

LAND FOR SALE

STAMPEDE RIDGE RANCH

1312 Wall Ridge Road, Moody, TX 76557



SALES PRICE: ~~\$2,250,000~~

NOW OFFERED AT: \$1,950,000

PRICE PER ACRE: \$6,444.36

LOT SIZE: 302.59 Acres

MARKET: Central Texas

CROSS STREETS: Wall Ridge Road,
West Stockton Road

PROPERTY OVERVIEW

H&A Farm & Ranch Team – KW Commercial, Central Texas would like to announce our new listing, The Stampede Ridge Ranch in Moody, Texas.

PROPERTY FEATURES

- 302.59 Acres
- Main Residence: 4,715 SF
- Attached Garage: 1,029 SF
- Year Built: 2008
- Swimming Pool, Hot Tub, Patio/Terrace
- Barn and Storage Shed
- Wall Ridge Road Frontage: 5,925'
- West Stockton Road Frontage: 2,720'
- 2018 Taxes
With Exemptions: \$8,849.22
Without Exemptions: \$11,821.07

H&A FARM & RANCH TEAM

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LAND FOR SALE

PROPERTY BREAKDOWN

1312 Wall Ridge Road, Moody, TX 76557



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RESIDENCE BREAKDOWN

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LAND FOR SALE

BARN BREAKDOWN

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LAND FOR SALE

MAIN ENTRANCE BREAKDOWN

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LAND FOR SALE

INTERIOR FENCE-LINE AND ENTRANCES BREAKDOWN

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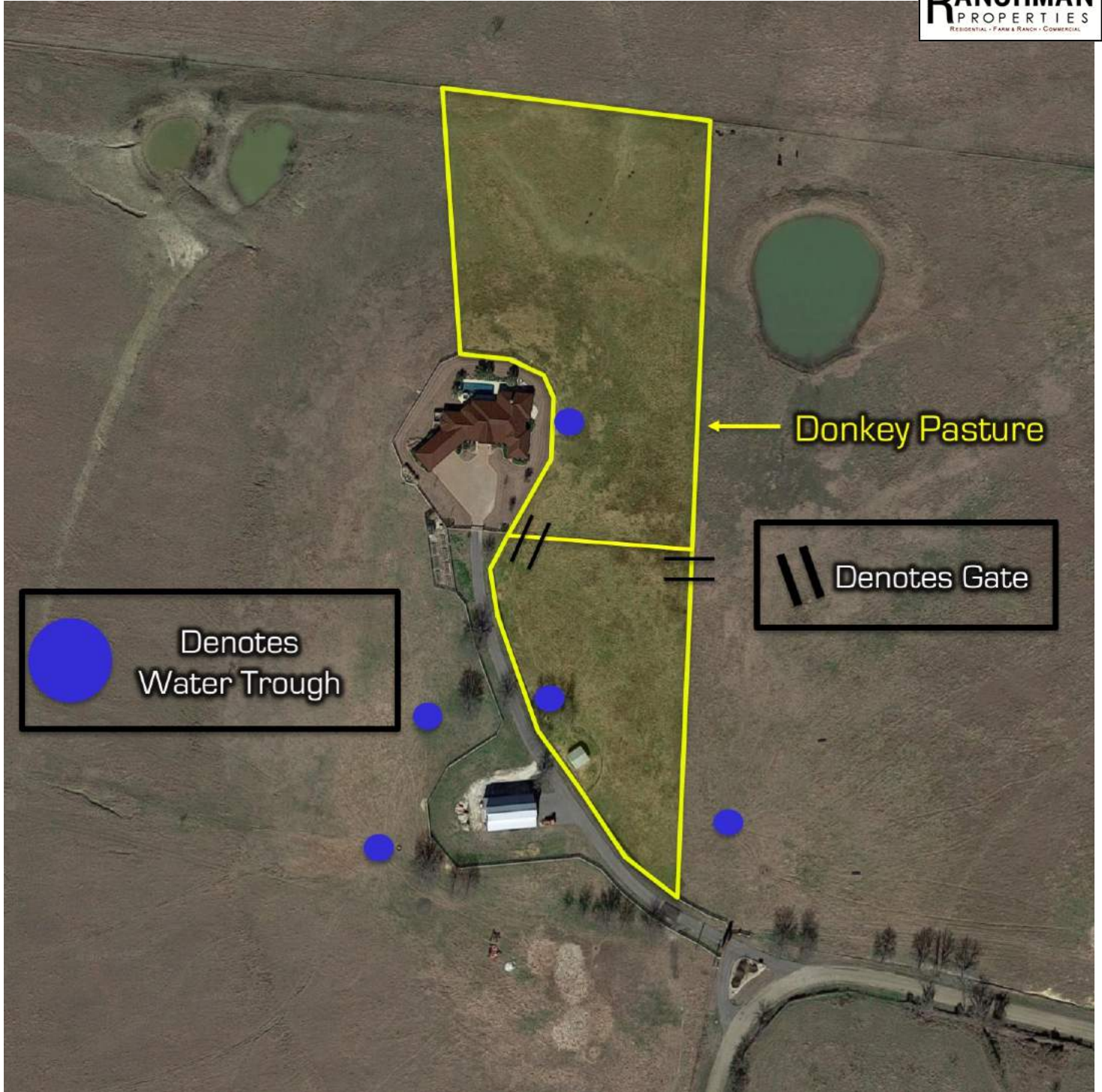
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LAND FOR SALE

DONKEY PEN BREAKDOWN

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PROPERTY HIGHLIGHTS (1 OF 3)

1312 Wall Ridge Road, Moody, TX 76557



- 302.59 Acres
- 2 Minutes or Less from FM 317
- 30 Minutes from Waco & the Temple/Belton Area
- 2 Hours from DFW, 1 and ½ Hours from Austin, and 2 ½ Hours from San Antonio
- Paved Country Road to Wall Ridge Road Entrance
- Improved Country Road – North Perimeter of Stockton Road
- 15 Minutes from Interstate 35
- 6 String T Post Barbed Wire Perimeter Fence
- 4 Ponds: 1 – Improved 8+ Acre and 1-2+ Acre
- Rolling Hills with Significant Elevation Changes and Distant Views
- Custom Ranch Entry Gate with Professional Landscaping and Automatic Entry Gate
- Paved Asphalt Drive from Entrance to House & Barn
- Custom Wood Fence with 4 x 6 Posts and 2x8 Runners Around All Improvements
- Custom Wood Fence is Mounted in Perimeter Concrete Footings
- 2,280 SF Metal Barn
- Barn has Significant Loft Storage with Electric Hoist
- Barn is Separately Metered for Electric and Plumbed for Water & Septic
- Unfinished Office/Room within Barn – Plumbed for Water & Septic
- Two 12x12 Insulated Overhead Doors with Automatic Openers

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PROPERTY HIGHLIGHTS (2 OF 3)

1312 Wall Ridge Road, Moody, TX 76557



- Water Well with 1,210' Depth Services House, Barn, Sprinkler, Pool, and Water Troughs
- 4,715 SF Andy Horn Custom Built Home Sits at the High Point of the Property with Outstanding Views
- There is a Secondary Security Gate Leading to the Custom Built Home
- The Drive Approach is 4,375 SF of Paver Bricks on a Cement Stabilized Base
- The Exterior of the Home is Custom Style Rock and Windows
- A Custom Style Heavy Gauge Unfinished Iron-Ox Corrugated Steel Roof with Copper Gutters Finishes Out the Custom Touches of the Home
- The Home Has an Oversized 3 Car Garage with Custom Insulated Automatic Garage Door
- The Home Features 3 bedrooms, 3 & ½ Bathrooms, Oversized Utility Room, Oversized Office, Living Room, Dining Room, Breakfast Area, and Gourmet Kitchen Overlooking the Family Room
- Kitchen Features: Sub-Zero Refrigerator, Viking Appliances, and Walk-In Pantry
- The Home has Many Custom Interior Finishes & Wall Treatments
- Another Custom Feature is that No Rooms in the Home are Completely Square or Rectangle
- Every Room in the Home has a Custom Ceiling

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PROPERTY HIGHLIGHTS (3 OF 3)

1312 Wall Ridge Road, Moody, TX 76557



- The Home has 3 High Efficiency HVAC Systems – 2 Gas & 1 Electric
- The Home has 2 Renai Tankless Hot Water Heaters and a Water Softener System
- This Custom Home also Contains a Central Vacuum System
- The Oversized Master Bedroom has a Custom Lighted Ceiling and Opens to the Pool and Hot Tub Area with a View of the Valley
- The Oversized Master Bath has all of the Custom Features you Would Expect from a Home of this Caliber, and it Contains a Separate Sauna
- The Back Patio Area Supports an Outdoor Grill, Fire Pit, and Heated Pool with Hot Tub
- The Property Contains a 500 Gallon Propane Tank
- Cattle Can be Purchased at Market Price
- PLEASE NOTE: Most Custom Furniture Pieces Convey

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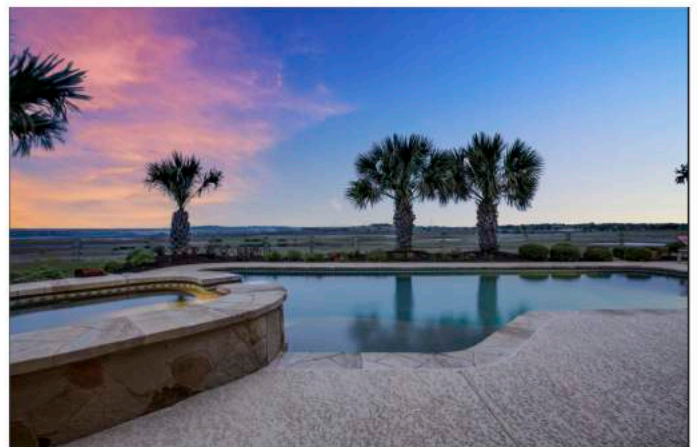
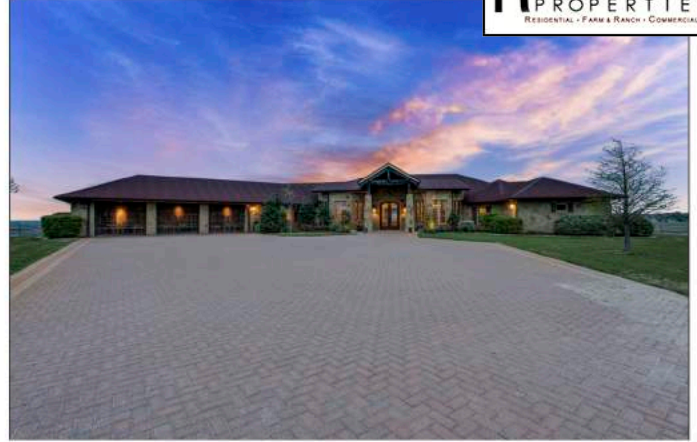
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ADDITIONAL PHOTOS

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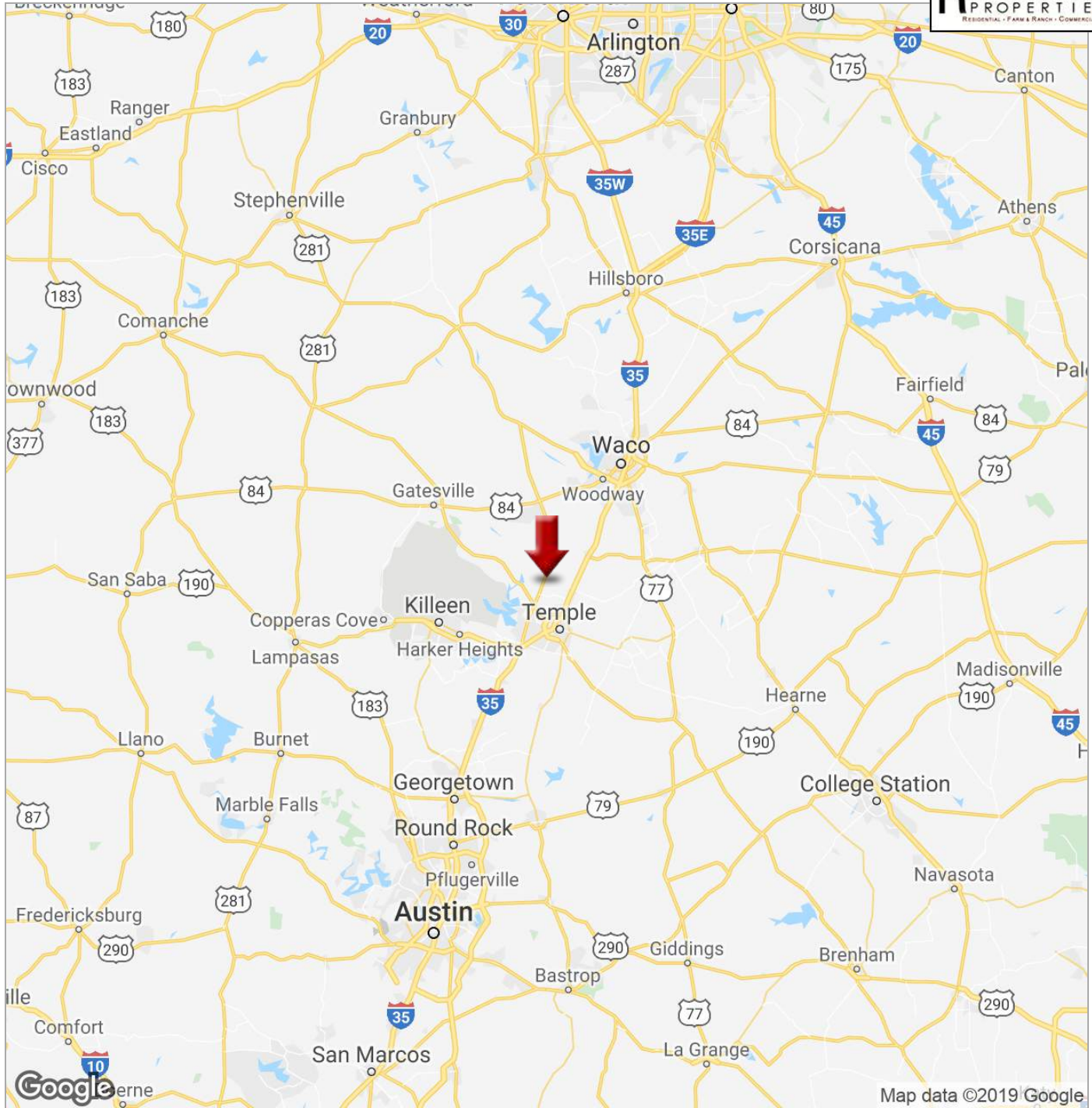
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LOCATION MAP TEXAS

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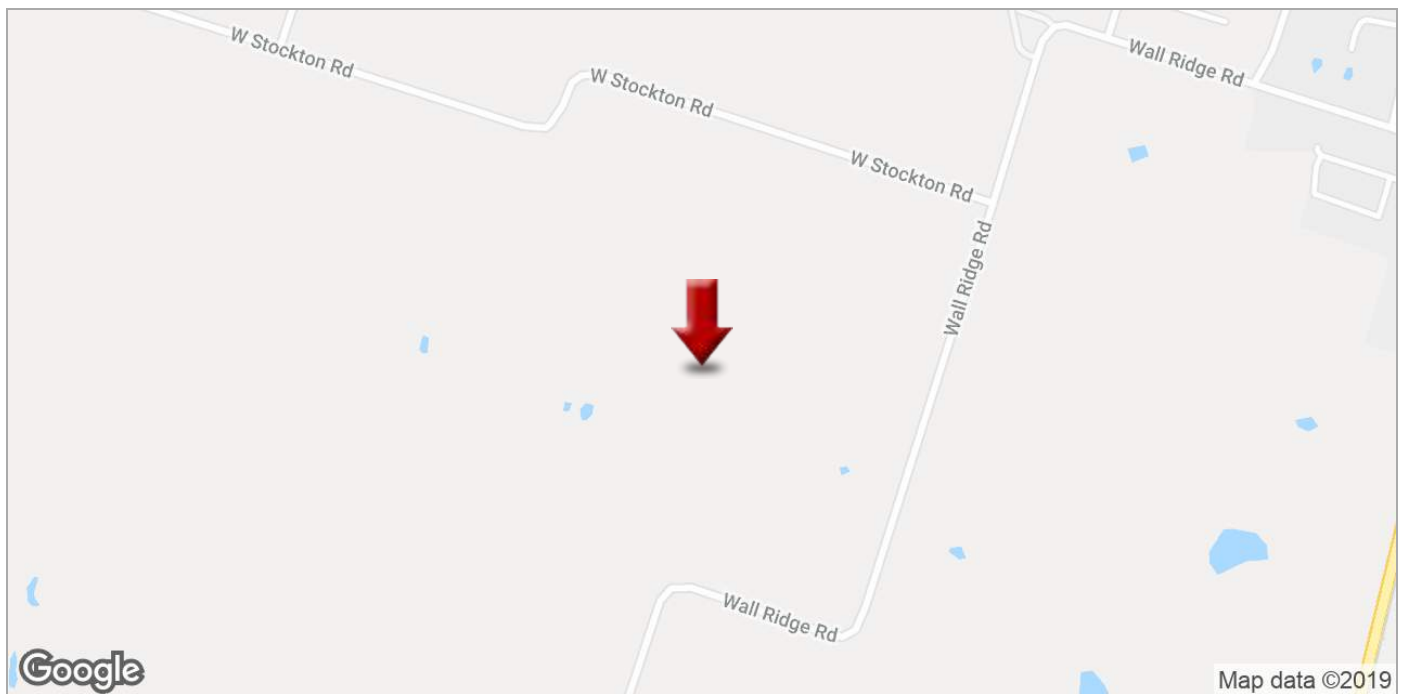
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LAND FOR SALE

LOCATION MAPS (LOCAL)

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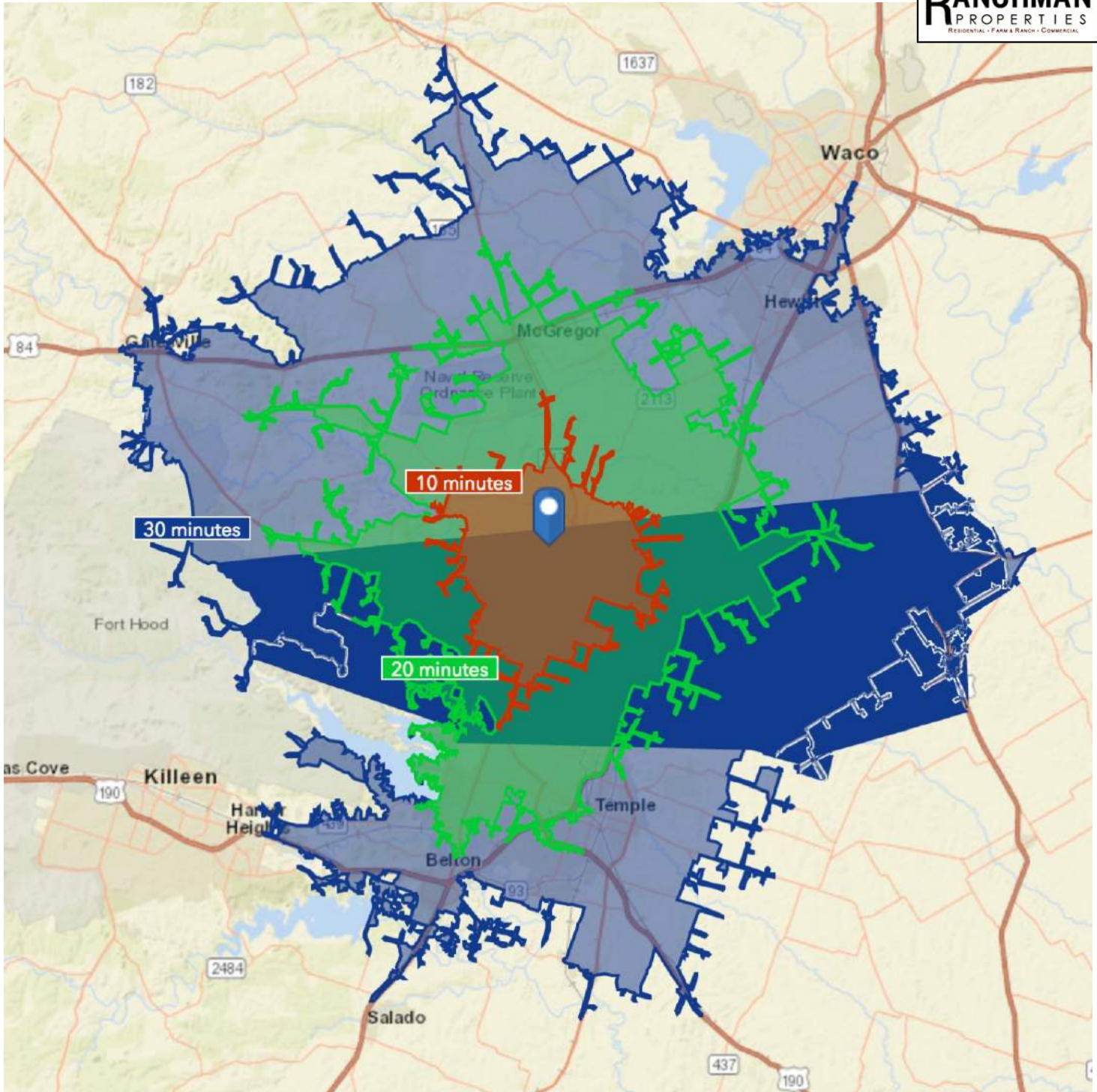
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LAND FOR SALE

DRIVE TIME DISTANCE MAP

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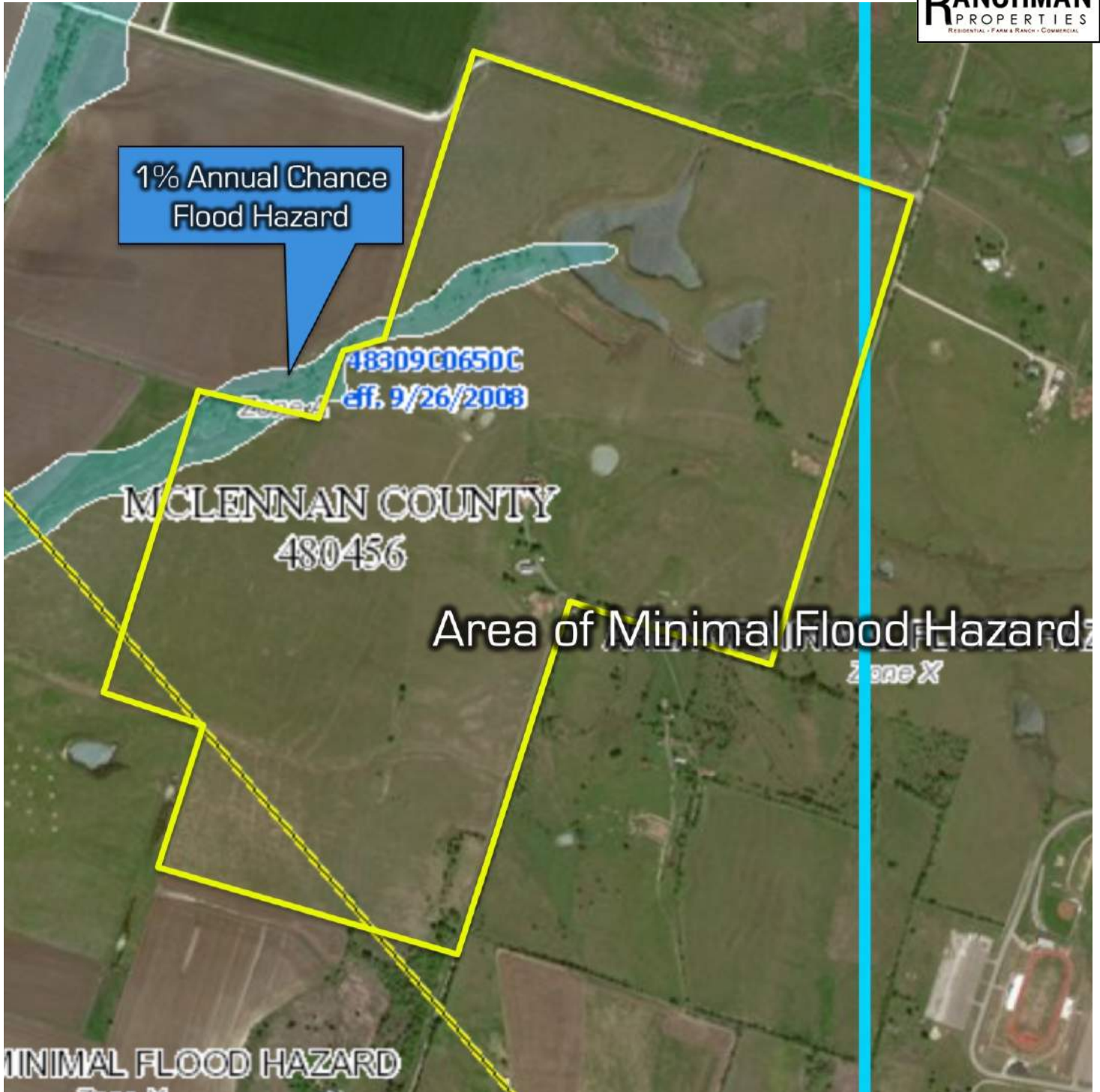
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LAND FOR SALE

FEMA FLOOD MAP

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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.

11-2-2015



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.

Global Realty Partners LLC			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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.

KELLER WILLIAMS REALTY WACO Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003002 License No.	KLRW553@KW.COM Email	254-751-7900 Phone
AL RINCON Designated Broker of Firm	525285 License No.	KLRW553@KW.COM Email	254-751-7900 Phone
AMANDA LARUE Licensed Supervisor of Sales Agent/ Associate	543380 License No.	ALARUE@KW.COM Email	254-751-7900 Phone
Brad Adcock Sales Agent/Associate's Name	1669484 License No.	BRAD@RANCHMANPROPERTIES.COM Email	254-315-2636 Phone

Buyer/Tenant/Seller/Landlord Initials

Date