ROLLING OAKS RANCH
67.84+/-ACRES

305 CR 103, Lampasas, TX 76550

Burnet County

$1,912,000



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

512-756-7718
www.txranchbrokers.com

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67.84+/-ACRES

Rolling Oaks Ranch is a stunning 67.84± acre Hill Country property where beautiful tree cover, gently rolling terrain, and a classic country farmhouse come together to create an exceptional offering in Burnet County.

The ranch features approximately 56± acres of usable land with fertile soils, native grasses, and dense oak and hardwood cover—ideal for livestock, hunting, or recreational use. The land has been well maintained and offers a perfect balance of open areas and wooded privacy, making it both functional and scenic.

The remaining 10.50± acres are dedicated to the homestead, where a charming farmhouse sits tucked among mature oaks at the end of a winding circular drive. Covered porches on the front, back, and side invite you to relax and take in the peaceful surroundings.

Inside, the home offers a traditional and inviting layout. A bright, spacious entry leads into a generous dining room and comfortable living area anchored by a wood-burning fireplace. Large windows frame views of the surrounding landscape and the outdoor pavilion, complete with a stone fireplace—perfect for entertaining.

The kitchen features classic cabinetry, a farmhouse sink, and a breakfast nook with bay windows overlooking the shaded backyard. The primary suite is located on the main floor and includes double vanities, a walk-in shower, and a soaking tub. Upstairs, you'll find three additional bedrooms, two bathrooms (including an ensuite), abundant storage, and a versatile bonus room ideal for a media room, game room, or play space.

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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This ranch is well suited as a full-time residence, weekend retreat, or multi-generational family compound. With multiple scenic homesites, the possibilities for expansion are endless. The property is currently ag exempt, adding to its appeal.

Conveniently located just off Hwy 281 on paved CR 103, Rolling Oaks Ranch offers easy access while maintaining privacy and tranquility—only 1 hour from Austin, 45 minutes from Cedar Park and Georgetown, and 35 minutes from Liberty Hill.

Come experience the beauty and versatility of Rolling Oaks Ranch.

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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ENTRY HALL



DINNING ROOM



LIVING ROOM



MASTER BEDROOM



FLEX ROOM



SECOND BEDROOM

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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.

TEXAS RANCH BROKERS, LLC

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COUNTRY HOMES GROUP



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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
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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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