SEIS BANDERAS 127 RANCH

460 PR 1236
Lampasas, TX 76550
Lampasas County
127.52+/-Acres $1,466,480



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

512-756-7718
www.txranchbrokers.com

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SEIS BANDERAS 127 RANCH

Discover the perfect blend of functionality and Hill Country charm on this 127.52± acre ag-exempt ranch in Lampasas County. Seis Banderas Ranch offers a well-rounded property ideal for ranching, recreation, or a peaceful country retreat.

The property features a comfortable barndominium with a covered porch, complete with 2 bedrooms and 1 full bath. Inside, you'll find a wood-burning stove, ceiling fans, and a fully equipped kitchen with electric stove, dishwasher, and refrigerator. A washer and dryer are also included, making this home move-in ready.

Attached to the living quarters is a 390± sq ft metal shop, perfect for projects, storage, or equipment. Additional improvements include a 2,400 sq ft barn, cattle working pens, and a water trough, supporting a variety of agricultural operations.

The land itself is well-equipped with two ponds, a wet weather creek, and a water well, providing reliable water sources for both livestock and wildlife. The ranch boasts excellent native habitat, offering outstanding hunting opportunities and abundant wildlife.

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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Enjoy scenic views across gently rolling terrain, all while benefiting from minor restrictions that help preserve the integrity of the area without limiting usability.

Seis Banderas Ranch is a versatile property that checks all the boxes—whether you're looking to run cattle, hunt, or simply enjoy wide-open Texas land.

Directions:
From Key Ave Lampasas; Take FM 580 W, travel 8.5 miles and turn left on PR 1236
travel .2 miles, Property in on the right.

Contact for more information:

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

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GF No 56-03
Commitment No

276

EXHIBIT A - LEGAL DESCRIPTION

BEING a 193.87 acre tract of land in the Bluford Bell Survey A 39, J A. Traylor Survey A 933 and the J A Traylor Survey A-1048, Montague County, Texas and being part of a tract of land described in deed to Charles Smith recorded in Volume 629, Page 563, Deed Records, Montague County, Texas and being more particularly described as follows

BEGINNING at a four inch iron post in the northeast right of way of F.M. Highway No 922 and in the southeast line of said Traylor Survey A-1048 for the south corner of said Smith tract and the west corner of a tract of land described in deed to Dean MacElroy recorded in Volume 236, Page 902, Real Records, Montague County, Texas;

THENCE North 42 deg. 30' 13" West with the northeast right of way of said highway 2715.51 feet an iron rod set for the beginning of a 5779.58 foot radius curve, the center of circle of said curve bears South 47 deg 29' 47" West,
THENCE Northwesterly along said curve through a central angle of 3 deg. 52' 46' for an arc length of 391.33 feet to a four inch iron post at the occupied south corner of a tract of land described in deed to Gordon Wade recorded in Volume 530, Page 584, Deed Records, Montague County, Texas;
THENCE North 52 deg. 25' 34" East with the general course of a fence 438.94 feet to a ten inch post at the occupied east corner of said Wade tract,
THENCE North 47 deg. 40' 50" West with the general course of a fence 297.98 feet to a ten inch post at the north corner of said Wade tract;
THENCE North 51 deg. 59' 49" East with the general course of a fence 1427.61 feet to a three inch iron post in Bingham Creek;
THENCE South 4 deg. 13' 43" West with said creek 313.30 feet to sixty penny nail set for corner;
THENCE South 4 deg. 46' 53" East with said creek 190.66 feet to a three inch post for corner;
THENCE South 53 deg. 33' 02" East with said creek 124.90 feet to a point for corner from which a sixty penny nail set for reference bears North 52 deg. 34' 00" East 12.00 feet;
THENCE South 28 deg. 20' 40" East with said creek 219.60 feet to three inch iron post for corner;
THENCE South 75 deg. 22' 05" East with said creek 256.82 feet to a point for corner from which a sixty penny nail set for reference bears North 44 deg. 35' 39" East 18.00 feet;
THENCE North 44 deg. 33' 39" East at 18.00 feet pass said sixty penny nail set on the north bank of said creek and continuing with the general course of a fence in all 623.14 feet to a two inch iron post in the southwest line of a County Road as fenced;
THENCE North 47 deg. 41' 50" East 21.62 feet to an iron rod set for corner;
THENCE South 52 deg. 15' 19" East with said road 509.61 feet to a point for corner from which a three inch iron post bears South 49 deg. 06' 27" West 18.59 feet;
THENCE South 71 deg. 02' 15" East with said road 958.95 feet to a point for corner from which a three inch iron post bears South 62 deg. 07' 46" East 24.92 feet;
THENCE North 68 deg. 00' 12" East with said road 379.68 feet to a point for corner from which a three inch iron post bears South 1 deg. 48' 57" East 19.11 feet;
THENCE North 71 deg. 24' 53" East with said road 883.41 feet to a point for corner from which a three inch iron post bears South 19 deg. 36' 43" West 48.17 feet;
THENCE South 69 deg. 56' 14" East with said road 601.80 feet to a point in the southeast line of said Traylor Survey A-933 and the southeast line of said Smith tract from which a three inch iron post bears South 47 deg. 30' 56" West 26.32 feet;
THENCE South 47 deg. 30' 56" West at 26.32 feet pass said three inch iron post and continuing with the general course of a fence in all 4213.94 feet to a four inch iron post in the northeast line of said highway;
THENCE North 25 deg. 19' 28" East 987.14 feet to the southwest corner of a tract of land described in deed to the Taylor Grave Yard recorded in Volume 52, Page 375, Deed Records, Montague County, Texas from which a two inch iron post bears North 2 deg. 20' 18" East 46.42 feet;
THENCE South 87 deg. 39' 42" East 208.71 feet to the southeast corner of said Grave Yard tract from which a two inch iron post bears North 72 deg. 47' 54" West 180.83 feet;
THENCE North 2 deg. 20' 18" East 208.71 feet to the northeast corner of said Grave Yard tract from which a two inch iron post bears South 59 deg. 34' 29" West 207.85 feet;
THENCE North 87 deg. 39' 42" West 208.71 feet to the northwest corner of said Grave Yard tract from which a two inch iron post bears South 2 deg. 20' 18" West 112.50 feet;
THENCE South 2 deg. 20' 18" West 208.71 feet returning to the southwest corner of said Grave Yard tract;
THENCE South 25 deg. 19' 28' West 987.14 feet to the POINT OF BEGINNING.

007785

15. No dwelling or building containing more than two stories above ground level shall be permitted on the Property.

16. The minimum square footage for homes on the Property shall be one thousand two hundred (1,200 sqft.) square feet of air-conditioned living space, and the exterior must be fifty percent (50%) masonry. All homes and barns must be built with new materials.

17. Any building on the Property must be a minimum of two hundred feet (200 ft.) from the property line.

18. Any tower facility placed on the Property, other than a satellite dish adjoining or part of a single family dwelling shall be placed so as riot to obstruct the view from any dwelling.

19. No vehicle of any size which transports inflammatory, explosive, chemical, hazardous or toxic cargo may be kept on the Property.

20. No hunting leases or licenses to third parties shall be allowed on any portion of the Property.

21. The surface mining of any substance, including, but not limited to gravel, limestone, etc., is permitted on the Property.

22. Construction of improvements on the Property shall not exceed two hundred forty (240) days.

23. All roads on the Property are deemed to be Private and not open to public use.

24. Outside storage of items that will not be used shall not be permitted on the Property.

25. After June 1, 2005, the owners of Seis Banderas Ranch, being 772.30 acres, may change these deed restrictions by a 2/3 majority vote by acres, thus 514.0 acres must vote to make the change.

The foregoing Restrictions are for the benefit of the owners of a tract of 772.30 acres described in a deed from D.G. McCoury, et al, to Seis Banderas Ranch, Ltd, recorded in Volume 358, Page 615, of the Deed Records of Lampasas County, Texas, or any part thereof. Such Restrictions may be enforced by any of the owners of such Property or any part thereof.

103766

FILED FOR RECORD
3:30 PM
SEP 19 2002
CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS
Kathy Hoelscher DEPUTY

Exhibit "B"
Page 2 of 2

Filed 9-19-02 @ 3:30P M.
Rec: 9-19-02 @ 4:15P M.
CONNIE HARTMANN, COUNTY CLERK
By: Kathy Hoelscher Dep.

SEIS BANDERAS 127 RANCH

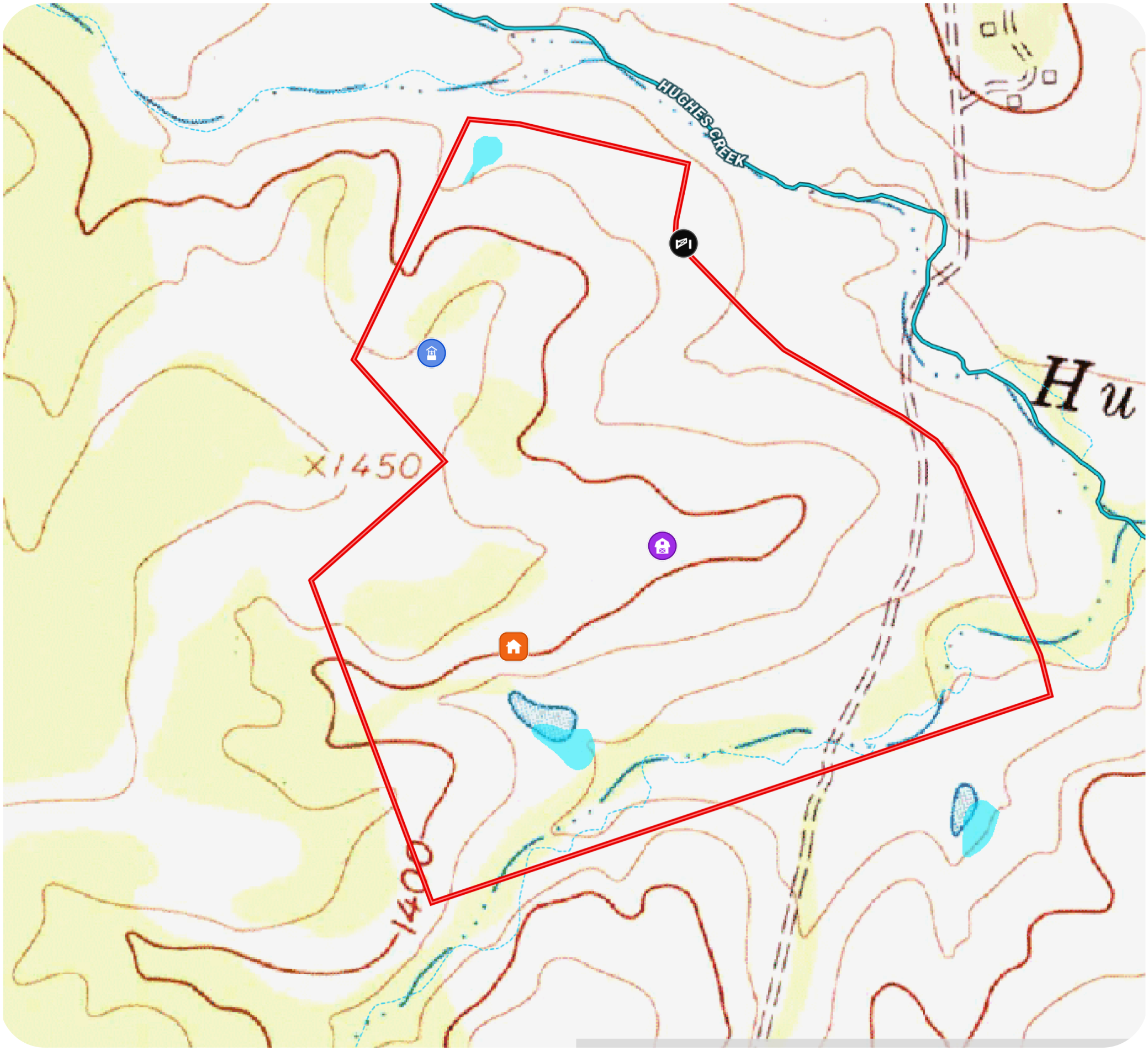
SATILLITE MAP



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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

313 S. Main Street, Burnet TX 78611

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