CROSSFIRE TRAIL RANCH

1315 Crossfire Trail
Florence, TX 76542 Bell County TX
99.188+/- Ac $1,950,000



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

512-756-7718
www.txranchbrokers.com

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CROSSFIRE TRAIL RANCH

Welcome to Crossfire Trail Ranch, a beautiful 99.19± acre ranch just outside Florence offering the perfect blend of country living, recreation, and ranching opportunities. One of the property's most exceptional features is Rocky Creek, which meanders through more than half of the ranch, creating a picturesque setting while providing outstanding opportunities for fishing, kayaking, wildlife viewing, and year-round outdoor recreation.

The land features gently rolling terrain with open pasture, mature hardwoods, scenic views, and cross-fencing, making it ideal for cattle, horses, goats, hunting, and recreational use. The combination of live water and diverse habitat makes this property a true Central Texas gem.

The ranch includes a 1,800± square-foot manufactured home with 4 bedrooms, 2 bathrooms, a metal roof, and a spacious covered front porch. Also, there is a barn for storage and several out buildings. The home is serviced by a private water well and septic system and offers central air and electric heat for comfortable year-round living.

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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With nearly 100 acres of usable land, live water, abundant recreational opportunities, and convenient access to Florence, Fort Hood, and Belton, shopping, and dining, Crossfire Trail Ranch offers rural tranquility and with a convenient location.

Whether you're looking for a family ranch, weekend retreat, hunting property, or investment, Crossfire Trail Ranch is a rare opportunity to own an exceptional live-water ranch in the heart of Central Texas.

Contact for more information:

Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611
Call: Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800

Broker & Commission Disclosure: Buyer’s Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer’s Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole desecration of Lising Broker.

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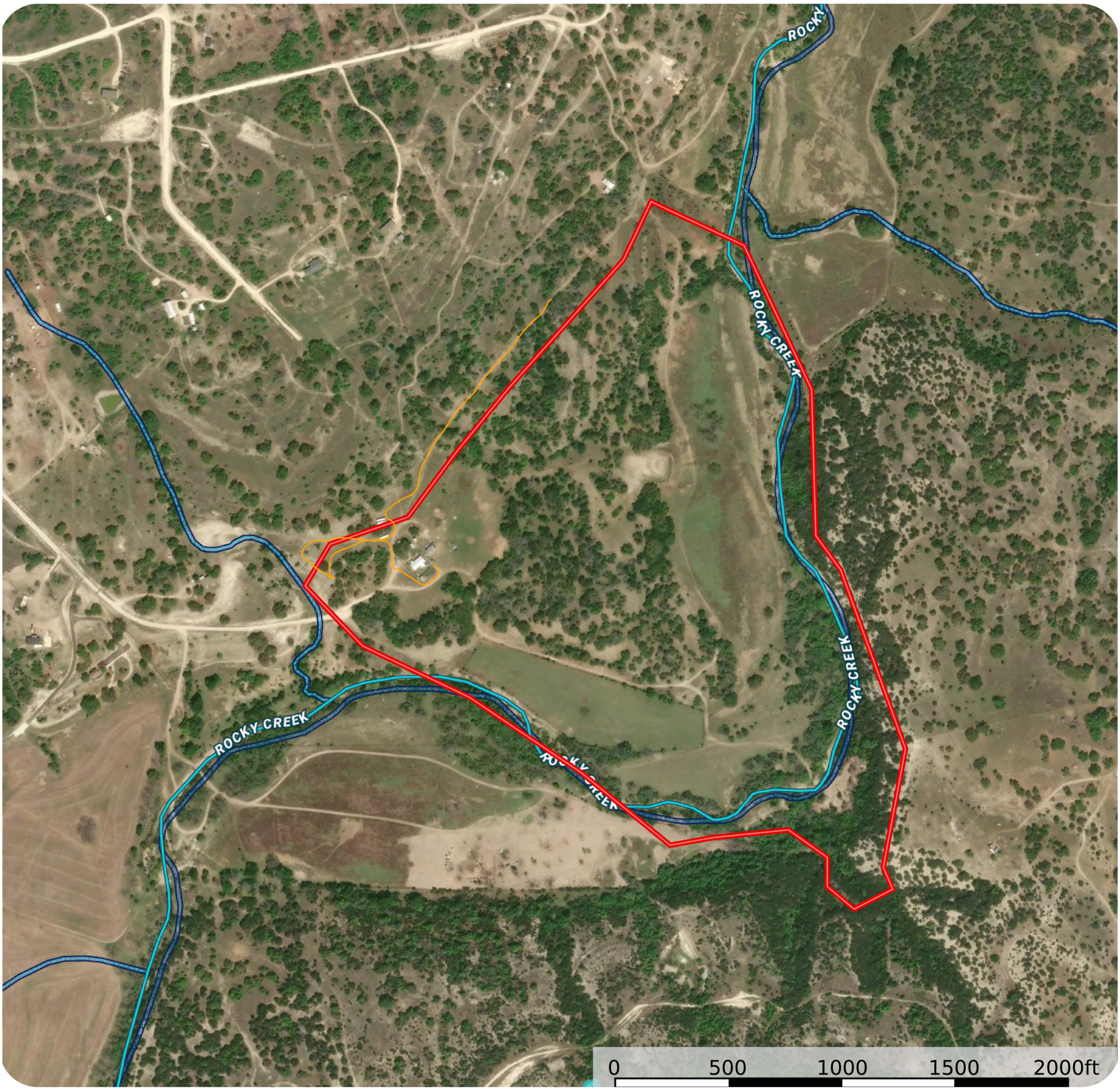


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SATILLITE MAP

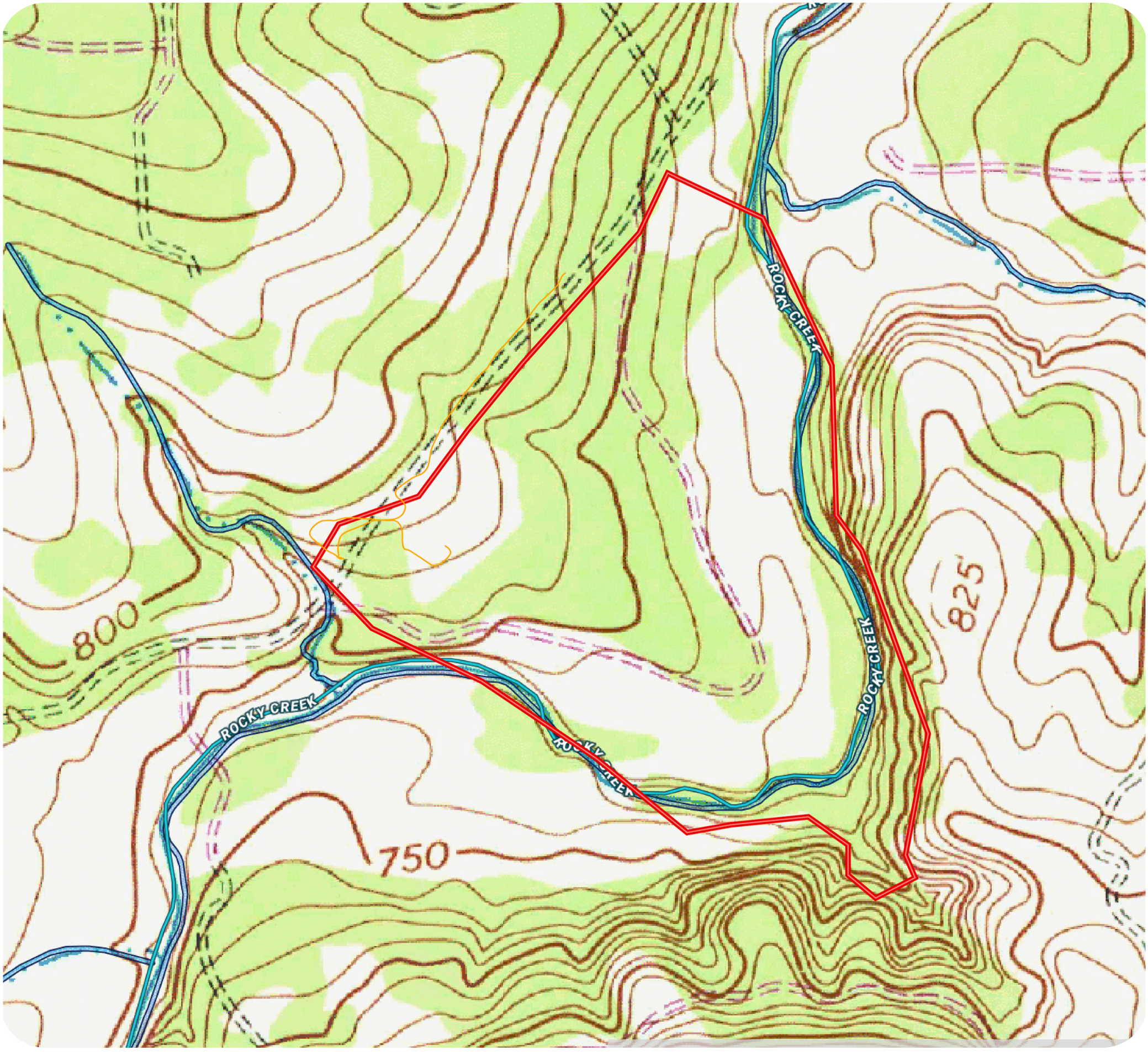


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CROSSFIRE TRAIL RANCH

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:

ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
Informtheclientofanymaterialinformationabouttheproperty ortransactionreceivedbythebroker;
Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentbythebuyerorbuyer'sagent.Anowner'sagentfeesarenotsetbylawandarefullynegotiable.

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 underlinedprint,setforththebroker'sobligationsasanintermediary.Abrokerwhoactsasanintermediary:

Musttreatallpartiestothetransactionimpartiallyandfairly;
May,withtheparties'writtenconsent,appointadifferentlicenseholderassociatedwiththebrokertoeachparty(ownerand buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.
Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:

- thattheownerwillacceptapricelessthanthewrittenaskingprice;
- thatthebuyer/tenantwillpayapricegreaterthanthepricesubmittedinawrittenoffer;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:

Thebrokerhasnotagreedwiththebuyer/tenant,eitherorallyorinwriting,torepresentthebuyer/tenant;
Thebrokerisnototherwiseactingasthebuyer/tenant'sagentatthetimeofshowingtheproperty;
Thebrokerdoesnotprovidethebuyer/tenantopinionsoradviceregardingthepropertyorrealestatetransactionsgenerally; and
Thebrokerdoesnotperformanyotheractofrealestatebrokerageforthebuyer/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 youtousethebroker'sservices.Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyourrecords.

Texas Ranch Brokers, LLC	**9003375-BB**	**info@txranchbrokers.com**	**(512)756-7718**
NameofSponsoringBroker(Licensed IndividualorBusinessEntity)	LicenseNo.	Email	Phone
Michael (Mike) Bacon	**0273134-B**	**mike@txranchbrokers.com**	**(512)940-8800**
NameofDesignatedBrokerofLicensed Business Entity, if applicable	LicenseNo.	Email	Phone
NameofLicensedSupervisorofSales Agent/Associate, if applicable	LicenseNo.	Email	Phone
Drew Colvin	**202616-SA**	**drew@txranchbrokers.com**	**(512)755-2078**
NameofSalesAgent/Associate	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

LISTING AGENTS:



Drew Colvin: 512-755-2078



Mike Bacon : 512-940-8800

Info@TXRanchBrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

PUT US TO WORK FOR YOU

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TXRANCHBROKERS.COM

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