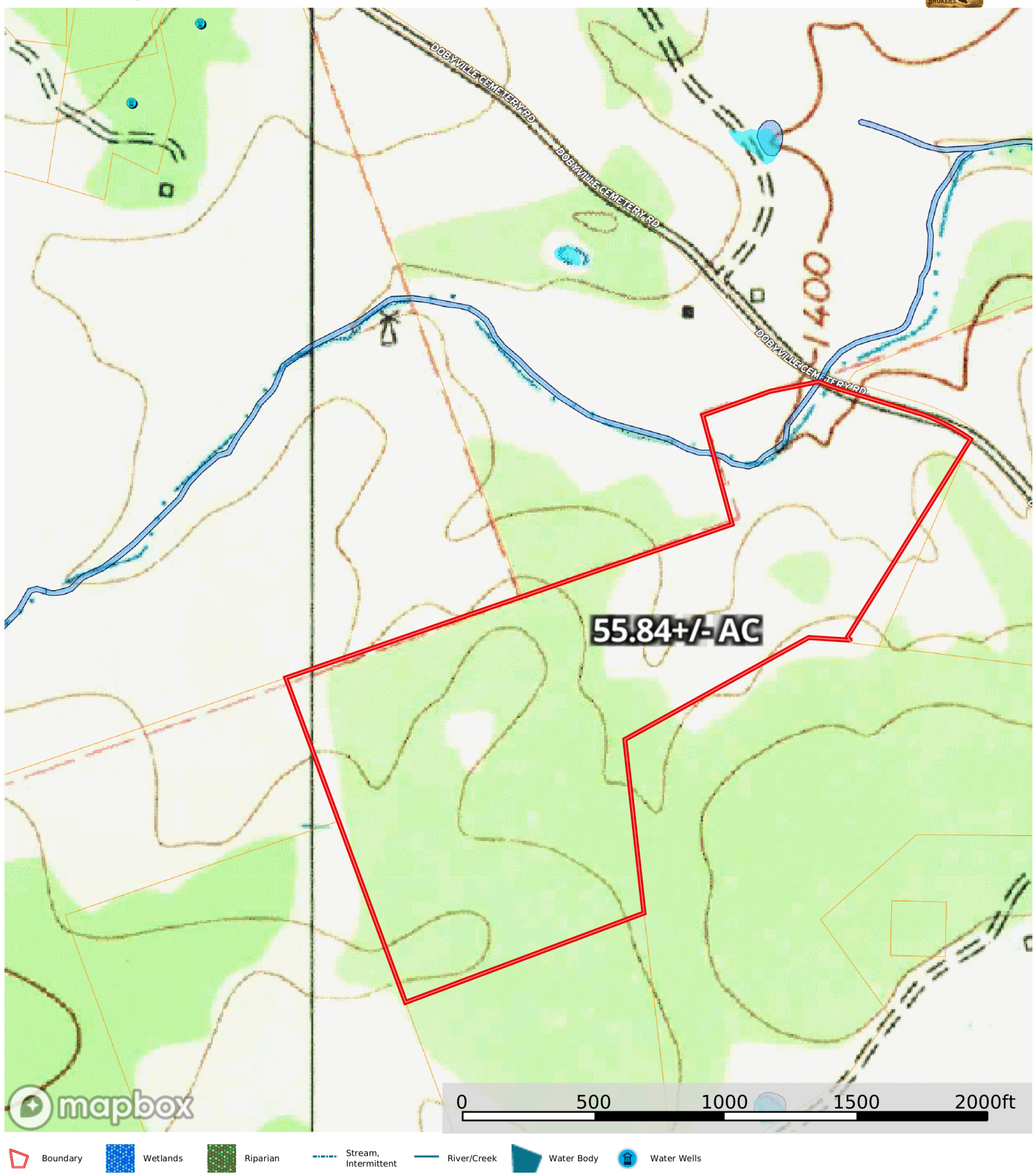
Mike Bacon
P: 512-940-8800 mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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ROLLING OAKS RANCH 55.84+/-ACRES

ROLLING OAKS RANCH 55.84+/- AC
Burnet County, Texas, 55 AC +/-



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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
MIKE BACON	173134	Mike@txranchbrokers.com	512-940-8800
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Susan Colvin	478589	Susan@txranchbrokers.com	512-755-9775
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ 10-14-24

Buyer/Tenant/Seller/Landlord Initials Date

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