WOLFRIDGE 273 RANCH

19131 Wolfridge Rd, Killeen, TX 76542
Bell County, TX 273.72+/-AC
$5,337,540



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

512-756-7718
www.txranchbrokers.com

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WOLFRIDGE 273 RANCH

Wolfridge 273 Ranch | Bell County, Texas| $13,500 per Acre

Wolfridge Ranch offers 273.72± acres of beautiful Central Texas land on Wolfridge Road near Killeen & Florence Texas. The property features rolling terrain, native grasses, mature oak, elm and cedar, a seasonal creek that provides excellent wildlife habitat. The larger property is reported to have substantial paved Wolfridge Road frontage, perimeter fencing and an agricultural exemption. Property is UNRESTRICTED. More and is available.

With abundant whitetail deer, turkey, dove and hogs, the ranch offers outstanding recreational and hunting opportunities while also providing excellent potential for cattle, a private homestead, family ranch or future investment. Elevated areas throughout the property provide attractive long-distance views.

Conveniently positioned between the Killeen/Fort Cavazos area and the growing Georgetown–Florence corridor, the property provides a desirable combination of country privacy and accessibility. Highway 195 is approximately four miles away, with Highway 183 also within convenient reach.
Seller is a Licensed Texas Real Estate Sales Agent/Broker.

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

WOLFRIDGE 273 RANCH

DRIVING DIRECTIONS TO WOLFRIDGE RANCH
19131 Wolfridge Road | Killeen (Florence), TX 76549

FROM FLORENCE (via Hwy 195) Head northwest out of Florence on TX 195 W take a left turn onto Wolfridge Rd. (approx. 13 min/9.7 miles)

FROM GEORGETOWN (via Hwy 195) — ~22 miles | ~28 min
Head north on Hwy 195 from Georgetown toward Killeen
Turn LEFT onto Briggs Road (watch for signs toward Maxdale / Briggs Rd on the west side of Hwy 195)
Travel west on Briggs Road, then turn LEFT onto Wolfridge Road
Travel south approximately 2.1 miles — property entrance is on your right

FROM BRIGGS / HWY 183 (coming from the south) — ~28 miles | ~35 min
Head north on US-183 through Florence toward Killeen
Turn RIGHT onto Briggs Road heading east
Turn LEFT onto Wolfridge Road
Travel south approximately 2.1 miles — property entrance is on your right

The destination, 19131 Wolfridge Rd, will be on your right. Property is approximately 4 miles from Hwy 195 and 8 miles from Hwy 183.

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WOLFRIDGE 273 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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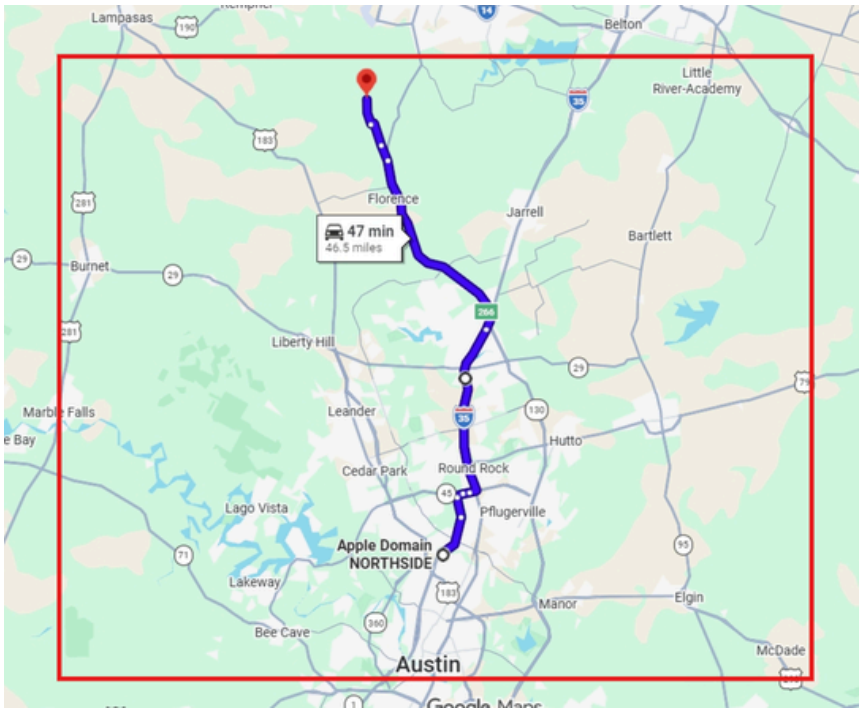
WOLFRIDGE 273 RANCH





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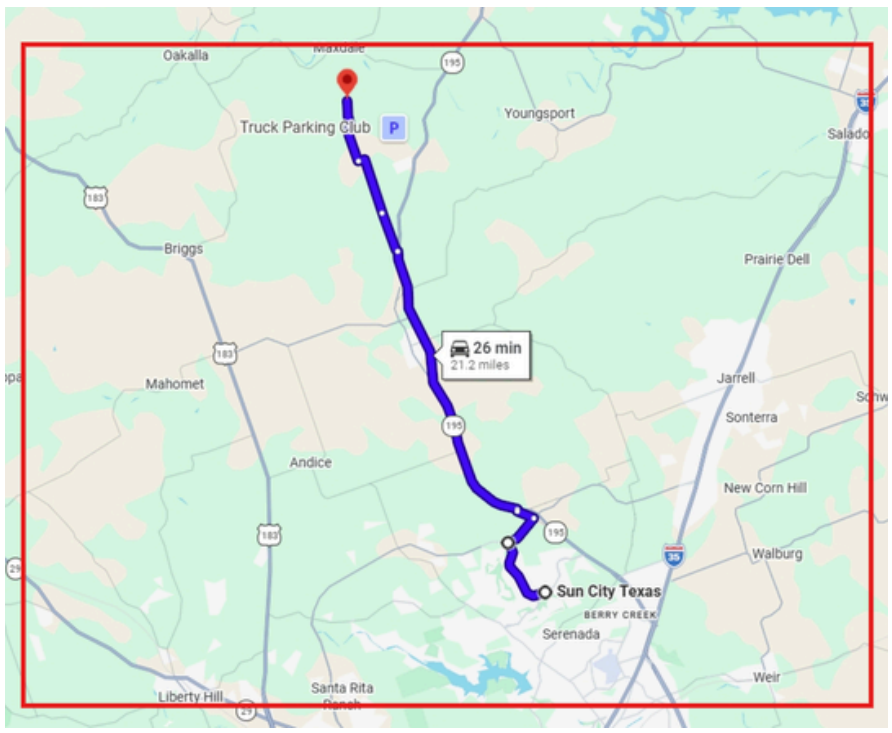
DRIVE TIME



APPLE DOMAIN NORTHSIDE

47 MINS

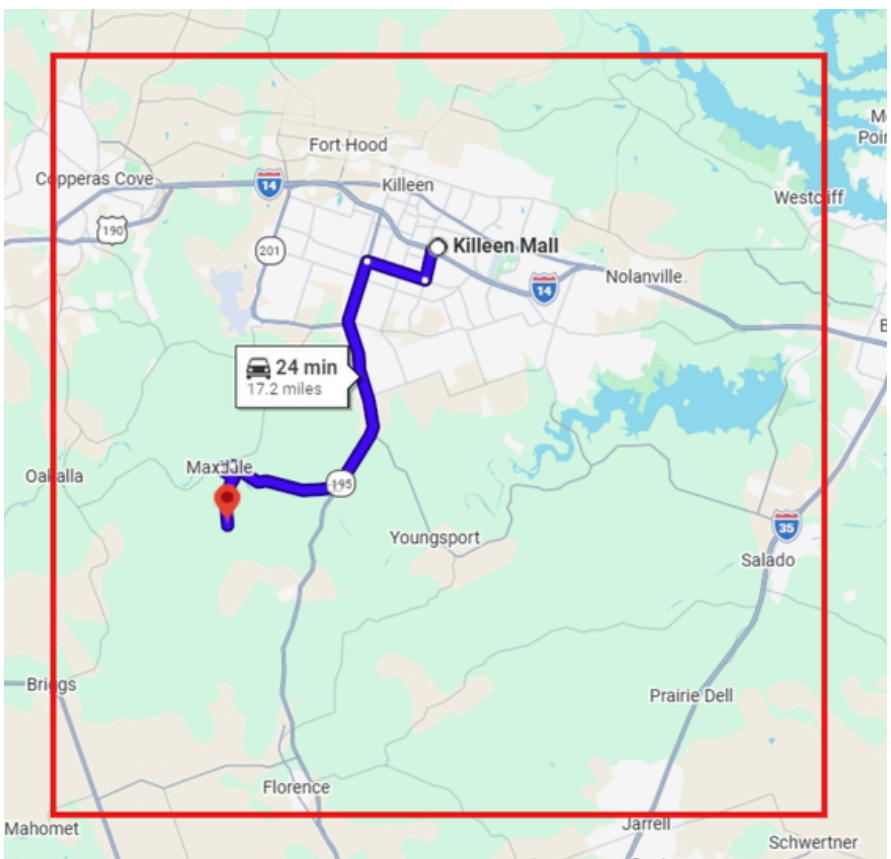
46.5 MILES



SUN CITY GEORGETOWN

23 MINS

21.1 MILES

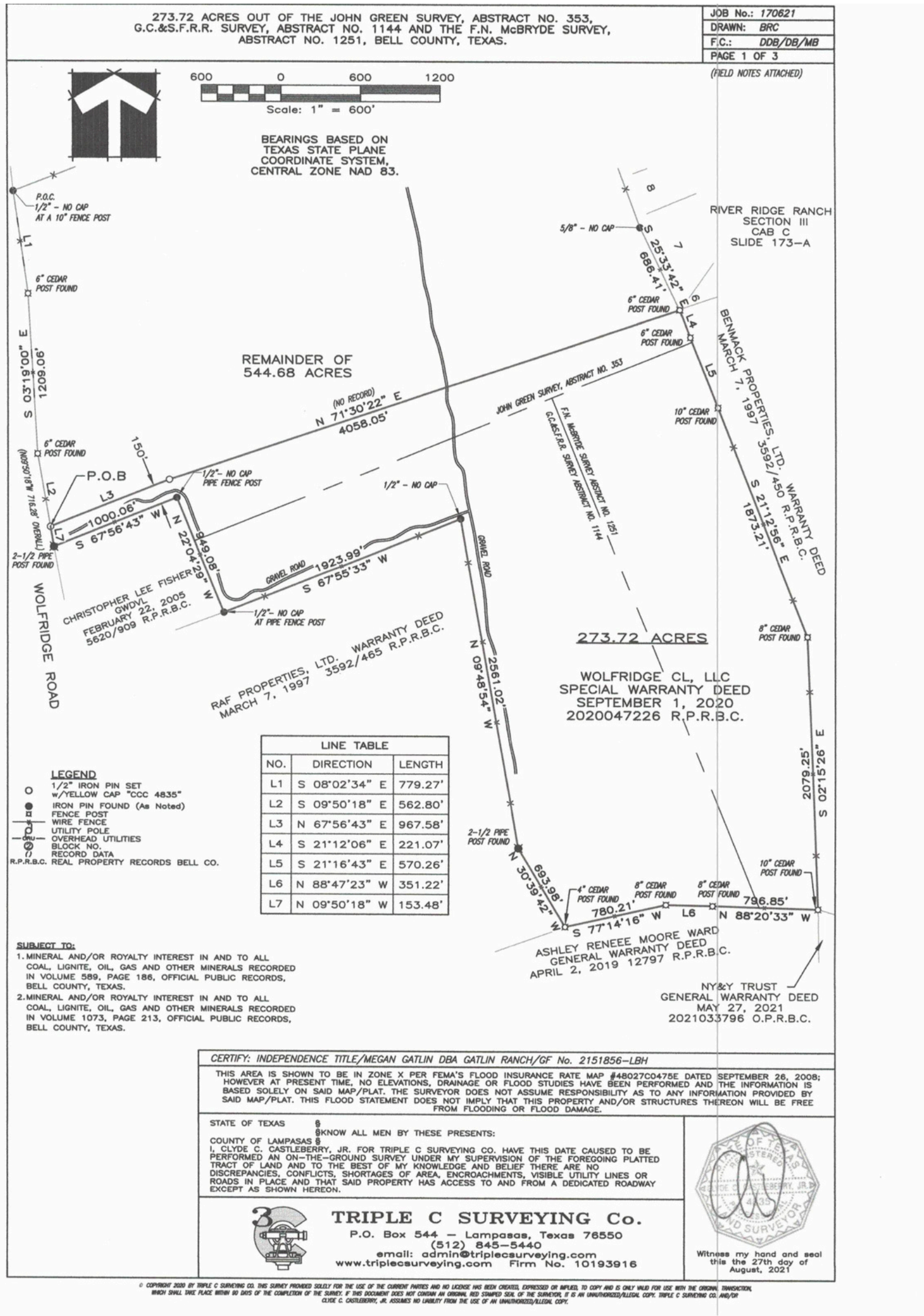


KILLEEN MALL

24 MINS

17.2 MILES

SURVEY



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 08°02'34" E	779.27'
L2	S 09°50'18" E	562.80'
L3	N 67°56'43" E	967.58'
L4	S 21°12'06" E	221.07'
L5	S 21°16'43" E	570.26'
L6	N 88°47'23" W	351.22'
L7	N 09°50'18" W	153.48'

LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (As Noted)
- FENCE POST
- WIRE FENCE
- UTILITY POLE
- OHU — OVERHEAD UTILITIES
- BLOCK NO.
- RECORD DATA
- R.P.R.B.C. REAL PROPERTY RECORDS BELL CO.

SUBJECT TO:

1. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED IN VOLUME 589, PAGE 186, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.
2. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED IN VOLUME 1073, PAGE 213, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

CERTIFY: INDEPENDENCE TITLE/MEGAN GATLIN DBA GATLIN RANCH/GF No. 2151856-LBH

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48027C0475E DATED SEPTEMBER 26, 2008; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS §
§KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAMPASAS §

I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

TRIPLE C SURVEYING Co.
P.O. Box 544 — Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916

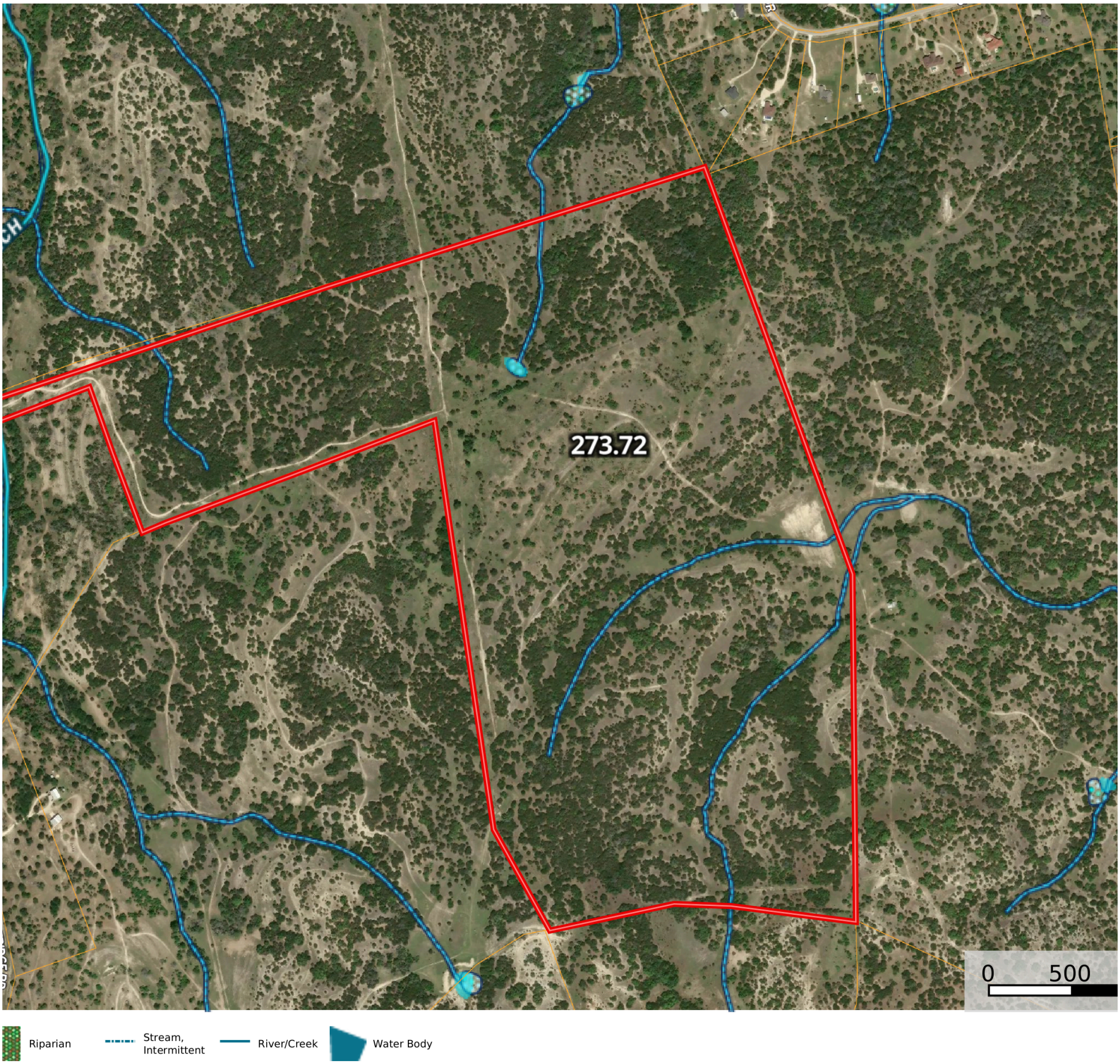
STATE OF TEXAS — REGISTERED — CLYDE C. CASTLEBERRY, JR. — 4835 — LICENSED SURVEYOR

Witness my hand and seal this the 27th day of August, 2021

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SATILLITE MAP

Road- split 1

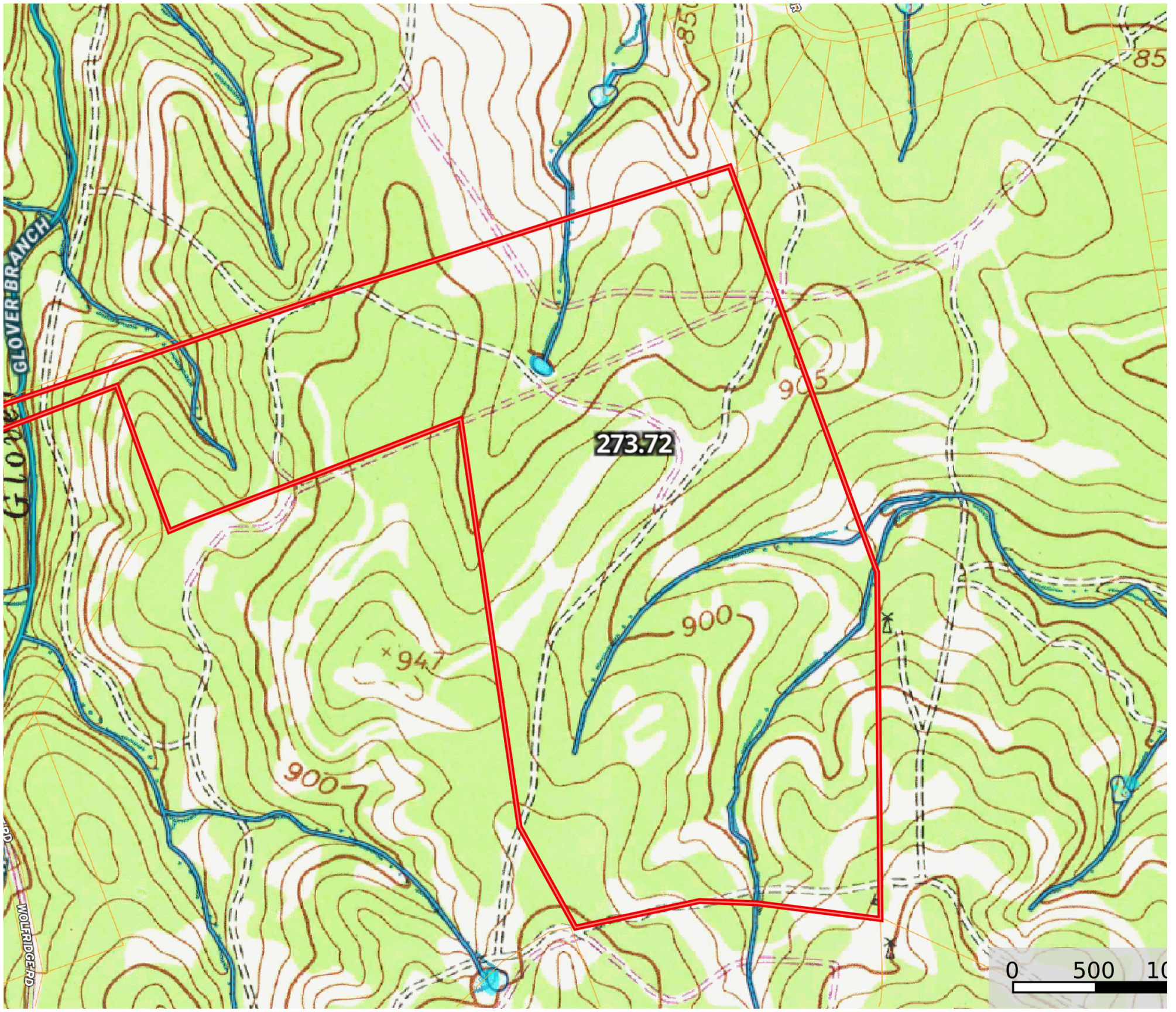


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TOPO MAP

e Road- split 1



Riparian | Stream, Intermittent | River/Creek | Water Body

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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

313 S. Main Street, Burnet TX 78611

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