WOLFRIDGE 544 RANCH

19131 Wolfridge Rd, Killeen, TX 76542

Bell County, TX 544.68+/-AC

$10,621,260



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

512-756-7718
www.txranchbrokers.com

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WOLFRIDGE 544 RANCH

Wolfridge Ranch presents a rare opportunity to own 544.68± contiguous acres in one of Central Texas' rapidly growing corridors. The property features beautiful rolling terrain, elevated long-range views, native grasses and tree cover, along with a natural creek that adds character, wildlife habitat and recreational appeal.

Currently ag-exempt and unrestricted, the ranch provides tremendous versatility for cattle, horses, hunting, recreation, a private family ranch, luxury homesites or future investment and development. Its size, topography and location create numerous possibilities while still offering the privacy and wide-open feel of a true Texas ranch.

Conveniently positioned near Killeen, Florence, Georgetown and Fort Hood, with access to Hwy 195 and Hwy 183, Wolfridge Ranch combines substantial acreage with excellent Central Texas accessibility.

544.68± ACRES • AG EXEMPT • UNRESTRICTED • ROLLING TERRAIN • CREEK • CENTRAL TEXAS LOCATION

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.

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

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.

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

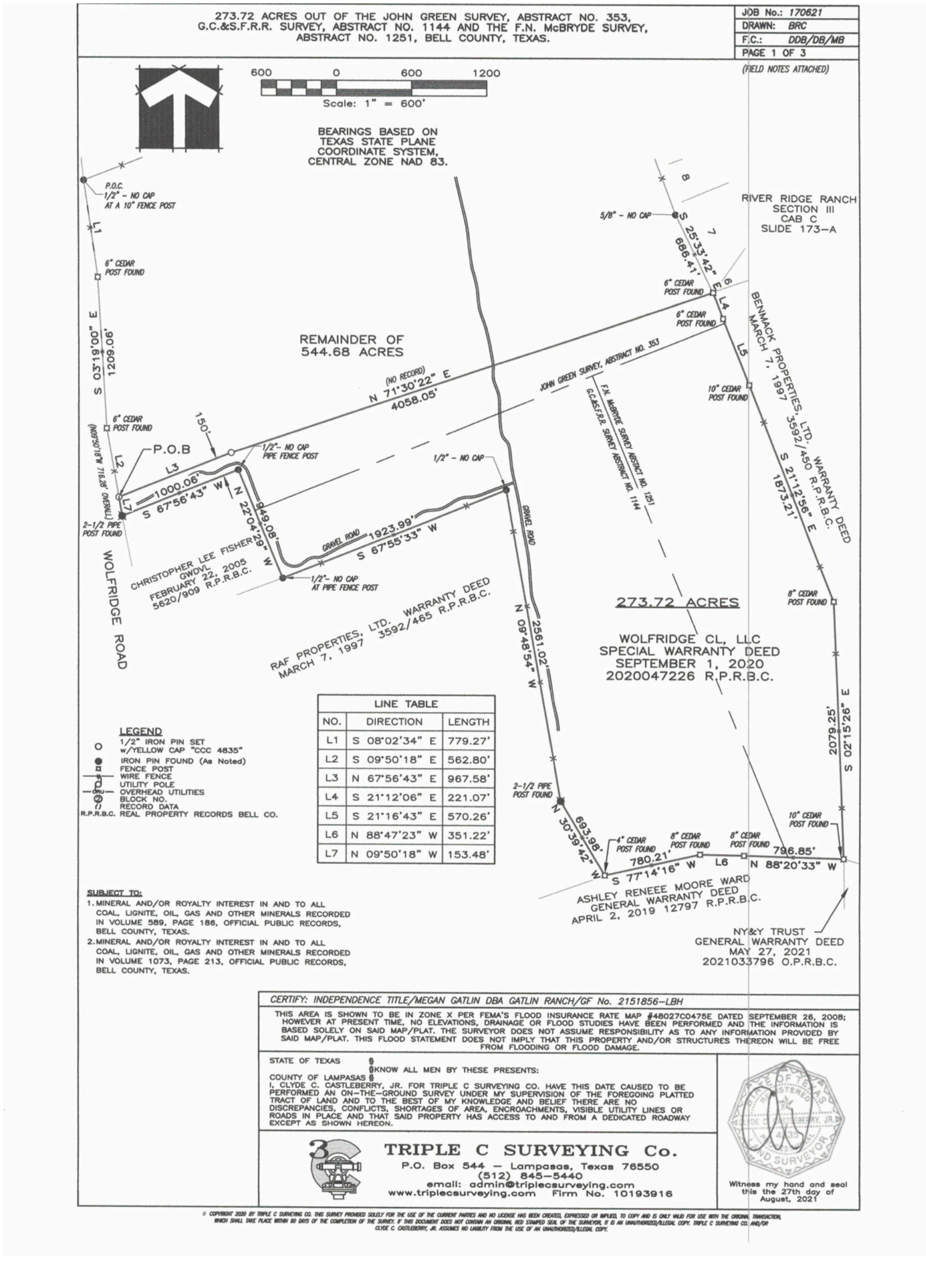
WOLFRIDGE 273 RANCH



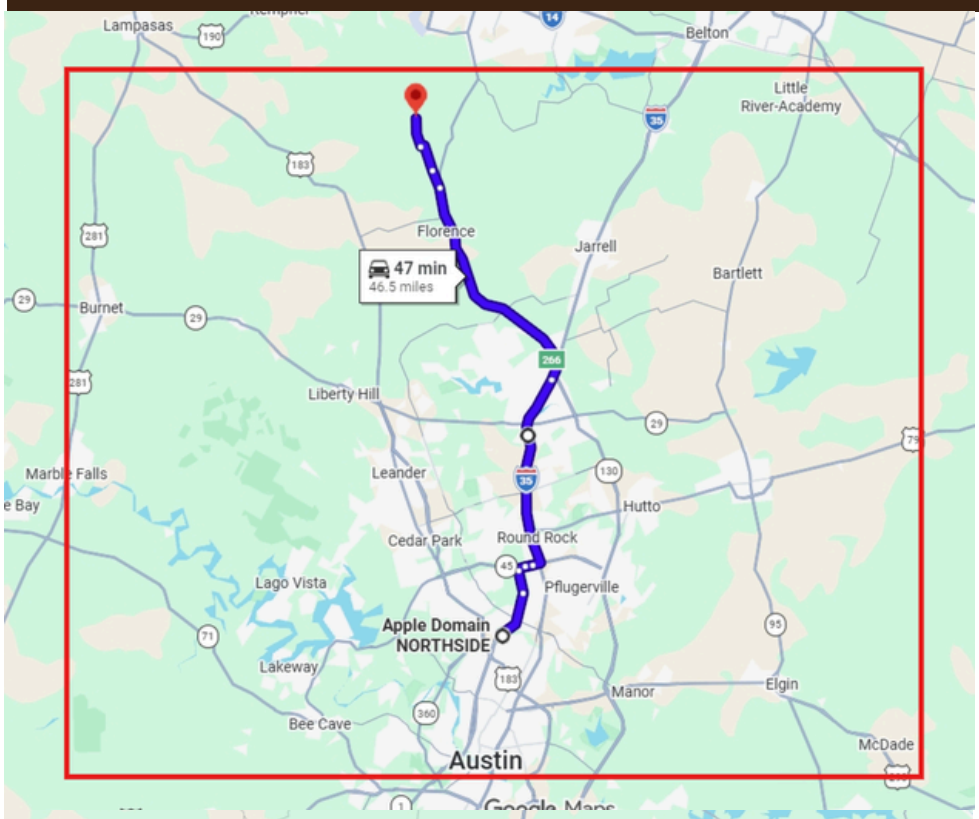


All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

SURVEY


273.72 ACRES OUT OF THE JOHN GREEN SURVEY, ABSTRACT NO. 353, G.C.&S.F.R.R. SURVEY, ABSTRACT NO. 1144 AND THE F.N. McBRYDE SURVEY, ABSTRACT NO. 1251, BELL COUNTY, TEXAS.
JOB No.: 170621
DRAWN: BRC
F.C.: DDB/DB/MB
PAGE 1 OF 3
(FIELD NOTES ATTACHED)
600 0 600 1200
Scale: 1" = 600'
BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.
P.O.C. 1/2" - NO CAP AT A 10" FENCE POST
6" CEDAR POST FOUND
S 03°19'00" E 1209.06'
REMAINDER OF 544.68 ACRES
(NO RECORD) N 71°30'22" E 4058.05'
JOHN GREEN SURVEY, ABSTRACT NO. 353
F.N. McBRYDE SURVEY ABSTRACT NO. 1251
G.C.&S.F.R.R. SURVEY ABSTRACT NO. 1144
RIVER RIDGE RANCH SECTION III CAB C SLIDE 173-A
5/8" - NO CAP
S 25°33'42" E 686.41'
6" CEDAR POST FOUND
BENMACK PROPERTIES, LTD. MARCH 7, 1997 3592/450 R.P.R.B.C. WARRANTY DEED
S 21°12'56" E 1873.21'
10" CEDAR POST FOUND
8" CEDAR POST FOUND
150'
1/2"- NO CAP PIPE FENCE POST
P.O.B
1000.06'
S 67°56'43" W
N 22°04'29" W 949.08'
1/2" - NO CAP
GRAVEL ROAD
1923.99'
S 67°55'33" W
1/2"- NO CAP AT PIPE FENCE POST
CHRISTOPHER LEE FISHER GWDVL FEBRUARY 22, 2005 5620/909 R.P.R.B.C.
WOLFRIDGE ROAD
RAF PROPERTIES, LTD. MARCH 7, 1997 WARRANTY DEED 3592/465 R.P.R.B.C.
N 09°48'54" W 2561.02'
273.72 ACRES
WOLFRIDGE CL, LLC SPECIAL WARRANTY DEED SEPTEMBER 1, 2020 2020047226 R.P.R.B.C.
2079.25'
S 02°15'26" E
2-1/2 PIPE POST FOUND
N 30°39'42" W 693.98'
4" CEDAR POST FOUND
780.21'
S 77°14'16" W
796.85'
N 88°20'33" W
ASHLEY RENEEE MOORE WARD GENERAL WARRANTY DEED APRIL 2, 2019 12797 R.P.R.B.C.
NY&Y TRUST GENERAL WARRANTY DEED MAY 27, 2021 2021033796 O.P.R.B.C.
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.
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'
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
Witness my hand and seal this the 27th day of August, 2021
© COPYRIGHT 2020 BY TRIPLE C SURVEYING CO. THIS SURVEY PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY AND IS ONLY VALID FOR USE WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THE SURVEY. IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL RED STAMPED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TRIPLE C SURVEYING CO. AND/OR CLYDE C. CASTLEBERRY, JR. ASSUMES NO LIABILITY FROM THE USE OF AN UNAUTHORIZED/ILLEGAL COPY.

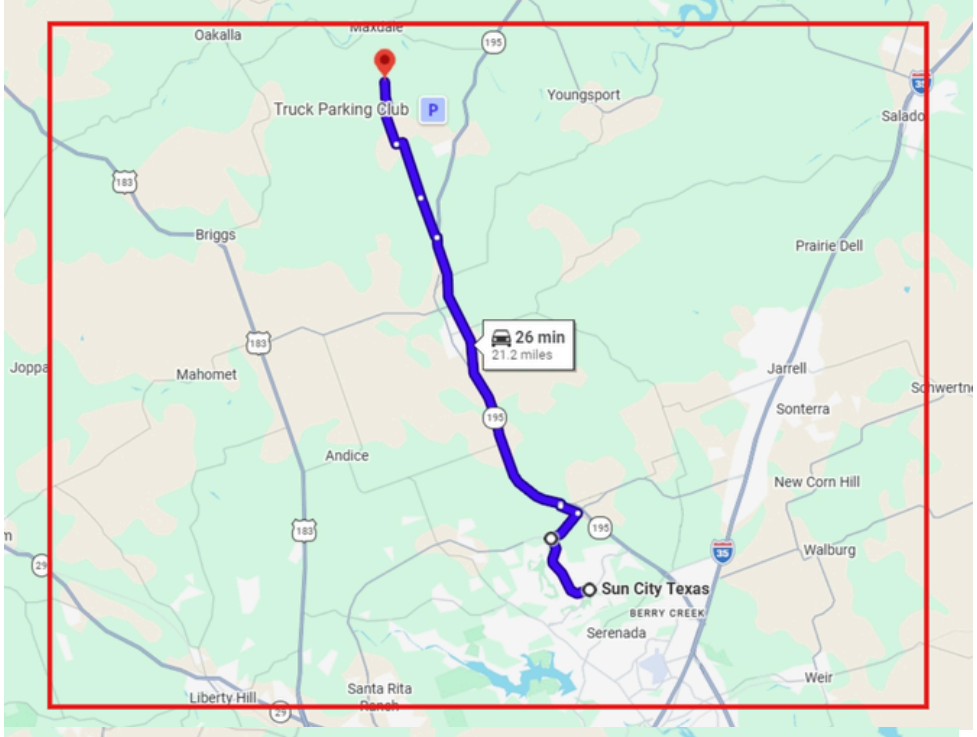
DRIVE TIME



APPLE DOMAIN NORTHSIDE

47 MINS

46.5 MILES



SUN CITY

26 MINS

21.2 MILES

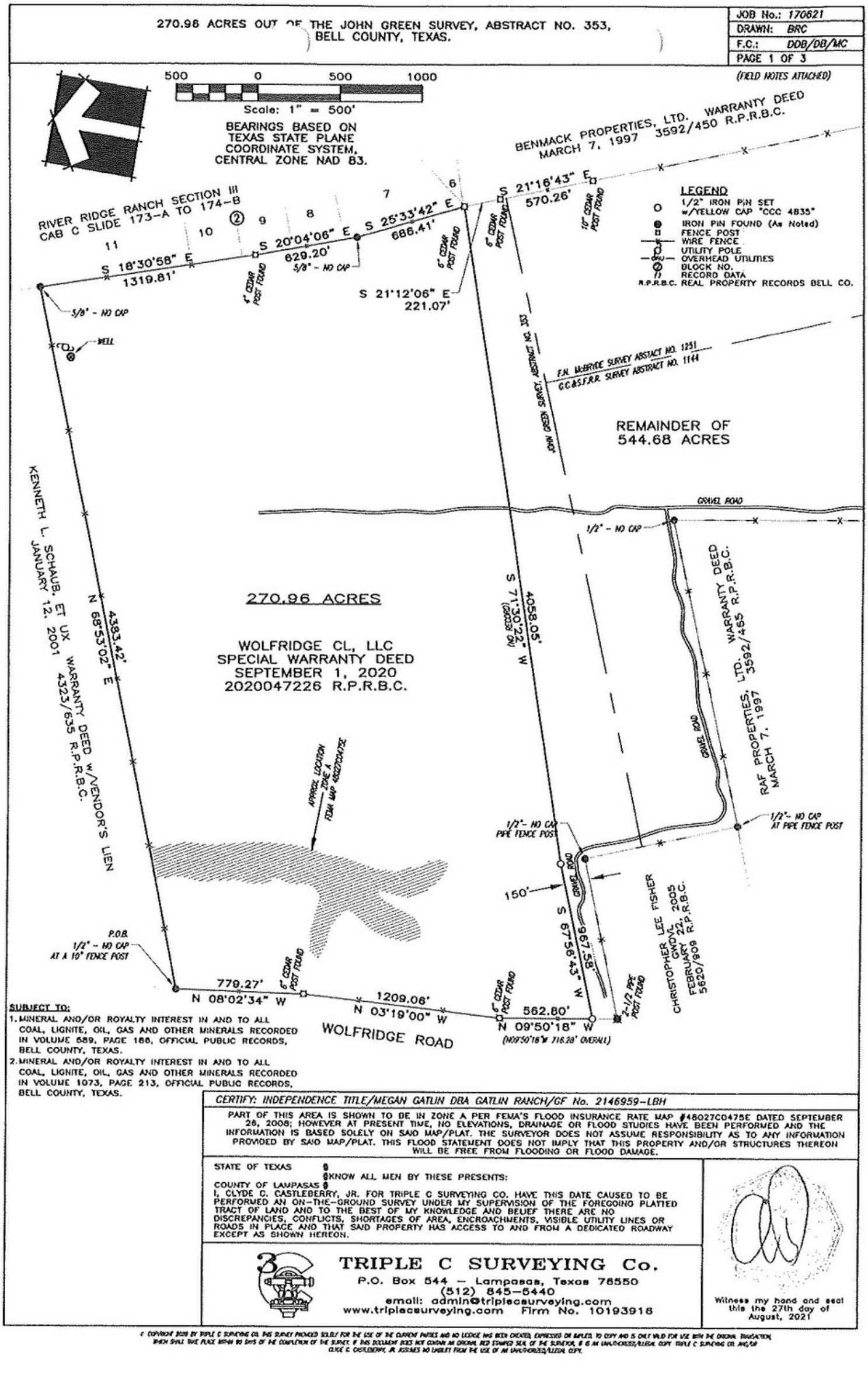


KILLEEN MALL

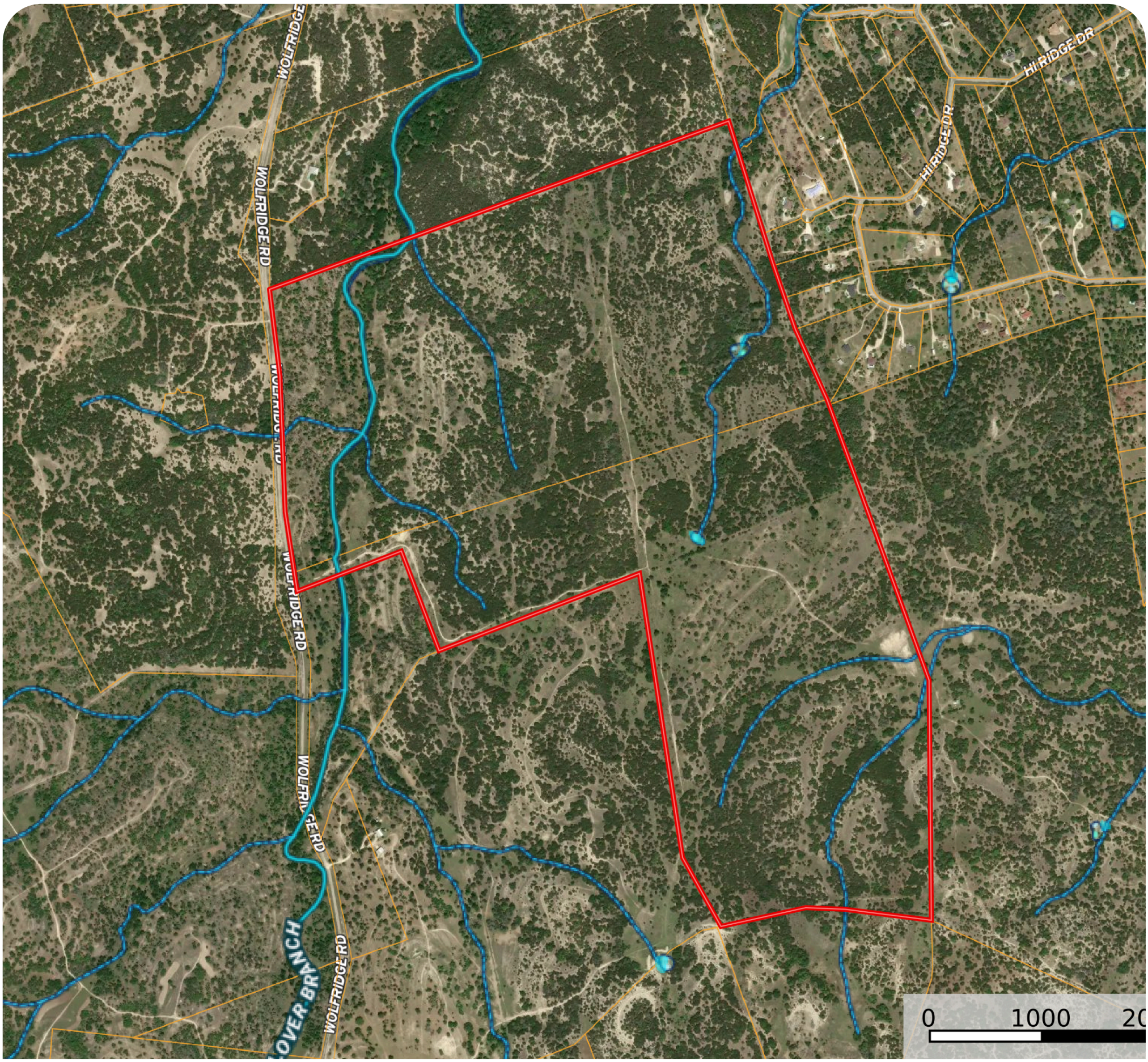
24 MINS

17.2 MILES

SURVEY

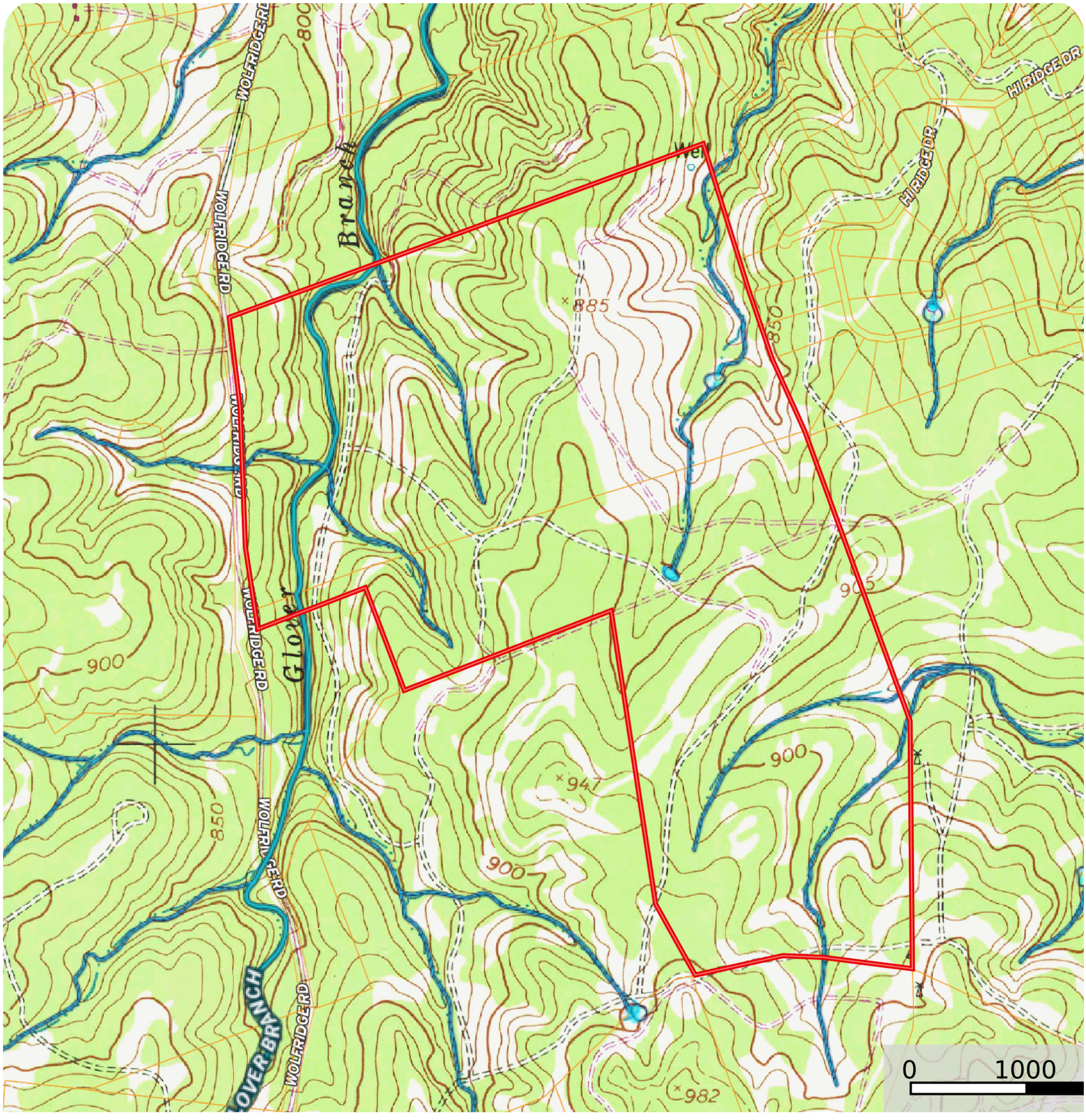

270.96 ACRES OUT OF THE JOHN GREEN SURVEY, ABSTRACT NO. 353, BELL COUNTY, TEXAS.
JOB No.: 170621
DRAWN: BRC
F.C.: DDB/DB/MC
PAGE 1 OF 3
(FIELD NOTES ATTACHED)
500 0 500 1000
Scale: 1" = 500'
BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.
BENMACK PROPERTIES, LTD. WARRANTY DEED MARCH 7, 1997 3592/450 R.P.R.B.C.
RIVER RIDGE RANCH SECTION III CAB C SLIDE 173-A TO 174-B
S 21°16'43" E 570.26'
S 25°33'42" E 686.41'
S 20°04'06" E 629.20'
S 18°30'58" E 1319.81'
S 21°12'06" E 221.07'
6" CEDAR POST FOUND
10" CEDAR POST FOUND
5/8" - NO CAP
WELL
LEGEND
1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
IRON PIN FOUND (As Noted)
FENCE POST
WIRE FENCE
UTILITY POLE
OVERHEAD UTILITIES
BLOCK NO.
RECORD DATA
R.P.R.B.C. REAL PROPERTY RECORDS BELL CO.
JOHN GREEN SURVEY, ABSTRACT NO. 353
F.N. McBRYDE SURVEY ABSTRACT NO. 1251
G.C.&S.F.R.R. SURVEY ABSTRACT NO. 1144
REMAINDER OF 544.68 ACRES
GRAVEL ROAD
1/2" - NO CAP
KENNETH L. SCHAUB, ET UX JANUARY 12, 2001 4323/635 R.P.R.B.C. WARRANTY DEED w/VENDOR'S LIEN
N 68°53'02" E 4383.42'
270.96 ACRES
WOLFRIDGE CL, LLC SPECIAL WARRANTY DEED SEPTEMBER 1, 2020 2020047226 R.P.R.B.C.
S 71°30'22" W 4058.05'
RAF PROPERTIES, LTD. WARRANTY DEED MARCH 7, 1997 3592/455 R.P.R.B.C.
APPROX LOCATION ZONE A FEMA MAP 48027C0475E
1/2"- NO CAP PIPE FENCE POST
1/2"- NO CAP AT PIPE FENCE POST
ROW
150'
S 67°56'43" W 967.58'
CHRISTOPHER LEE FISHER GWDVL 2005 FEBRUARY 22, R.P.R.B.C. 5620/909
P.O.B. 1/2" - NO CAP AT A 10" FENCE POST
779.27' N 08°02'34" W
1209.06' N 03°19'00" W
562.60' N 09°50'18" W
(N 09°50'18" W 718.28' OVERALL)
2-1/2" PIPE POST FOUND
WOLFRIDGE ROAD
SUBJECT TO:
1. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED IN VOLUME 589, PAGE 166, 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. 2146959-LBH
PART OF THIS AREA IS SHOWN TO BE IN ZONE A 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@tripleesurveying.com
www.tripleesurveying.com Firm No. 10193916
Witness my hand and seal this the 27th day of August, 2021
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SATILLITE MAP



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TOPO MAP



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

512-756-7718 / INFO@TXRANCHBROKERS.COM

TXRANCHBROKERS.COM

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