EUREKA RANCH

2102 PR 1377

Lampasas, TX 76550

Lampasas County 75+/-Acres



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

512-756-7718
www.txranchbrokers.com

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EUREKA RANCH 75+/- AC

Eureka Ranch

Lampasas County, Texas | 75 Acres | Log Cabin Home | Exceptional Views

Located behind a locked gate on the highly sought-after western edge of Lampasas County, Eureka Ranch offers 75 acres of prime Texas Hill Country. With up to 100 feet of elevation change and sweeping 30-mile views, this property delivers privacy, beauty, and recreation in one remarkable setting.

The Land

Rolling terrain, scattered mature live oaks, and thoughtfully managed brush define this scenic ranch. Much of the cedar has been cleared, enhancing both the views and usability of the land while maintaining excellent wildlife habitat. The property supports an impressive variety of native and exotic game, including whitetail deer, axis deer, aoudad, turkey, hogs, dove, and quail.

A small pond and water well serve the ranch, which is currently under agricultural exemption.

As part of the Smith Ranch community, owners enjoy access to private roads and gated entry, along with exclusive access to approximately four miles of the Colorado River through seven community access points. Located directly across from Colorado Bend State Park, this stretch of river is known for outstanding fishing, including prized white bass and multiple catfish species such as flatheads. The combination of river access, diverse terrain, and abundant wildlife makes this property ideal for both hunters and outdoor enthusiasts.

The Home

At the heart of the ranch sits a beautiful 4-bedroom, 3-bath log cabin blending rustic character with modern comfort. Vaulted wood ceilings and an open-concept living, kitchen, and dining area create a welcoming atmosphere. A rocked wood-burning fireplace, oversized windows, and granite countertops add warmth and charm throughout.

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An attached mother-in-law suite features shiplap walls, a private bath, separate exterior access, and ample natural light—perfect for guests or extended family. Adjoining the home is a fully insulated 1,200-square-foot metal building with central heat and air, offering endless flexibility as a game room, bunkhouse, workshop, gym, or additional living space.

Improvements & Amenities:

·Swimming pool with deck overlooking breathtaking views
·30x40 two-car carport with attached log-built shop
·50x60 covered parking area for RV or equipment storage
·Small pond and water well
·Agricultural exemption in place

Eureka Ranch presents a rare opportunity to own a private Hill Country retreat with exceptional views, river access, and year-round recreational appeal—whether as a primary residence, weekend getaway, or investment property.

Contact for more information:

Texas Ranch Brokers, LLC
Jim Lindeman 512-734-6156
313 S. Main Street
Burnet, TX 78611

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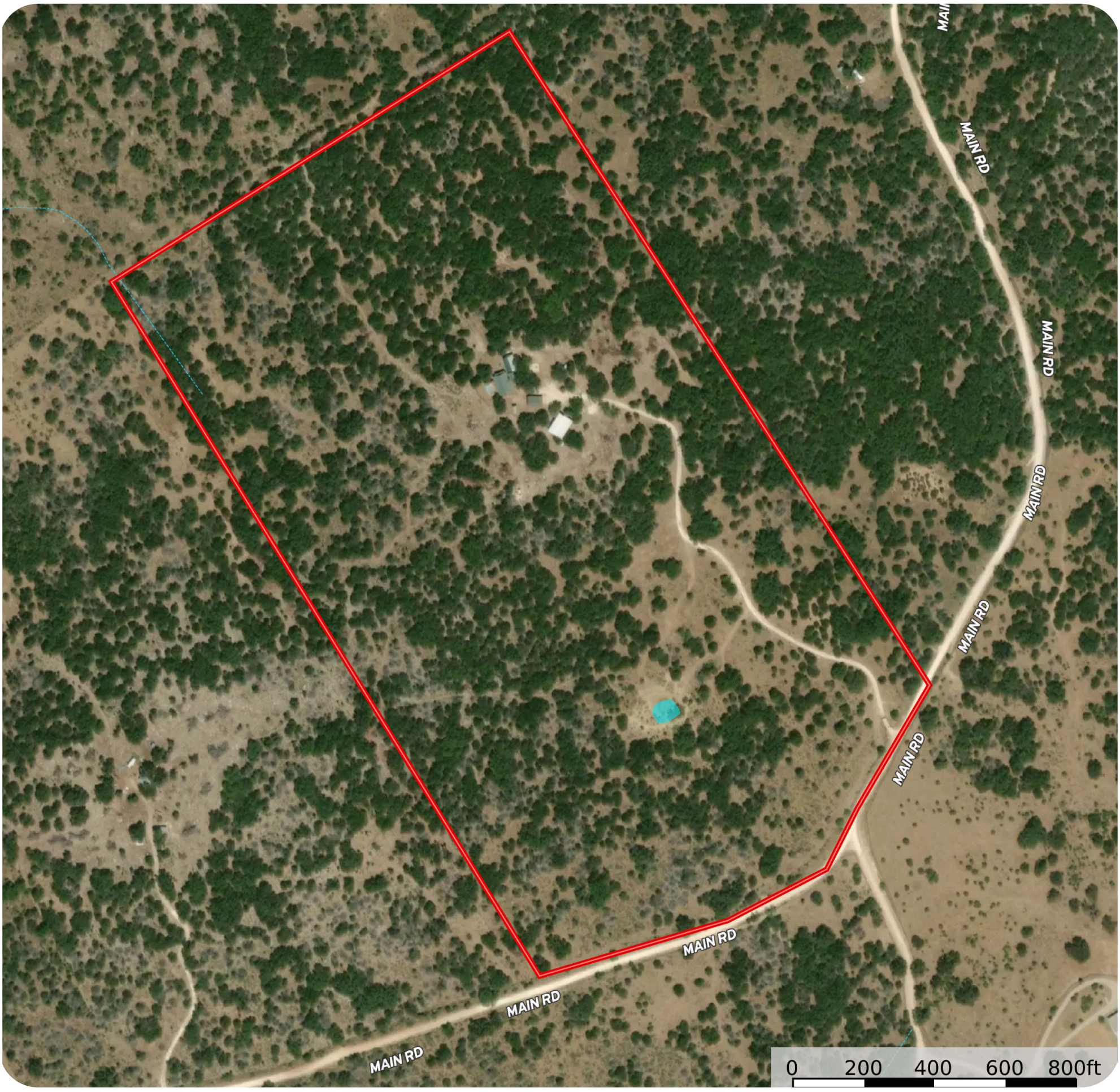






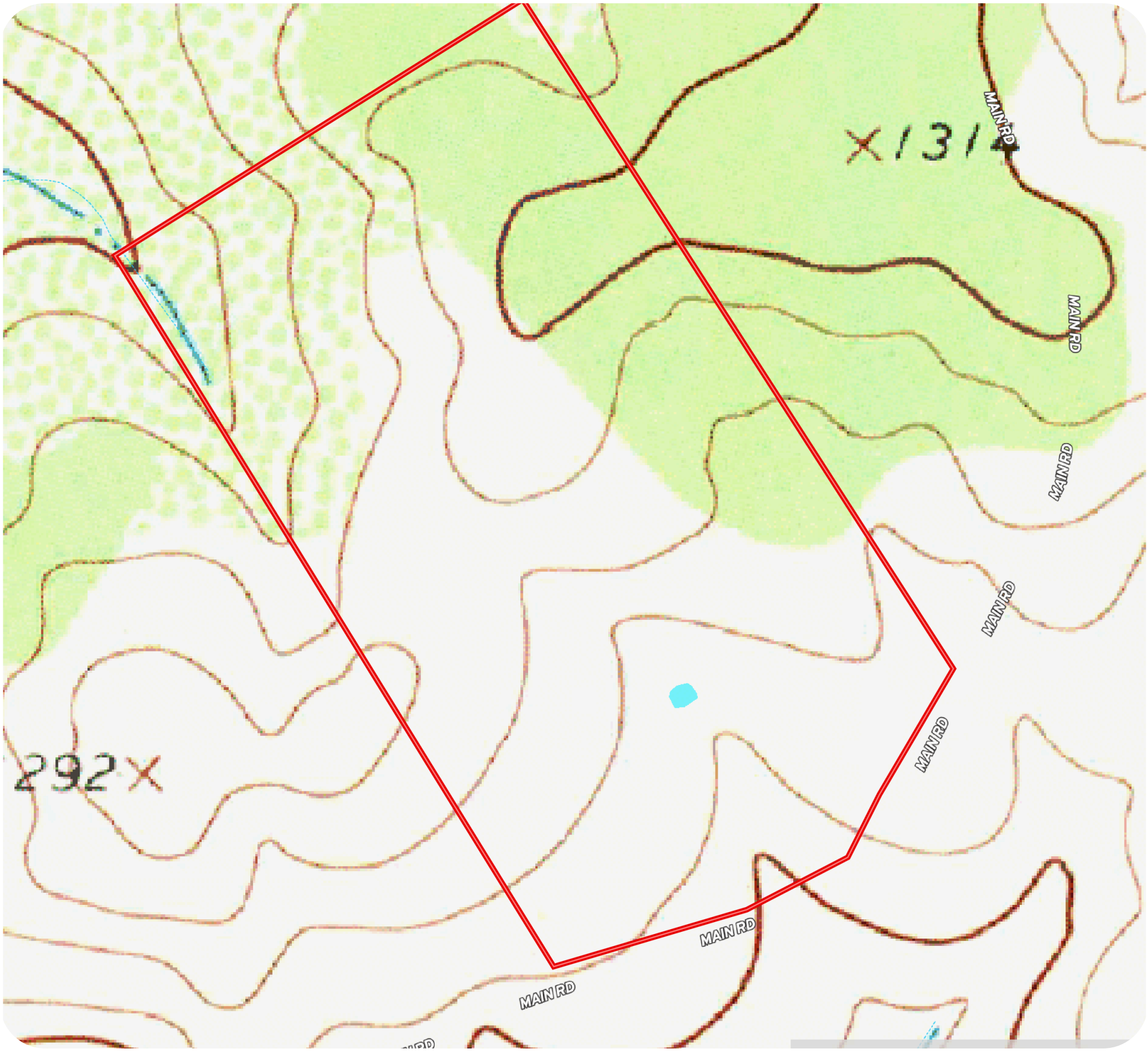
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SATILLITE MAP



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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11-03-2025

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.

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:
  - 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.

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.

Texas Ranch Brokers LLC	**9003375**	**info@txranchbrokers.com**	**(512)756-7715**
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
Michael Wallace Bacon	**273134**	**mik@txranchbrokers.com**	**(512)940-8800**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Lindeman	**686307**	**jim@txranchbrokers,com**	**(512)734-6156**
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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