MERCY WATERS RANCH

1480 Harmon Rd
Copperas Cove, TX 76522 Coryell County TX
587.01+/- Ac $7,500,000



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

512-756-7718
www.txranchbrokers.com

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Mercy Waters Ranch –
Harmon Road | Pidcoke, Texas

The Mercy Waters Ranch is an exceptional 587.01+/-acre ranch located in Pidcoke, Texas, offering a rare combination of size, privacy, water, wildlife, beautiful views, and quality improvements. The ranch is situated approximately 1.5 hours from Austin, one hour from Georgetown and Cedar Park, one hour from Waco, and approximately 2.5 hours from the DFW Metroplex, making it an ideal location for a recreational ranch, family retreat, or long-term investment.

The property features almost one mile of Harmon Road frontage, providing excellent access and a substantial frontage presence. The ranch is high fenced with galvanized posts and offers approximately 1,200+ feet, both sides, of Bee House Creek. The creek provides an attractive natural feature and adds to the ranch's recreational appeal and is great place to cool off on a hot summer's day or wet a line.

The land offers approximately 200 feet of elevation change, creating outstanding topography and big views across the property. The ranch has a good mix of native tree cover, including mature Live Oak, Pecan, Elm, and Cedar, with open areas providing a nice balance for wildlife and recreational use.

Water is another significant feature of the property. The ranch has a Multi-County Water tap, along with two water wells, providing multiple water sources for the ranch and its improvements.

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The improvements include a 2021 double-wide home offering approximately 2,160 square feet, with upgrades throughout. The home features a composite deck, providing a comfortable setting to enjoy the surrounding ranch and views. A 30' x 50' insulated barn provides excellent storage and workspace for equipment, ranch operations, and recreational needs.

For the wildlife enthusiast, the ranch has an impressive collection of exotics, including Oryx, Axis, Transcaspian Urial Rams, Blackbuck, and Addax. The high fencing, diverse habitat, water, and substantial acreage create an excellent environment for wildlife and recreational ranching.

The property also has a bit of Texas history. Arrowheads have been found on the ranch, adding an interesting historical element to a property that has likely been enjoyed by people and wildlife for generations.

With its 587.01 acres, nearly a mile of road frontage, Bee House Creek, two wells, water tap, 200 feet of elevation change, big views, mature trees, high fencing, quality improvements, and exceptional exotic wildlife, the Mercy Waters Ranch offers a unique opportunity to own a substantial recreational ranch in a highly desirable Central Texas location.

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Directions: From Copperas Cove, take FM 116 South out of town. Turn onto Harmon Road and continue to 1480 Harmon Road, Copperas Cove, TX 76522. The property will be along Harmon Road.

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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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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dotloop signature verification:

PLAT SHOWING THE SURVEY OF A 587.01 ACRE TRACT OF LAND OUT OF THE W. J. WELLS SURVEY, A-1, CORYELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 586 ACRE TRACT CONVEYED TO DOMINION TORO, INC. BY DEED RECORDED IN VOLUME 292, PAGE 673 OF THE CORYELL COUNTY, TEXAS DEED RECORDS.

STABENO & ASSOCIATES
REGISTERED PUBLIC SURVEYORS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS REFLECTED BY AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR WORKING UNDER MY SUPERVISION, AND THAT ALL SURVEY MARKERS OR MONUMENTS ARE CORRECTLY SHOWN THEREON.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, A.D. 19__.

REGISTERED PUBLIC SURVEYOR NO. 1486

STATE OF TEXAS — REGISTERED PUBLIC SURVEYOR — 1486

W. J. WELLS SURVEY

587.01 ACRES

BC

dotloop verified

dotloop signature verification:

STABENO AND ASSOCIATES
REGISTERED PUBLIC SURVEYORS

3208 Ferndale
Waco, Texas 76706
662-0345

AP1612

Fieldnotes for the survey of a 587.01 acre tract of land out of the W. J. Wells Survey in Coryell County, Texas, and being all of that certain 586 acre tract of land conveyed to Downing Bros., Inc., by deed dated August 1, 1972 and recorded in Volume 292, Page 663 of the Coryell County, Texas Deed Records.

Beginning at an iron pin at a fence post, at the most Northerly N-W corner of said 586 acre tract for the most Northerly N-W corner of this,

Thence S 19°49'00" W 1808.47 ft., with a fence line, the West line of said 586 acre tract to an iron pin at its inside ell corner for an inside ell corner of this,

Thence N 71°25'57" W 988.66 ft., with a fence line, a line of said 586 acre tract to an iron pin at its outside ell corner for an outside ell corner of this,

Thence S 18°51'58" W 1768.93 ft., and S 19°08'14" E at 1080.53 ft., pass an iron pin in all a distance of 1131.86 ft., with a fence line, the West line of said 586 acre tract to a point in the center of a county asphalt road for the S-W corner of this,

Thence S 56°57'28" E 794.40 ft., with the center of said road to a point at the beginning of a curve to the right,

Thence in a Southeasterly direction along said curve to the right R=2864.79 ft., Long Chord bears S 49°44'11" E 720.24 ft., a distance of 722.15 ft., to a point at the end of said curve,

Thence S 42°30'53" E 1203.33 ft., with the center of said road to a point at the beginning of a curve to the left,

Thence in a Southeasterly direction along said curve to the left R=1909.86 ft., Long Chord bears S 57°45'50" E 1004.66 ft., a distance of 1016.62 ft., to a point at the end of said curve,

Thence S 73°00'48" E 1473.34 ft., with the center of said road to a point in the East line of said 586 acre tract for the S-E corner of this,

Thence N 18°52'25" E at 50.0 ft., pass an iron pin in all a distance of 4755. 81 ft., with a fence line, the East line of said 586 acre tract to a fence post on the top of a bluff for corner of this,

Thence N 18°50'25" E at 250.0 ft., pass the center of Beehouse Creek, in all a distance of 324.25 ft., with the East line of said 586 acre tract to a 24 inch Post Oak tree for corner of this,

Thence N 19°24'23" E 656.38 ft., with a fence line, the East line of said 586 acre tract to a post at its N-E corner for the N-E corner of this,

Thence N 37°08'57" W 312.54 ft., with a fence line, the North line of said 586 acre tract to a 24 inch Live Oak tree for a corner of this,

Thence N 56°02'54" W at 90.0 ft., pass the center of Beehouse Creek in all a distance of 156.29 ft., with the North line of said 586 acre tract to a 24 inch Post Oak tree for a corner of this,

Thence N 72°44'28" W 218.56 ft., with a fence line the North line of said 586 acre tract to an iron pin for a corner of this,

Thence N 47°27'08" W 170.5 ft., with a fence line the North line of said 586 acre tract to a 20 inch Post Oak tree for a corner of this,

Thence S 74°24'24" W 119.51 ft., with the North line of said 586 acre tract to a post for a corner of this,

Thence N 71°17'14" W 1182.94 ft., N 71°38'58" W 551.52 ft., and N 71°24'35" W 1312.67 ft., with a fence line, the North line of said 586 acre tract to the point of beginning.

Surveyed December 8, 1975

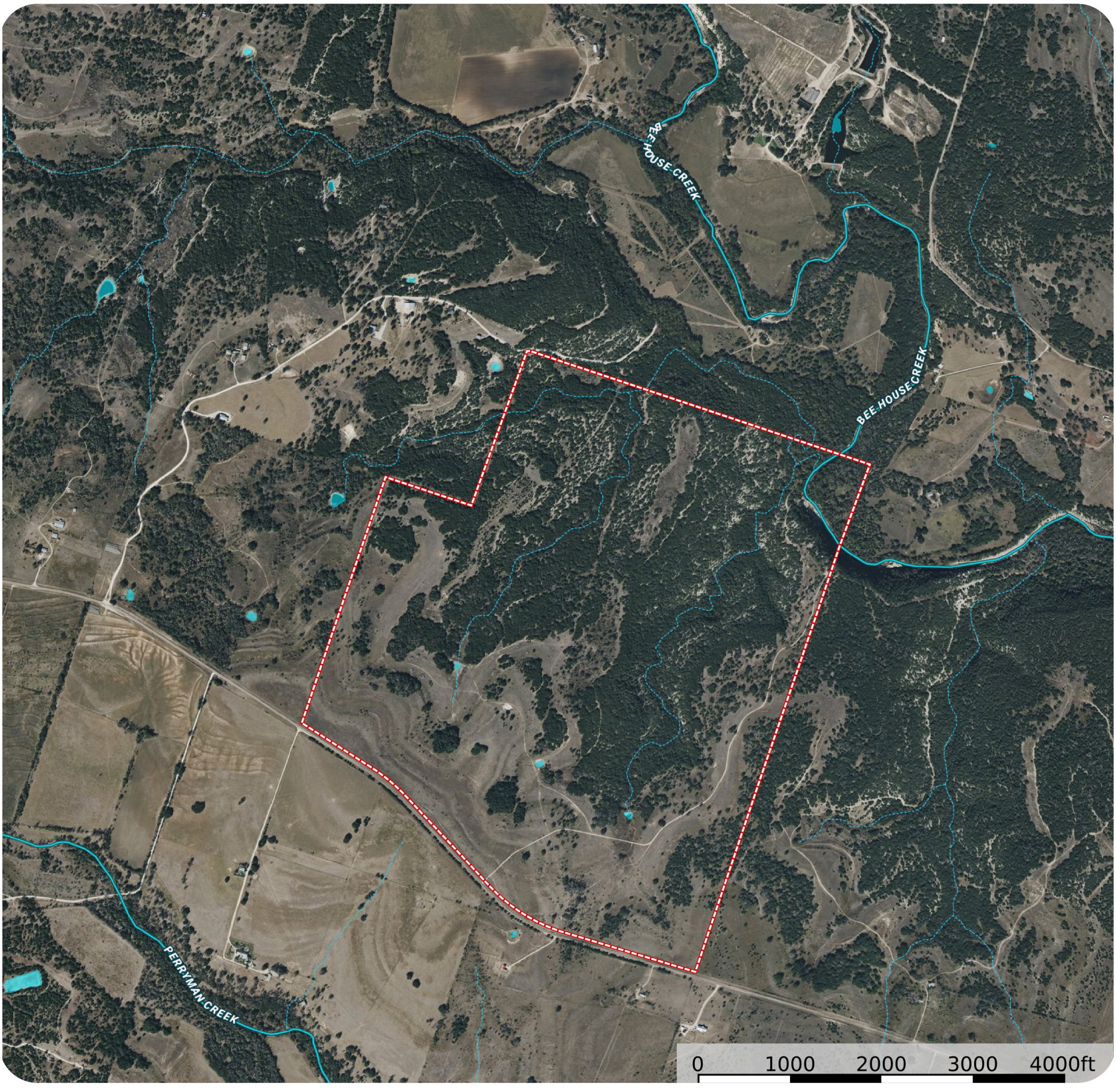
By M. R. Stabeno
M. R. Stabeno
Registered Public Surveyor
1486

STATE OF TEXAS
M. R. STABENO
1486
REGISTERED PUBLIC SURVEYOR

BC
09/04/76
2:40 PM EDT
dotloop verified

MERCY WATERS RANCH

SATILLITE MAP

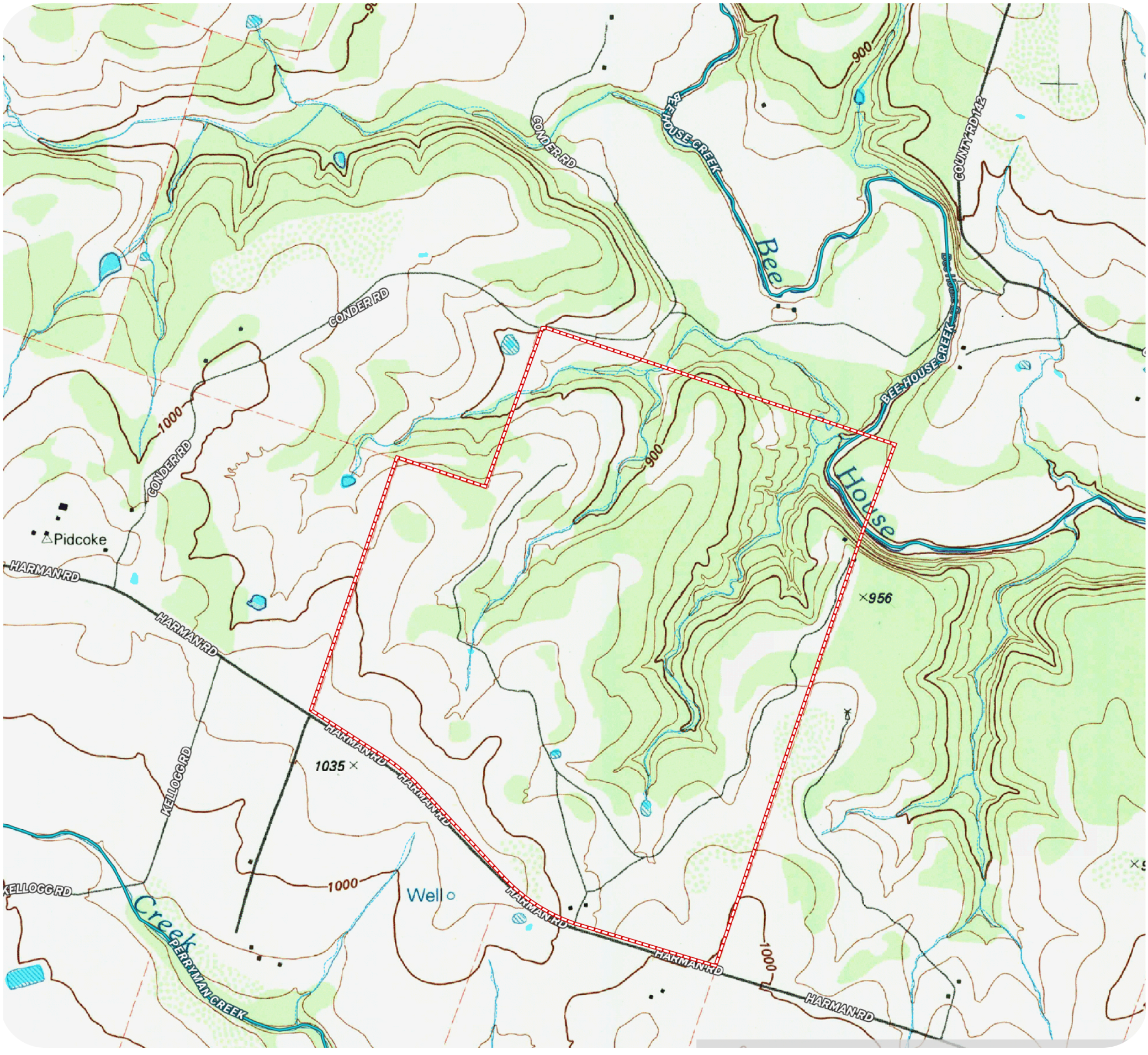


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TOPO MAP



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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:

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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