CHAPPEL 65 RANCH

TBD FM 501
San Saba, TX 78677
San Saba County 64.42+/-Acres $611,990



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

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CHAPPEL 65 RANCH

Located on FM 501 East between the communities of Cherokee & Bend in southern San Saba County.

Chappel 65 Ranch offers a well-equipped and versatile Hill Country property ideal for horses, livestock, or a rural homestead. Spanning 64.42+/- acres, this productive tract is cross-fenced, making it perfectly suited for a horse or cattle operation. The ranch features a water well and electricity already in place.

Improvements include a 32’ x 75’ covered metal hay barn, cattle pens, and older wooden horse stables complete with a tack room. An existing farmhouse sits on the property.

With convenient FM 501 frontage and a desirable location in southern San Saba County, Chappel 65 Ranch presents an excellent opportunity for those seeking a functional agricultural property, weekend retreat, or full-time country residence.

Highlights:

- **No Restrictions**
- **Ag Exempted**
- **64.42+/- acres**
- **·Approximately 1300 feet of FM 501 frontage**
- **Water well & Electrical**
- **Cross-fenced**
- **Cattle pens**
- **32’ x 75’ covered metal hay barn**

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Highlights:

- **Wooden horse stables with tack room**
- **Older farmhouse**

Chappel 65 Ranch is a strong candidate for a horse property or small cattle operation in a highly desirable area of Central Texas.

DIRECTIONS:
From Lampasas take FM 580 West to Bend, TX. Continue on FM 580 West, approximately 2 miles, turn left on FM 501. Travel Approximately 5 miles property on the left.

Contact for more information:

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

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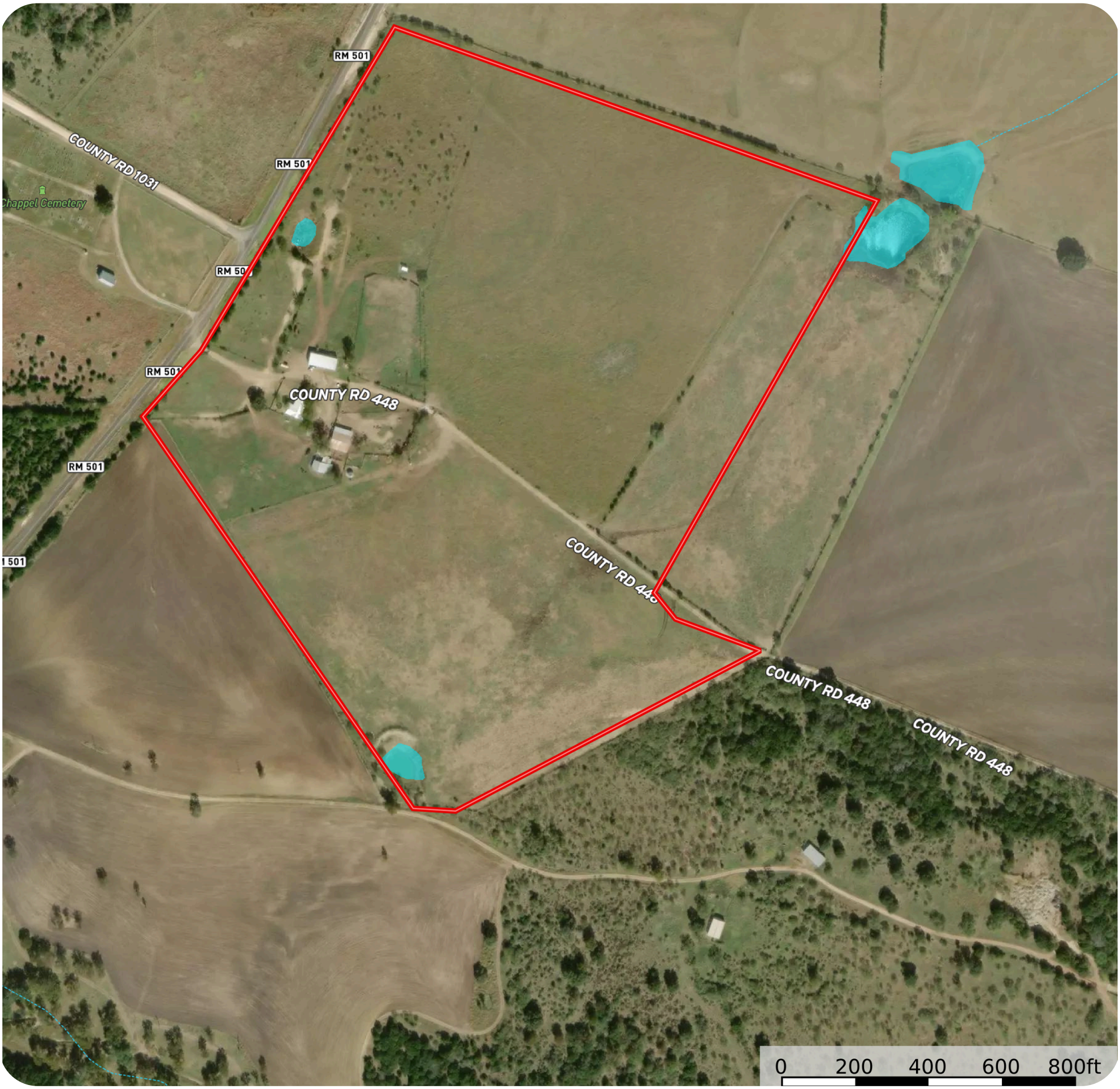




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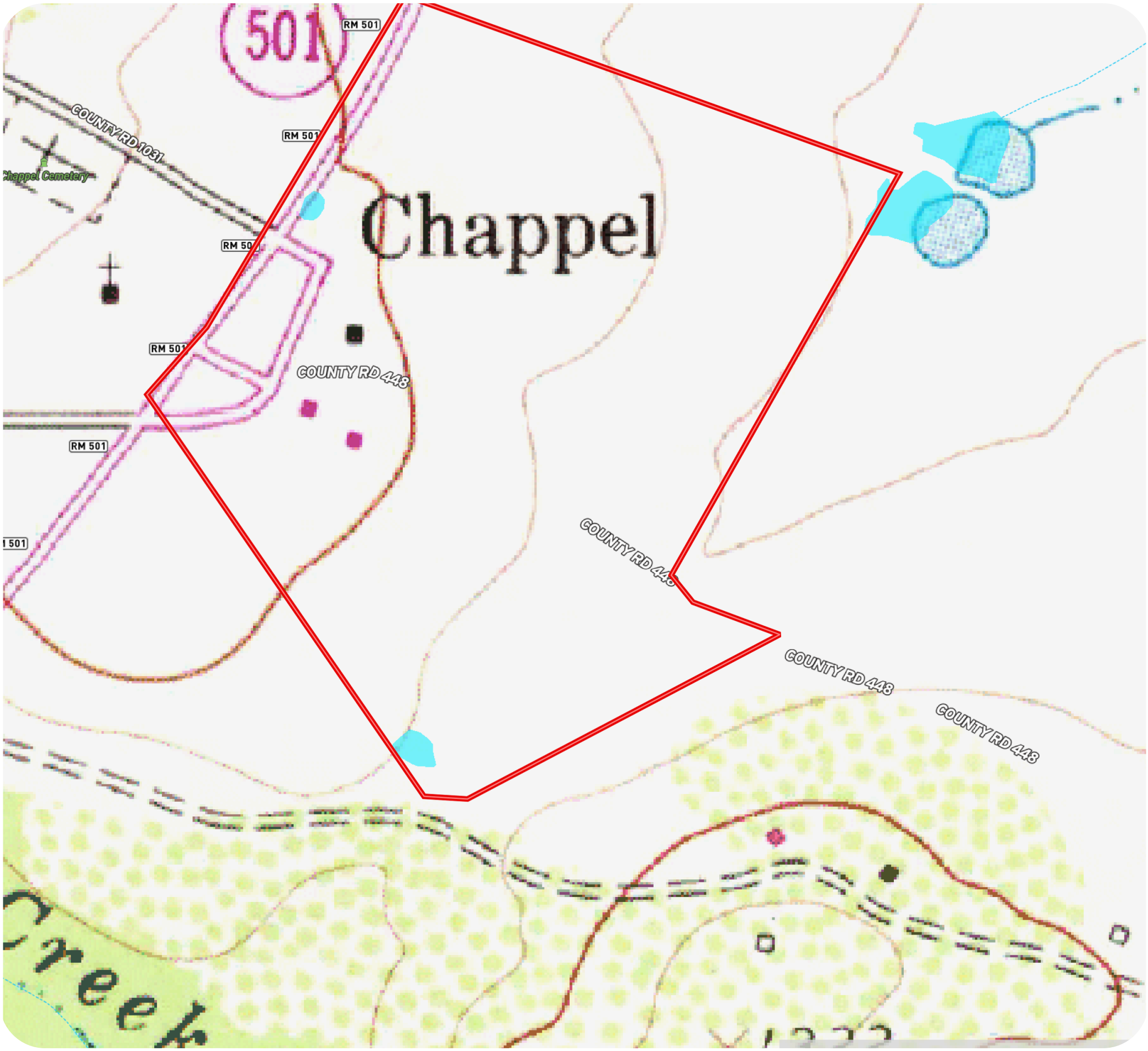
SATILLITE MAP



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CHAPPEL 65 RANCH

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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