

SETTLEMENT BRANCH RANCH

TOPSEY, TX | 111 ± ACRES

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LEGACY
BROKER GROUP



OVERVIEW

The 111 acre Settlement Branch Ranch offers topography, water, location, and a variety of cover that gives it the feel of a much larger ranch.

Featuring long distance views to the north and northeast from the tastefully designed and appointed tiny home located at the high point of the property, Settlement Branch Ranch also offers access to the spring fed South Branch of Settlement Branch which bisects the property.

The 100+ feet of topography change across the ranch features a mix of live oak, cedar, and pecan tree cover providing habitat for native white tailed deer and Rio Grande turkey.

Power to the tiny house is provided by a robust solar system and includes a diesel generator back up.



DETAILS

LOCATION

Settlement Branch Ranch is located near Topsey, Texas in Coryell County just 6.5 miles northwest of Copperas Cove.

LAND

Thoughtful management practices and pride of ownership show upon entering the ranch as the distant hills to the west-northwest come into view. With a good mix of open pasture, large live oaks, selective cedar clearing, a pecan bottom, wooded areas to provide wildlife habitat, and limestone grottos that drain into Settlement Branch; Settlement Branch Ranch encompasses all of the best land and ranch features of the central Texas region.

WILDLIFE

Settlement Branch Ranch provides excellent hunting or can function as a sanctuary for dove, Rio Grande turkey, or whitetail deer.

MINERALS DISPOSITION

Property consists of two deeded tracts with mineral status as follows: For the 48.7 acre tract with access to Lutheran Church Road, the owner is believed to hold 50% of mineral rights and 100% surface rights. For the 62.5 acre western tract, the owner is believed to hold 100% of the mineral rights.

AGRICULTURAL/WILDLIFE STATUS

Property is currently under a wildlife management program for 1-d-1 open space tax valuation.

EASEMENTS

There are no property access easements through or to the property.

IMPROVEMENTS

MAIN HOME

The off-grid tiny home is situated on a high ridge at the southern end of the property. Featuring a one bedroom one bath configuration with a spacious loft, this home makes for an ideal, low maintenance, low cost country escape.

OTHER

The solar array that provides power to the house and battery backup system is located near the southern fence line near the adjacent storage shed which houses the battery backup, power inverters, and water filter system and pressure pump. A diesel generator for backup use is also connected to the system and is situated near the storage shed.





WATER & FENCING

W E L L S

The main home is serviced by a 520 foot deep well providing a 12 gpm flow rate per the well report.

S U R F A C E W A T E R

There are two stock tanks located on the property. One near the property entrance and the other near the property's northern boundary.

The South Branch of Settlement Branch bisects the property providing a diverse bottom land along the long pools between the occasional small limestone waterfalls. Per seller, creek has held water and/or ran during the course of the current ownership.

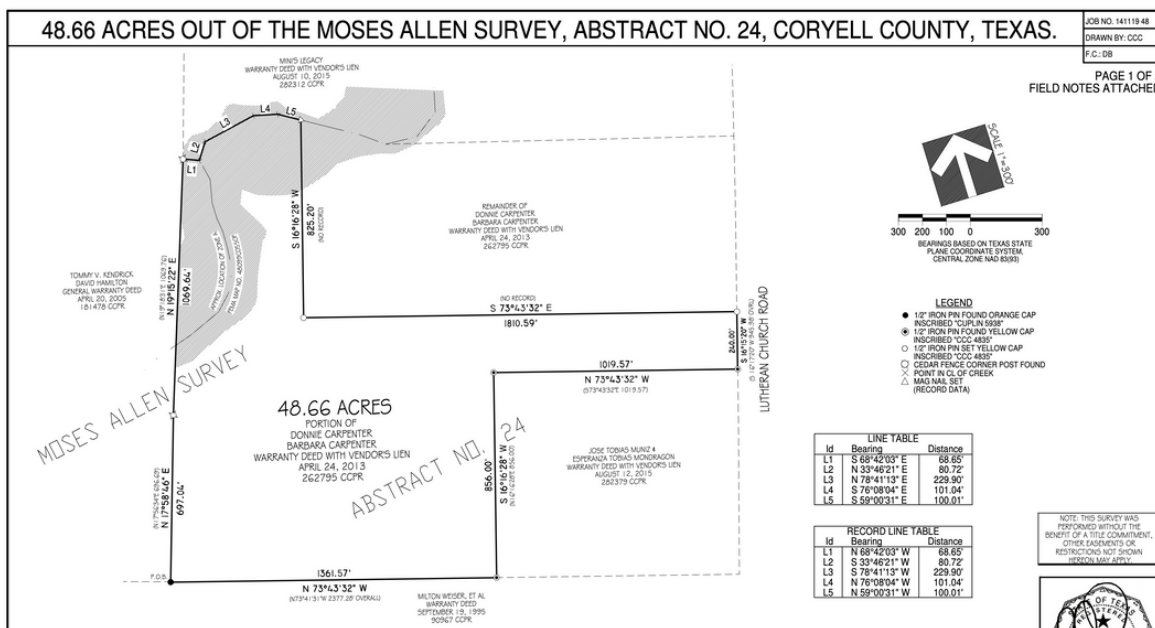
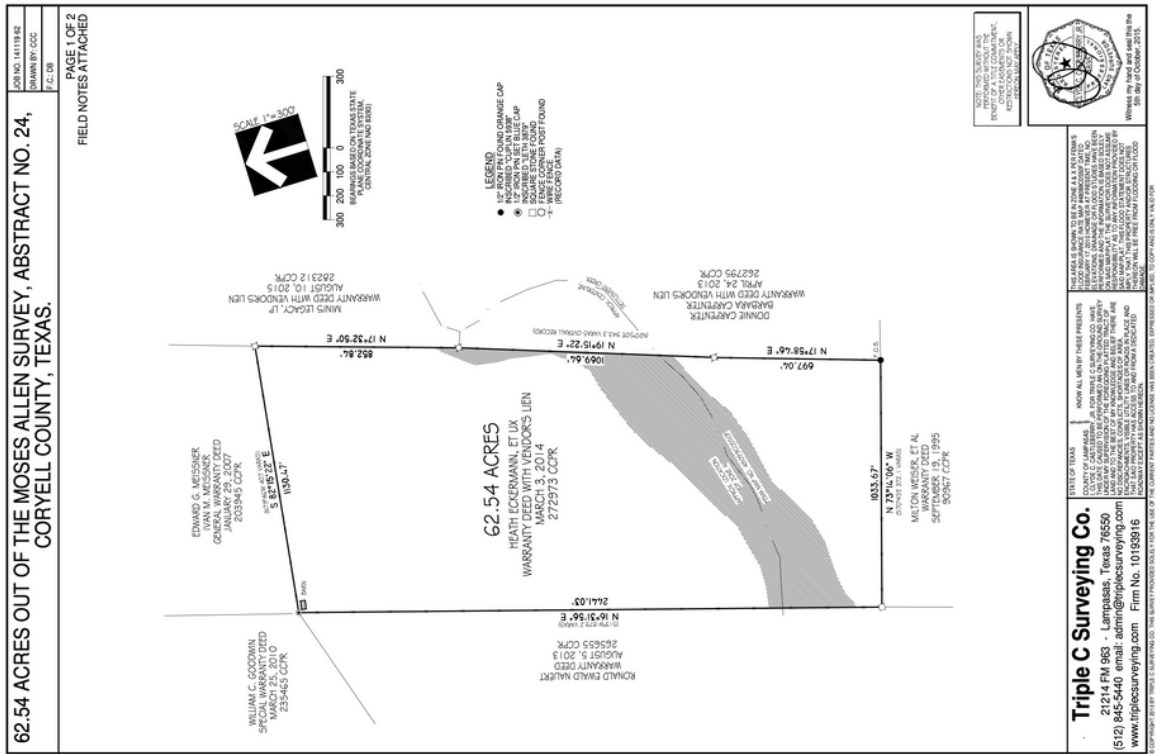
S U P P L E M E N T A L W A T E R

As part of the current wildlife management program, the owners have installed a water Guzzler system in a small clearing in the cedar cover near the central portion of the property.

F E N C I N G

The property has a low ranch fence that describes most of the eastern and southern boundaries of the property.

SURVEY





AREA HIGHLIGHTS

CORYELL COUNTY, TX

Coryell County, Texas, nestled in the heart of the Lone Star State, offers a unique blend of natural beauty, vibrant communities, and rich history, making it an exceptional place to call home.

Located in central Texas, Coryell County boasts a diverse landscape characterized by rolling hills, serene lakes, and picturesque countryside.

Nature enthusiasts are drawn to Coryell County for its abundance of outdoor recreational opportunities. From hiking and camping in Mother Neff State Park to fishing and boating on Lake Belton, there's no shortage of ways to enjoy the great outdoors here. Additionally, the county's mild climate allows for year-round enjoyment of these outdoor activities.

With its welcoming communities, stunning natural scenery, and rich cultural heritage, Coryell County, Texas, offers an unparalleled quality of life for residents.

Whether you're seeking a peaceful retreat or an active lifestyle, Coryell County truly has something for everyone, making it a great place to live and call home.



CORYELL COUNTY

LOCATED NEAR
TOPSEY, TEXAS IN
CORYELL COUNTY JUST
6.5 MILES NORTHWEST
OF COPPERAS COVE.

[WATCH VIDEO](#)

MEET YOUR AGENT

RICHMOND FRASIER

REALTOR®

- 📞 830.308.7131
- ✉️ richmond@legacybrokergroup.com
- 🌐 www.texsranchbrokers.com



A fourth-generation Texas hill country rancher, Richmond Frasier's roots date back to 1885 in Burnet county. As Legacy Broker Group's Partner and Broker, and a Marble Falls native, he deeply understands the bond between land and legacy.

Richmond's spirited approach, problem-solving knack, and entrepreneurial insight guide clients seamlessly in their land acquisition journey.

Licensed since 2006, Richmond co-founded Legacy Broker Group with his wife, Traci, in 2016. Since its inception, the group has grown exponentially, from 10 million in annual sales in 2016 to a projected 200 million for 2022, totaling over 400 million in sales. With over thirty adept agents and brokers, Legacy Broker Group strengthens its roots in Texas ranching heritage.

Richmond is dedicated to nurturing a team that prioritizes exceptional service and client-centricity, always eager to assist clients in forging their land legacies.

48.66 ACRES

BEING 48.66 acres of land out of the Moses Allen Survey, Abstract No. 24, Coryell County, Texas, and being a portion of that tract described in a Warranty Deed with Vendor's Lien to Donnie Carpenter and Barbara Carpenter dated April 24, 2013 and recorded as Document No. 262795 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at 1/2" iron pin with an orange plastic cap inscribed "Cuplin 5938" found for the southwest corner of said Carpenter tract and this tract;

THENCE: with the west line of said Carpenter tract the following courses and distances:

1. N 17°58'46" E 697.04 feet to a 6" cedar fence post found,
2. N 19°15'22" E 1069.64 feet to a 6" cedar fence post found for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Mini's Legacy, LP dated August 10, 2015 and recorded as Document No. 282312 of said public records and being the northwest corner of this tract;

THENCE: S 68°42'03" E with the south line of said Mini's Legacy, LP tract at 39.68 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found, in all 68.65 feet to a point in the approximate centerline of South Settlement Branch;

THENCE: with the approximate centerline of South Settlement Branch the following courses and distances:

1. N 33°46'21" E 80.72 feet to a point,
2. N 78°41'13" E 229.90 feet to a point,
3. S 76°08'04" E 101.04 feet to a point,
4. S 59°00'31" E 100.01 feet to a mag nail set for the most northerly northeast corner of this tract;

THENCE: across said Carpenter tract the following courses and distances:

1. S 16°16'28" W at 42.40 feet passing a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set, in all 825.20 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an inside ell corner of this tract;
2. S 73°43'32" E 1810.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said Carpenter tract and the west margin of Lutheran Church Road for the most easterly northeast corner of this tract;

THENCE: S 16°15'20" W 240.00 feet with the east line of said Carpenter tract and the west margin of Lutheran Church Road to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northeast corner of that tract described in a Warranty Deed with Vendor's Lien to Jose Tobias Muniz and Esperanza Tobias Mundragon dated August 12, 2015 and recorded as Document No. 282379 of said public records and being the most easterly southeast corner of this tract;

THENCE: with the north and west line of said Muniz/Mondragon tract the following courses and distances:

1. N 73°43'32" W 1019.57 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found for the northwest corner of said Muniz/Mondragon tract and being an inside ell corner of this tract;
2. S 16°16'28" W 856.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the south line of said Carpenter tract and being the southwest corner of said Muniz/Mondragon tract;

THENCE: N 73°43'32" W 1361.57 feet with the south line of said Carpenter tract to the POINT OF BEGINNING.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).

09/15/15

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
21214 FM 963
Lampasas, Texas 76550
www.triplesurveying.com
Firm No. 10193916



62.54 ACRES

BEING 62.54 acres of land out of the Moses Allen Survey, Abstract No. 24, Coryell County, Texas, and being that tract described in a Warranty Deed with Vendor's Lien to Heath Eckermann, et ux dated March 3, 2014 and recorded as Document No. 272973 of the Coryell County Public Records and described by metes and bounds as follows:

BEGINNING at a 1/2" pin with an orange plastic cap inscribed "Cuplin 5938 found in the north line of that tract described in a Warranty Deed to Milton Weiser, et al, dated September 19, 1995 and recorded as Document No. 90967 of said public records for the southwest corner of that tract described in a Warranty Deed with Vendor's Lien to Donnie Carpenter and Barbara Carpenter dated April 24, 2014 and recorded as Document No. 262795 of said public records and being the southeast corner of said Eckermann tract and this tract;

THENCE: N 73°14'06" W 1033.67 feet to a square stone found at a fence corner in the east line of that tract described in a Warranty Deed to Ronald Ewald Nauert dated August 5, 2013 and recorded as Document No. 265655 of said public records for the northwest corner of said Weiser tract and being the southwest corner of said Eckermann tract and this tract;

THENCE: N 16°31'56" E 2441.03 feet to a 1/2" iron pin with a blue cap inscribed "Leth 3879" found at a fence corner for the southwest corner of that tract described in a General Warranty Deed to Edward G. Meissner and Ivan M. Meissner dated January 29, 2007 and recorded as Document No. 203945 of said public records and being the northeast corner of said Eckermann tract and this tract;

THENCE: S 82°15'22" E 1130.47 feet to a fence corner post found for the southeast corner of said Meissner tract and for the southwest corner of that tract described in a Warranty Deed to Mini's Legacy, LP dated August 10, 2015 and recorded as Document No. 282312 of said public records and being the northeast corner of said Eckermann tract and this tract;

THENCE: with the east line of said Eckermann tract and the west lines of said Mini's Legacy, LP tract and said Carpenter tract the following courses and distances:

1. S 17°32'50" W 852.84 feet to a fence corner post found for the southwest corner of said Mini's Legacy, LP tract and the northwest corner of the remainder of said Carpenter tract,
2. S 19°15'22" W 1069.64 feet to a fence corner post found,
3. S 17°58'46" W 697.04 feet to the POINT OF BEGINNING

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83(93).



10/05/15

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
21214 FM 963
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

STATE OF TEXAS WELL REPORT for Tracking #509715

Owner: **Tim Rost** Owner Well #: **No Data**
Address: **2504 Stone Creek Dr.
Plano, TX 75075** Grid #: **40-49-5**
Well Location: **Lutheran Church Rd.
Copperas Cove, TX 76522** Latitude: **31° 12' 13.46" N**
Longitude: **097° 57' 02.16" W**
Well County: **Coryell** Elevation: **No Data**

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **3/28/2019** Drilling End Date: **3/29/2019**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	12	0	40
	6.75	40	520

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	4	Cement 5 Bags/Sacks
	4	60	Bentonite 8 Bags/Sacks

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **>50**

Distance to Septic Field or other
concentrated contamination (ft.): **>100**

Distance to Septic Tank (ft.): **>50**

Method of Verification: **tape**

Surface Completion: **No Data**

Surface Completion by Driller

Water Level: **No Data**

Packers: **Rubber at 60 ft.
Rubber at 460 ft.
Rubber at 470 ft.**

Type of Pump: **Submersible** Pump Depth (ft.): **480**

Well Tests: **Jetted** Yield: **12 GPM**

Water Quality:	Strata Depth (ft.)	Water Type
	475 - 520	Trinity

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Tom Lovelace Water Well Service**
4997 Elm Grove Road
Belton, TX 76513

Driller Name: **Tommy Lovelace** License Number: **4920**

Comments: **No Data**

Lithology:
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	6	overburden
6	35	sand, sandstone, and clay layers
35	310	grey lime and shale
310	340	grey sandy lime and dark grey sandy shale
340	395	tan and white sandy lime
395	475	red sandy shale
475	515	tan and brown sandy lime
515	520	dark brownish yellow shale

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	sdr 17	-2	475
8	Blank	New Plastic (PVC)	sch 40	1.5	40
4.5	Screen	New Plastic (PVC)	sdr 17 0.032	475	520

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TXDT, LLC dba Legacy Broker Group	9005445	richmond@legacybrokergroup.com	830-446-3378
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Richmond Frasier	559072	richmond@legacybrokergroup.com	830-377-0901
Designated Broker of Firm	License No.	Email	Phone

Richmond Frasier	559072	richmond@legacybrokergroup.com	830-377-0901
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Richmond Frasier	559072	richmond@legacybrokergroup.com	830-377-0901
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date