LUCKY PENNY RANCH

INCREDIBLE HOMES, FANTASTIC VIEWS AND GREAT HUNTING GROUND
Killeen, Bell & Coryell County, Texas • 533.77 Acres • $4,998,000

512-756-7718 / INFO@TXRANCHBROKERS.COM / TXRANCHBROKERS.COM
The Lucky Penny is a spectacular 538± acre ranch, around 40 minutes northwest of Austin. It’s rare to find acreage with so much character and having such an abundance of surface water. The topography has elevation changes of 120 feet, yet is virtually all usable. There are tremendous vistas from the higher elevations and the western views provide some of the best sunsets to be seen. The rolling terrain is very diverse- having high elevations and productive bottom land. Much of the cedar has been cleared, leaving a good hardwood cover of live oak, Spanish oak, and elm. Areas have been left untouched for game cover and there is approximately 100 acres of coastal or klein fields.
There is no shortage of water on the ranch. There is over 1 mile of, aptly named, Clear Creek frontage. Clear Creek meanders through the ranch and a dam impounds a long stretch of clear water that is 6-8 foot deep in places. The creek is shaded by huge native pecans. The signature feature of the land is a beautiful 6+/- acre lake that reaches depths of approximately 40 feet. The banks are clear of brush and there is a rock jetty and a concrete pad, for a picnic area. This blue water lake is made for swimming, canoeing, fishing, or jet skiing. It is stocked with bass, catfish, crappie, and perch. Catches of 8+ pound bass, 2 lb. 9 oz. crappie, and catfish weighing 16 pounds have been reported. In addition the surface water the ranch has 3 water wells and rural coop water (Kempner Water Supply) provides water to the main house and guest lodge.
Improvements are not lacking either. The main house is a single story 3 bedroom, 3 bath home that is perfect for entertaining. The kitchen/dining/living area is open and has lots of windows to take in the sunsets and surrounding country. There is a den with bar and a shower in the utility/mud room. The master bedroom has 2 large walk in closets and a neat sitting area with views of the ranch. The master bath has a Jacuzzi tub and large walk in stone shower. Out the back door is a 2,000+/- square foot deck that can host a large group of folks.

Guest Housing
A stones’ throw from the main home is a way cool 1 bedroom, 1 bath guest lodge. The home is built on the edge of a bluff and overlooks the entire ranch. There is a full kitchen and a large, open living area. A wrap around porch and deck provide breathtaking views. There is a massive built in, brick barbeque/smoker/grill/fish fryer. Between the two homes are two 2 car garages- each with an attached carport. All improvements in the compound have brick exteriors and a paved drive from the county road to the homes is approximately 2,400 feet in length.
AMENITIES

Across the creek is relatively new foreman’s house. The house has 2 bedrooms, 2 baths and a covered front porch. Nearby is a barn with an apartment and workshop area, pole barn, and working pens, corral, Tri-Country Horse Barn with 8 Stalls, with a tack room and a feed room and a lighted arena with four rail “Buff tech” Lifetime Vinyl fence.

FENCING

The ranch has been high fenced for about 13 years. At that time three breeding bucks, from Kansas and Iowa, and three genetically superior bred does, from South Texas, were brought in. The ranch has an MLD permit from Texas Parks and Wildlife. In addition to the excellent whitetail population, there are approximately Oryx and Black Buck Antelope. There is also turkey, dove, and ducks for hunting options.
UTILITIES
Electricity, telephone, co-op water.

WATER
3 wells, Lake Lucky Penny, and Clear Creek.

GAME
Whitetail deer, turkey, dove, exotics, and fishing in ponds.

MINERALS
Seller will convey ½ of minerals owned.

LISTING AGENTS
Mike Bacon  512 940-8800
Drew Colvin  512 755-2078

This executive ranch is easy to get excited about because it has so much variety, beauty, and character. Options are numerous family/corporate retreat, horse/cattle ranch, home place, and future development. One thing is for sure - this premier ranch will put a smile on your face every time you drive through the gate.
Lucky Penny Ranch
Bell County, Texas, 534 AC +/-
BoundaryStream,
IntermittentRiver/CreekWater Body
Mike Bacon
P: 512-940-8800          mike@txranchbrokers.com          P.O. Box 1338, Burnet, TX 78611

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Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We’ve grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you’re looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers’ needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

**NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.**
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Information About Brokerage Services

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- 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 or counter-offer from the client and the broker.
- 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 shown by the agent, including information disclosed to the agent or subagents by the buyer or buyer’s agent.

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 or seller’s agent.

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 be an intermediary. The written agreement must state that the broker will act as an intermediary and, in circumstances where the parties do not agree in writing, 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 such 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.

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