

LEGACY OAKS RANCH SUBDIVISION

PRESENTED BY _____

Hill Country Ranch Listings

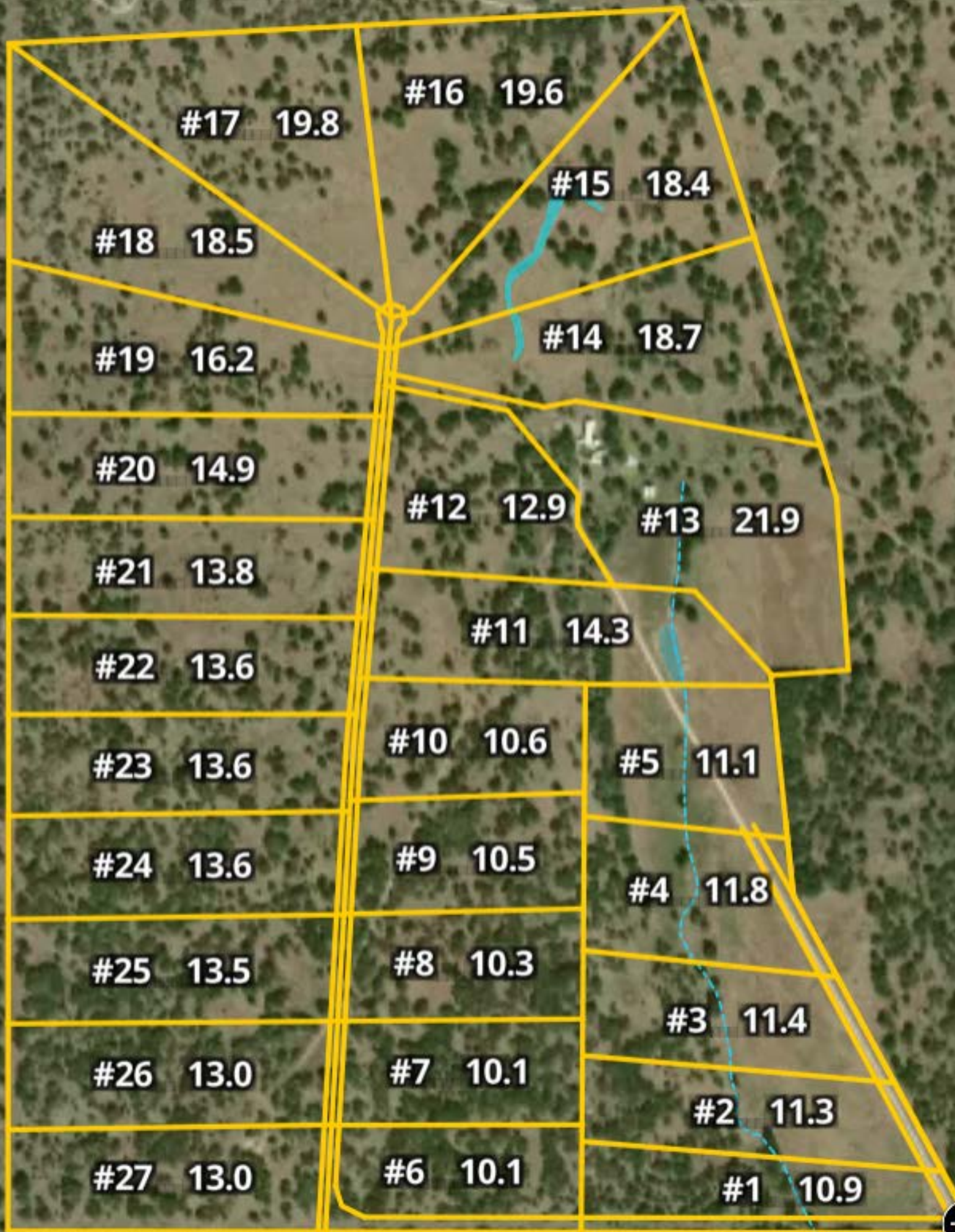
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Tract #	\$ Price	Acreage
<input type="checkbox"/> Tr. 1	\$180,000	10.9ac
<input type="checkbox"/> Tr. 2	\$187,000	11.3ac
<input type="checkbox"/> Tr. 3	\$188,000	11.4ac
<input type="checkbox"/> Tr. 4	\$195,000	11.8ac
<input type="checkbox"/> Tr. 5	\$189,000	11.1ac
<input type="checkbox"/> Tr. 6	\$177,000	10.0ac
<input type="checkbox"/> Tr. 7	\$177,000	10.1ac
<input type="checkbox"/> Tr. 8	\$180,000	10.3ac
<input type="checkbox"/> Tr. 9	\$184,000	10.5ac
<input type="checkbox"/> Tr.10	\$186,000	10.6ac
<input type="checkbox"/> Tr. 11	\$229,000	14.3ac
<input type="checkbox"/> Tr. 12	\$213,000	12.9ac
<input type="checkbox"/> Tr. 13	Not Available	21.9ac
<input type="checkbox"/> Tr. 14	\$290,000	18.7ac
<input type="checkbox"/> Tr. 15	\$285,000	18.4ac
<input type="checkbox"/> Tr. 16	\$299,000	19.6ac
<input type="checkbox"/> Tr. 17	\$297,000	19.8ac
<input type="checkbox"/> Tr. 18	\$278,000	18.5ac
<input type="checkbox"/> Tr. 19	\$251,000	16.2ac
<input type="checkbox"/> Tr. 20	\$231,000	14.9ac
<input type="checkbox"/> Tr. 21	\$221,000	13.8ac
<input type="checkbox"/> Tr. 22	\$218,000	13.6ac
<input type="checkbox"/> Tr. 23	\$218,000	13.6ac
<input type="checkbox"/> Tr. 24	\$218,000	13.6ac
<input type="checkbox"/> Tr. 25	\$216,000	13.5ac
<input type="checkbox"/> Tr. 26	\$208,000	13.0ac
<input type="checkbox"/> Tr. 27	\$208,000	13.0ac



Legacy Oaks Ranch

10 to 20 Acre Tracts Near Harper, TX - Southeast Kimble County

FREQUENTLY ASKED QUESTIONS

What are the minimum requirements for new homes? Primary homes must have at least a 1,200 SF footprint of air-conditioned space. Secondary homes must be at least 800 SF. Barndominiums are allowed with the same air-conditioned SF requirements and must be fully finished to include drywall, bedrooms, bathrooms, a kitchen and living area within the air-conditioned space. There is no architectural committee.

Are mobile homes allowed? No, mobile homes are not allowed. However, modular built on site homes are allowed as long as they have a concrete foundation poured onsite and the same SF requirements as shown above.

Is hunting allowed? Rifle hunting is allowed on all tracts except #'s 6, 7, 8, 9, 10 & 12 for safe shooting reasons. Those tracts are allowed to archery & crossbow hunt. All tracts are allowed to shotgun hunt dove, turkey and quail.

Are B&B/AirBnB/VRBO rentals allowed? Yes, buyers may build one primary residence and up to 2 rental homes. The primary residence may only be rented out no more than 50% of the time. The guest home can be rented as much as desired, however the property may not be used for commercial hunts or hunting leases.

Is there a road maintenance agreement? Yes, the tracts on Legacy Oaks will be under a road maintenance agreement to provide for road repairs as needed throughout the years. Roads will be built with TxDOT approved base material by a highly reputable road builder. A road maintenance fee of \$500/year/tract will be required to fund an account for any future repairs needed.

Are RV's allowed? RV's are not allowed except when stored a barn/shed with at least 3 side walls covered. RV's must also be stored behind the primary house. RV's are allowed for up to 18 months during construction of a home.

What utilities are provided? Overhead Electricity from PEC will be on every tract. Water must be provided by individual water wells and septic by individual OSSF (septic) systems. We will be glad to help get you in contact with fair priced, qualified installers for both of these. We plan to drill water wells on over half the tracts up front also.

Is High Speed Internet available? Yes, Hill Country Telephone Cooperative (HCTC) plans to bring fiber Internet to the property and AT&T Cellular internet is available and possibly some more options.



TEXAS RANCH
ESTATES