TAGGART RANCH

1498 Elmer King Rd
Belton TX 76513 Bell County TX

69.16+/- Ac $3,106,700



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

512-756-7718
www.txranchbrokers.com

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TAGGART RANCH

The Taggart Ranch offers an exceptional combination of Lampasas River frontage, scenic views, mature hardwoods, quality improvements and convenient access to Central Texas communities. Located approximately 10 minutes from Salado, 20 minutes from Temple, 25 minutes from Georgetown and 45 minutes from Austin, this versatile property provides the privacy of country living without sacrificing accessibility.

The ranch features approximately 1,895 feet of frontage along Elmer King Road and 1,257 feet along Elm Grove Road. Approximately 80 feet of elevation change creates impressive views overlooking the fertile Lampasas River bottom. The property includes approximately 1,795 feet of Lampasas River frontage, with deep holes suitable for fishing and swimming, as well as a beautiful spring-fed pond.

The land offers an attractive mixture of open fields, productive bottomland and mature hardwoods, including majestic live oak and pecan trees. The diverse terrain provides excellent opportunities for livestock, horses, hunting and wildlife recreation. The property is fenced for cattle and carries a unique connection to Texas history, with Native American artifacts reportedly discovered on the ranch.

The well-maintained, single-story brick residence offers four bedrooms, two-and-one-half bathrooms and a comfortable, flexible floor plan. Interior spaces include two living areas, a spacious living/game room, sitting room and private office.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

Additional features include hardwood flooring, quartz kitchen countertops, a fireplace with a Heatilator, wood-burning stove and two central HVAC systems. The home also features a metal roof, covered porch, open rock patio, fenced yard, covered carport and detached garage.

Additional ranch improvements include a 35' x 60' covered pavilion shaded by a magnificent mature oak tree, covered livestock stalls with adjoining paddocks and a private water well. An Armstrong Water line is available along Elm Grove Road.

Whether envisioned as a full-time residence, family retreat, horse property, recreational ranch or long-term investment, Taggart Ranch presents a rare opportunity to own a beautiful and historically significant property with exceptional water features, outstanding access and timeless Central Texas character.

DRIVING DIRECTIONS

From Belton Tx go on S 1-35, turn left onto Tahuaya Rd, then turn left onto Tollbridge Rd., turn left onto Elmer King Rd see property on the left.

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TAGGART RANCH

Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611

Call:
Drew Colvin 512-755-2078
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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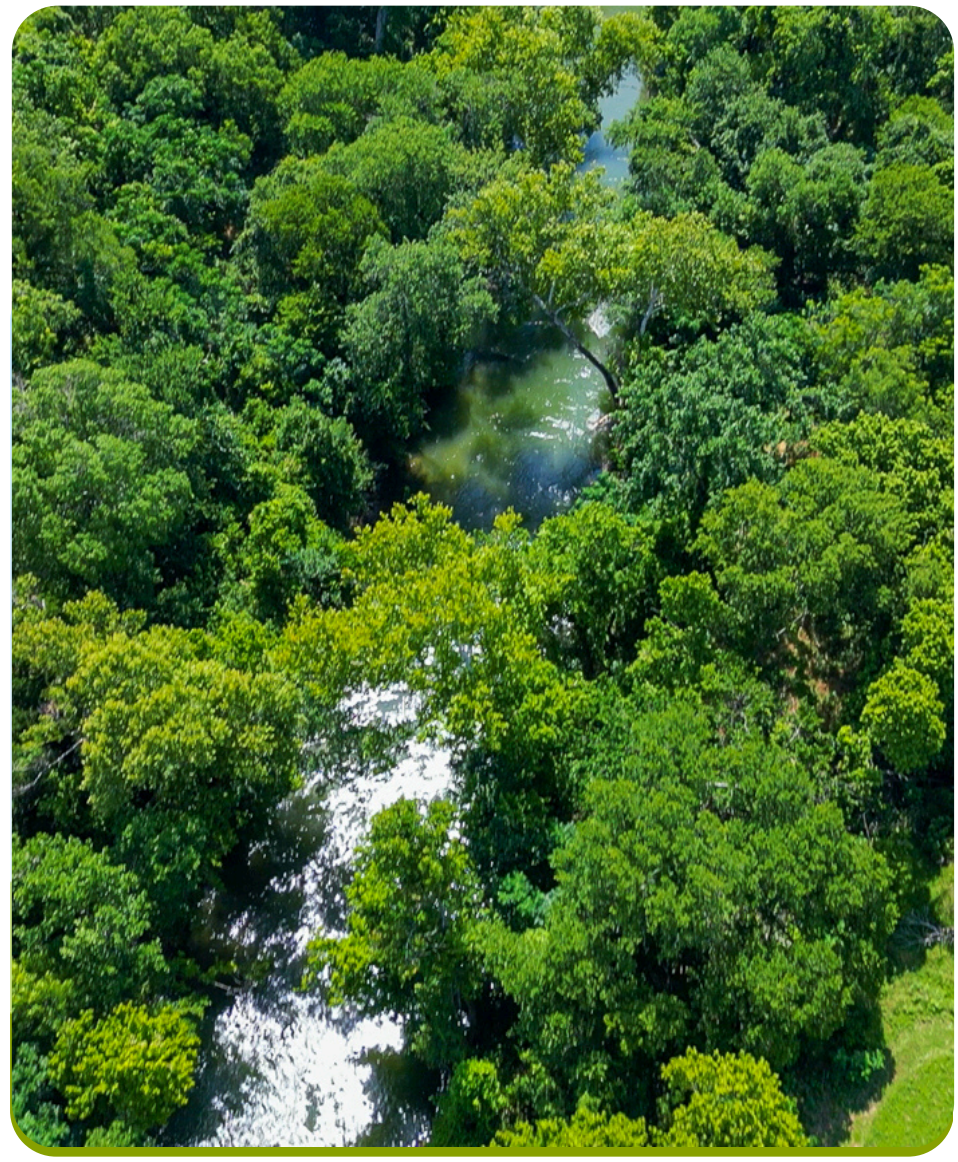
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FAMILY ROOM
COVERED PATIO
PATIO
HALL
COVERED PATIO
ROOM
PRIMARY BEDROOM
BATH
W.I.C.
W.I.C.
LAUNDRY
BATH
BEDROOM
DINING AREA
LIVING ROOM
OFFICE
KITCHEN
FOYER
BEDROOM
HALL
BATH
BEDROOM
PORCH

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SATILLITE MAP



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SATILLITE MAP

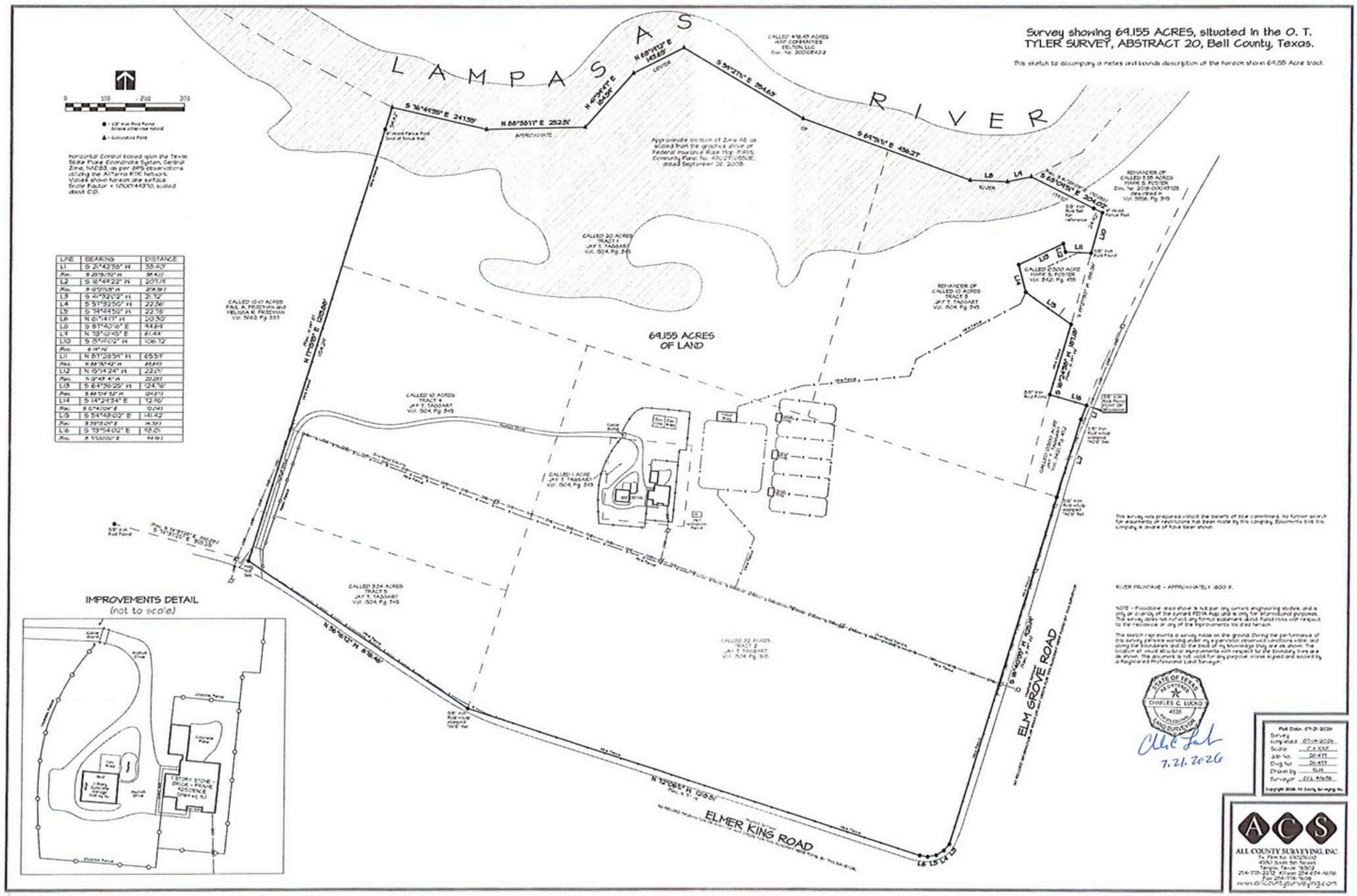


Boundary | Stream, Intermittent | River/Creek | Water Body | Water Wells

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

Survey showing 69.155 ACRES, situated in the O. T. TYLER SURVEY, ABSTRACT 20, Bell County, Texas.

This sketch to accompany a metes and bounds description of the hereon shown 69.155 Acre tract.



LINE	BEARING	DISTANCE
L1	S 21°42'35" W	38.40'
Rec.	S 28°35'32" W	38.40'
L2	S 18°04'22" W	201.91'
Rec.	S 10°57'18" W	204.36'
L3	S 44°52'03" W	21.12'
L4	S 51°33'25" W	22.26'
L5	S 74°24'50" W	22.19'
L6	N 26°14'11" W	20.30'
L7	S 63°40'16" E	94.84'
L8	N 13°07'45" E	61.44'
L10	S 15°49'02" W	106.12'
Rec.	S 19° W	
L11	N 61°28'51" W	65.51'
Rec.	N 58°30'42" W	65.51'
L12	N 15°14'24" W	22.01'
Rec.	N 12°48' W	22.23'
L13	S 64°36'29" W	124.78'
Rec.	S 68°10'47" W	124.51'
L14	S 14°21'34" E	72.92'
Rec.	S 17°48'00" E	72.91'
L15	S 54°48'02" E	141.42'
Rec.	S 58°15'00" E	141.51'
L16	S 13°54'02" E	48.01'
Rec.	S 17°30'00" E	48.01'

IMPROVEMENTS DETAIL
(not to scale)

This survey was prepared without the benefit of title commitment. No further search for easements or restrictions has been made by this company. Easements and this Company's desire of have been shown.

RIVER FRONTAGE - APPROXIMATELY 800 ft.

NOTE - Flood zone areas shown is not per any current engineering studies and is only an overlay of the current FEMA map and is only for informational purposes. This survey does not nor will it any formal statement about flood risks with respect to the insurance or any of the improvements located hereon.

This sketch represents a survey made on the ground. During the performance of this survey, I prepared, working under my supervision observed conditions above, and along the boundaries and (to the best of my knowledge) they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

STATE OF TEXAS REGISTERED CHARLES C. LUCHO 4538 LAND SURVEYOR

Charles Lucho 7.21.2026

Plot Date: 07-21-2026
Survey completed: 07-14-2026
Scale: 1" = 100'
Job No.: 26-471
Dwg No.: 26-471
Drawn by: SLH
Surveyor: CCL MB/SK

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ACS
ALL COUNTY SURVEYING, INC.
TX Firm No. 10120500
4000 South 31st Street
Temple, Texas 76502
254-778-2213 Killeen 254-634-4616
Fax 254-774-1608
www.allcountysurveying.com

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

July 21, 2026

Surveyor's Field Notes for:

69.155 ACRES, situated in the **O. T. TYLER SURVEY, ABSTRACT 20**, Bell County, Texas, embracing all of Tracts 1, 2, 4, and 5 and the remainder of Tract 3, all being conveyed to Jay Taggart in Volume 1504, Page 345, Deed Records of Bell County, Texas, all of a called 1 Acre tract conveyed to Jay Taggart in Volume 1504, Page 343, Deed Records of Bell County, Texas, and all of a called 0.500 Acre tract conveyed to Jay T. Taggart in Volume 3421, Page 452, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the northeast corner of said 0.500 Acre Taggart tract, being the southeast corner of the remainder of a called 5.55 Acre tract conveyed to Mark S. Foster in Document No. 2018-00043725, Official Public Records of Real Property, Bell County, Texas, being described in Volume 3356, Page 395, Official Public Records of Real Property, Bell County, Texas, and being on the west line of Elm Grove Road, for the easternmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said Elm Grove Road, **S 21° 42' 38" W – 38.40'** *(Rec. S 23° 30' 52" W – 38.40')*, a 5/8" iron rod with cap stamped "ACS" set, and **S 16° 49' 22" W – 207.19'** *(Rec. S 18° 27' 05" W – 206.56')*, to a 5/8" iron rod with cap stamped "ACS" set at the southeast corner of said 0.500 Acre tract, same being the northeast corner of Taggart Tract 2;

THENCE, continuing in said southerly direction, continuing with the west line of said Elm Grove Road, **S 16° 40' 35" W – 925.19'** *(Rec. S 19° W)*, to a 5/8" iron rod with cap stamped "ACS" set at a fence post;

THENCE, in a southwesterly direction, as fenced, with the occupied west line of said Elm Grove Road and the occupied north line of Elmer King Road, the following calls:

1. **S 41° 32' 02" W – 21.72'**, a 5/8" iron rod with cap stamped "ACS" set,
2. **S 57° 32' 50" W – 22.36'**, a 5/8" iron rod with cap stamped "ACS" set,
3. **S 79° 49' 58" W – 22.78'**, a 5/8" iron rod with cap stamped "ACS" set, and
4. **N 81° 14' 17" W – 20.30'**, to a 5/8" iron rod with cap stamped "ACS" set, for a corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Elmer King Road, **N 72° 06' 11" W – 1218.81'** *(Rec. N 71° W)*, a 5/8" iron rod with cap stamped "ACS" set at the southeast corner of said Taggart Tract 5, same being the southwest corner of Taggart Tract 2;

THENCE, continuing in said westerly direction, with the north line of said Elmer King Road, **N 56° 16' 12" W – 676.46'**, to a mag nail set in asphalt, being the southwest corner of said Taggart Tract 5, same being the southeast corner of a called 10.10 Acre tract conveyed to Paul A. Friedman and Melissa R. Friedman in Volume 5662, Page 857, Official Public Records of Real Property, Bell County, Texas, for the southwest corner of the herein described tract;

THENCE, in a northerly direction, with the east line of said 10.10 Acre tract, **N 17° 15' 15" E** *(Rec. N 19° E)*, at 1154.29' pass a 4" wood fence post, being the end of said fence, and continuing for a total distance of **1213.88'**, to a calculated point, in the approximate center of the Lampasas River, for the northwest corner of the herein described tract;

THENCE, in an easterly direction, with the approximate center of said Lampasas River, the following calls:

1. **S 76° 49' 35" E – 247.55'**, a calculated point,
2. **N 88° 38' 17" E – 252.31'**, a calculated point,
3. **N 41° 39' 47" E – 184.59'**, a calculated point,
4. **N 63° 19' 12" E – 143.65'**, a calculated point,
5. **S 59° 27' 11" E – 354.63'**, a calculated point,
6. **S 69° 51' 11" E – 456.27'**, a calculated point,
7. **S 87° 40' 16" E – 94.69'**, a calculated point, and
8. **N 78° 10' 45" E – 61.44'**, to a calculated point, being the westernmost southwest corner of said Foster 5.55 Acre remnant tract;

Surveyor's Field Notes for **69.164 ACRES** (continued):

THENCE, in an easterly direction, leaving the center of said Lampasas River, with the boundary of said 5.55 Acre tract, *(Rec. S 61° 28' 03" E)*, **S 63° 09' 51" E**, at 179.10' pass a 5/8" iron rod set for a reference, and continuing for a total distance of **204.02'** *(Rec. 170.00')*, to a 4" wood fence post found at an interior corner of said 5.55 Acre tract, same being the northeast corner of Taggart Tract 3, for the northernmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the western line of said 5.55 Acre tract, **S 15° 19' 02" W – 106.72'** *(Rec. S 19° W)*, to a 5/8" iron rod found, being the northeast corner of a called 0.500 Acre tract conveyed to Mark S. Foster in Volume 3421, Page 455, Official Public Records of Real Property, Bell County, Texas, which bears N 15° 27' 30" E – 188.36' from a ½" iron rod found at the southeast corner of said Foster 0.500 Acre tract;

THENCE, in a westerly direction, with the northern line of said Foster 0.500 Acre tract, **N 87° 28' 59" W – 65.59'** *(Rec. N 86° 30' 42" W – 65.69')*, a ½" iron rod found, **N 15° 14' 24" W – 22.01'** *(Rec. N 12° 43' 41" W – 22.23')*, a ½" iron rod found, and **S 64° 36' 25" W – 124.76'** *(Rec. S 66° 04' 52" W – 124.87')*, to a ½" iron rod found at the northwest corner of said 0.500 Acre Foster tract, for an interior corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 0.500 Acre tract, **S 14° 29' 34" E – 72.96'**, to a ½" iron rod found at the southwest corner of said 0.500 Acre tract, for an interior corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said 0.500 Acre tract, **S 54° 48' 02" E – 141.42'** *(Rec. S 53° 15' 09" E – 141.58')*, to a ½" iron rod found at the southeast corner of said 0.500 Acre tract, same being on the west line of said 5.55 Acre tract and the east line of said Taggart Tract 3, for an interior corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said 5.55 Acre tract, **S 16° 24' 38" W – 187.18'** *(Rec. S 19° W)*, to a 3/8' iron rod found in concrete, being the northwest corner of said Taggart 0.500 Acre tract, for an interior corner of the herein described tract;

THENCE, in an easterly direction, with the south line of the remainder of said 5.55 Acre tract, **S 73° 54' 02" E – 98.01'** *(Rec. S 71° 00' 00" E – 94.96')*, to the **POINT OF BEGINNING** and containing 69.155 Acres of Land.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations utilizing the AllTerra RTK Network. Values shown herein are surface. Scale factor = 1.000144370, scaled about 0,0.

This metes and bounds description to accompany a Surveyor's Sketch of the herein described 69.155 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed July 13, 2026

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
Tx. Firm Lic. No. 10023600
server/projects/pro260000/261400/261477/261477.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Charles C Lucko
7.21.2026

INFORMATION ABOUT BROKERAGE SERVICES

2-10-2025

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.

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. **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.

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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Michael (Mike) Bacon	273134	mike@txranchbrokers.com	(512)940-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John (Drew) Colvin Jr	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611 Phone: 5127567718 Fax: 2025 FORMS

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