



★ **HILLTOP SPRINGS** ★

*Beautiful Acreage in Rural Subdivision*

Lampasas, Lampasas County, Texas • 20.82± Acres • \$299,997



## Hilltop Springs

Comprised of 2 adjacent tracts 58 & 59 which total 20.82 acres located in a very quiet, semi-secluded rural subdivision just east of the quaint community of Rumley. The property is set in a valley with ascending slopes on both sides. Oaks are plentiful ranging from lone trees to good oak motts with some cedar and a nice pecan tree located near the creek. Some good open ground is present with strong native grasses. There are numerous building sites on the slopes with views of the high mesas to the east, hilltops to the northwest and a creek that runs the length of the property that originates from a seep spring. The draw contains more than one potential lake sites. There are plentiful deer, turkey, hogs and varmints that are common to the area. Light restrictions are in place to protect values. Electricity is present at the front and rear. A well would need to be drilled for water. Land is currently taxed Ag exempt.

For info or a showing call **Greg Collins** at (512)525-1851 or email [Greg@TXRanchBrokers.com](mailto:Greg@TXRanchBrokers.com).

**Directions:** From US Hwy 281/183 x FM 580 traffic light, go right on FM 580 East 12.6 miles through Rumley to Hilltop Springs gate on left. Go 1.8 miles to Ranch Road 103, go 0.3 miles. Property will be on the left.











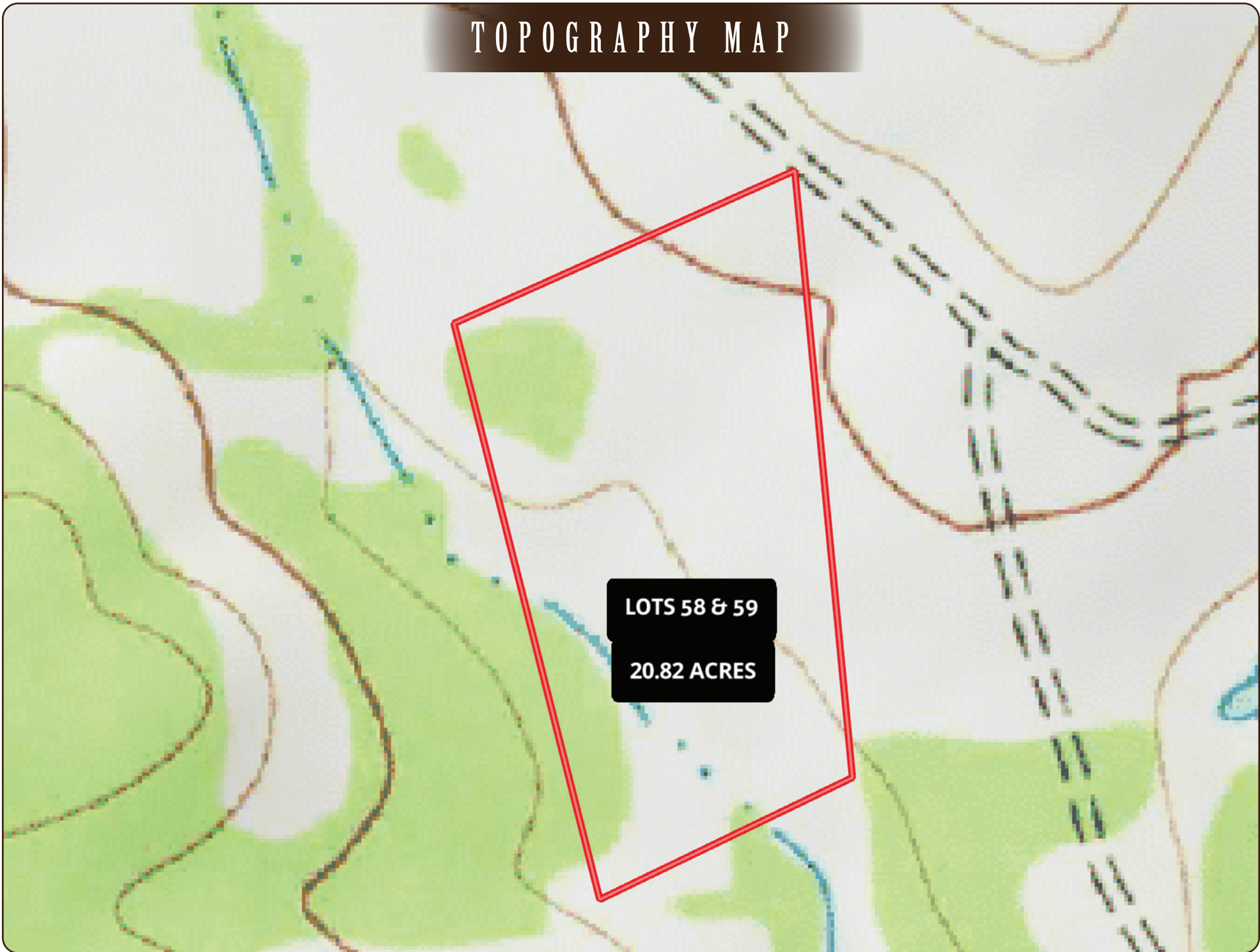
# AERIAL MAP

**LOTS 58 & 59**  
**20.82 ACRES**



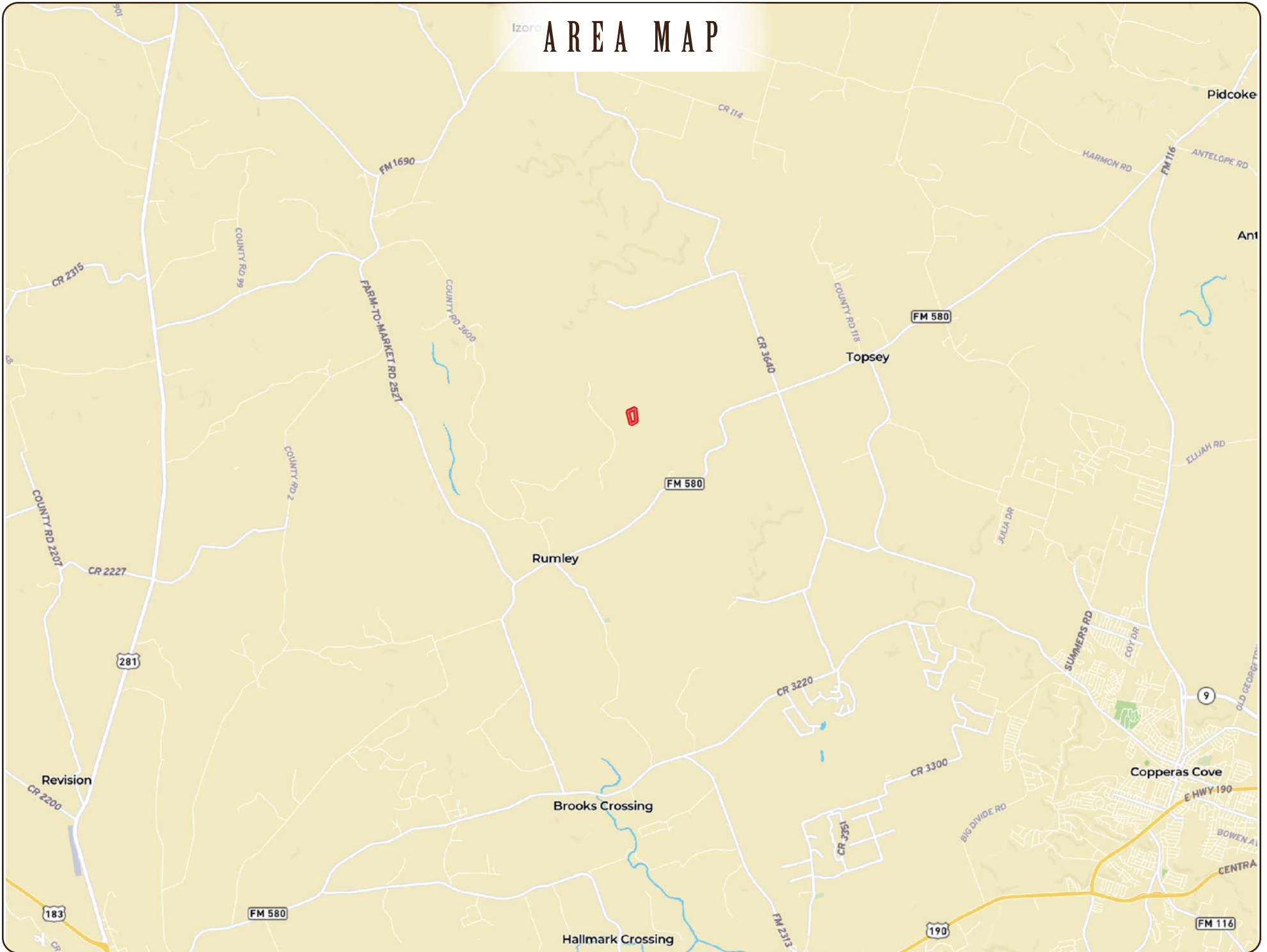


# TOPOGRAPHY MAP



**LOTS 58 & 59**  
**20.82 ACRES**

# AREA MAP





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

**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.

**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.

<b>Texas Ranch Brokers, LLC</b>	<b>90033375</b>	<b>info@txranchbrokers.com</b>	<b>(512)756-7718</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<b>Michael Wallace Bacon</b>	<b>273134</b>	<b>mike@txranchbrokers.com</b>	<b>(512)940-8800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

**Regulated by the Texas Real Estate Commission**

TXR-2501

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IABS 1-0 Date

INFO ON



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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>