

130 Real Estate Sales



Jamie Morris, Broker
512-525-3556
Audrey Bear, Agent
512-525-9321
1007 S. Key Ave., Ste. A
Lampasas, TX 76550
Office: 512-556-0068
www.morris-realty.com
Properties Available

***New Listing: 23+/- acres in Lometa.** 1 mile north on Hwy. 183. New 2/2 brick home, all electric with huge covered porch. Also, older 3/1 home. Fenced & cross fenced. Great views! **\$200,000.**

***New Listing: 474 CR 4000.** 4 BR, 2.75 bath, minutes from town. Wonderful secluded home with in-ground pool, fenced, cross-fenced and workshop all on 4 acres. This is the best kept secret around. **Priced at \$219,900.**

***407 E. Liveoak in Lometa.** Restored older home oozing with charm. 5/4, hardwoods, extras! **\$142,000.**

***1413 E. 4th.** 4 BR, 3 bath. Lots of room for a young and growing family. Great yard on over 1 ac. **\$160,000.**

***301 N. Key.** Over 17,000 sq. ft. of commercial property and business for sale. Call for details. **\$325,000.**

***Hickory Street.** 4 lots in Lometa priced below assessed value. 1 lot has all utilities. The other 3 have utilities available. Some clearing has been done. **\$18,000 for all 4.**

***CR 3376 Kempner.** 4BR-1 3/4 BA on 8.90 acres, needs some TLC. Priced at **\$105,000.** Two 3.2 acre tracks, **\$25,000** each.

***495+/- acres in Bend.** Views, live water, large home. Call for more details.

***503 N. Ridge.** 2/1, 880+ sq. ft. with a great yard, **Reduced \$60,000.**

***903 S. Main.** 2/1 on two commercial lots. **\$87,500.**

***13.84 acres- Commercial/Retail.** Located at 580 E. & Hwy. 281 N. intersection. Property has Burleson Creek running through south/west side. Great location for restaurant, live music, office complex. **\$480,000.**

***706 S. Walnut:** Cute 2 BR/1 BA, CH/CA. w/hardwoods. Great location! Motivated seller. **\$43,000.**

***1802 Rumley Road.** 5BR, 2 bath, 1,900+ sq. ft. brick home on over 1 acre. Edge of town, storage, deck, **Reduced \$115,000.**

***35 acres w/3/2 modular home** on Hwy. 281. South of Lometa. **ON CONTRACT** tank, views, hunting. **\$295,000.**

***13 acres of Commercial Property.** Hwy. 190 & Western. **\$500,000. Not in flood zone!**

I'M MAD...AT BANKS WHO DON'T GIVE HOUSE LOANS BECAUSE OF BAD CREDIT, PROBLEMS OR NEW EMPLOYMENT. I DO. CALL L.D. KIRK, HOMELAND MORTGAGES, (254)-947-4475.

2 LOTS. .55 acres each. 900 Old Georgetown Rd. 512-768-3390; 556-7252.

TX STYLE HOME: 2 mi south of Hwy 183, 2350 sq.ft. 3-4BR, 2 BA, Austin stone, huge fireplace, wooded cathedral ceiling. Also large metal shop. Call 512-556-2111 or 512-569-4055. **\$259,500**

BUY A HOME IN 12 MONTHS OR LESS. REGARDLESS OF YOUR CREDIT HISTORY. WE ERASE BAD CREDIT LEGALLY. 1-877-769-3426 FOR INFO.

REDUCED! 149,900—Built 7-06, Brick 3/BR, 2/BA., Ceramic tile floors, custom draperies & shades, granite countertops & more. MUST SEE. Call 512-556-2111 or 512-569-4055.

135 Real Estate Rentals

Rural country houses and cabins behind locked gates. Horse friendly, separate livestock lease. 512-454-0476 or 830-644-2380.

3 bedroom, 2.5 bath rock home with rock fireplace and 20 acres on Hwy 581, west of Adamsville. \$750/mo. plus deposit. 512-752-9263.

135 Real Estate Rentals

2 bedroom, 2 bath Tri-plex in Lampasas. Utility room with washer/dryer hookups, carport, fenced backyard. Owner/Broker. 830-613-1620 (cell) or 830-798-8387.

2-Bedroom, 2 Bath Duplex. Washer/Dryer Connections, East Ave. I. NO PETS. References, \$450 deposit, \$500 month. 512-768-3390; 512-556-7252.

Still New, Duplex in Lometa. 3/2 with CH/CA, W/D hook-up, garage, fenced yard. \$575/mo. plus deposit. 752-3074.

145 Mobile Home Sales

GOT LAND?
Own your 4 bedroom, 2 bath home. With well & septic for ZERO DOWN. Free brochures, 866-896-3098.

BANK REPO
Very clean Palm Harbor 3 bedroom, 2 bath Save Thousands Financing available. MUST SEE!! 866-896-3098

155 Automotive

FOR SALE: Yamaha Bear-tracker 4-wheeler, 512-768-3390 or 512-556-7252.

1993 3/4-ton 4-wheel drive Chevrolet Pick-Up, automatic. New tires. 512-768-3390; 556-7252.

170 Hunting Leases

FOR SALE: Hunters Special 2 bedroom mobile home, \$1500. 254-547-2512.

180 Pets

EXOTIC BIRD SALE, all day long, Sunday, OCT. 28th, 10:00 a.m. 15 miles south of Lampasas on Hwy. 183 at the Kifaru Exotic Animal Auction. Thousands of birds will sell from Macaws to Love Birds, African Greys to Finches and much more. 512-556-8251. Evenings, 512-768-3302.

185 Livestock

BEEFMASTER BULLS
Registered Quarter Horses
512-752-3379

Highlander Angus Ranch

Performance tested bulls
Evant, TX
(254) 372-3166

190 Feed & Hay

Square Bales, fertilized. Coastal, in field, \$4.00 per bale, 512-556-8909.

B BUMPUS REAL ESTATE
RESIDENTIAL • RANCH • COMMERCIAL
RESIDENTIAL:
•19 McAnelly Three year old, 1,170 sq. ft., 3 bedroom, 2 bath rock home in Lometa.....\$69,900
•1301 W North Ave. Remodeled 1,930 square foot, 4/3 home in desirable west Lampasas!.....\$90,000
•158 PR 4332.....**UNDER...CONTRACT**.....\$95,000
•202 N. Summer Two-story 1930s stone house with 2,500+ square feet of modern upgrades. This 4/2 is remodeled from front to back, huge kitchen, two CH/CA units on two lots.....**Reduced \$179,900**
LAND:
•169.1 Acres in NW Lampasas County. Mostly open with some live oak, mesquite and underbrush. Stock tank and windmill. No mineral.....\$2,175/Acre
COMMERCIAL:
•INVESTMENT OPPORTUNITY! OVER 20% GROSS RETURN!! This money making buy offers 8.39 acres with 5 two bedroom houses and 2 manufactured homes. New road and drainage. Raw land with Hwy 190 frontage.....\$190,000
•904 S. Key Ave. Hwy 183/190/281 frontage. Zoned retail. High traffic count and great visibility. Call for details.....\$130,000
•Historic 2-story building w/3,800 +/- sq. ft. Zoned Business.....\$130,000
•OFFICE & WAREHOUSE. 504 S. Pecan. Well maintained office w/ over 1,100 sq. ft. & adjoining warehouse w/ 2,300 sq. ft. Additional storage w/ 1,200 sq. ft.....\$125,000
MEMBER:
•FORTHOODAREAMLS • HIGHLANDLAKESMLS • TEMPLE/BELTONMLS
Rex Bumpus (512)734-1204
Rex@bumpusinc.com
Ron Bumpus (512)734-2694
Ron@bumpusinc.com
www.bumpusrealestate.com
102 E. Fifth St. • Lampasas, TX 76550
Phone: (512)556-6600 • Fax: (512)556-5272

United Country
No One Knows The Country Like We Do®
www.unitedcountry.com/lampasastx
E-mail: jhargrove@sbcglobal.net
SELLERS... Last Month, Our National Advertising Got 109 Million Hits & Averaged 24 Minutes Per Interested Buyer.

HOMES

540 - Large frame, 2/2 approximately 1,840 sq. ft.; professionally remodeled stone and hard-plank, new roof and windows, added insulation, large deck overlooking landscape, fenced and shaded yard. Elegantly decorated tile cabinets and kitchen floors, pergola den floors, king size master suite with unbelievable master bath and walk-in closet. 1106 W. 3rd. You have to see it to believe it!.....\$119,900
539 - Large immaculate brick 2/2/2 carport, recently remodeled kitchen counter tops, cabinets and floors; formal living and dining with hardwood floors, cemetery fenced and privacy fenced; large oaks on large lot with plenty of storage/workshop. 507 W. North Ave.....\$159,000
537 - Beautiful 2005 3/2 doublewide with matching garage, shop and breezeway to house on 10 acres, nice views, good well, fenced; just off N Hwy 281, close to Evant on CR 2965.....\$119,500
536 - Own a piece of Lampasas history. Frame 3/1.5, 2 story. Some original, some new. CH/A, new paint inside and out, fully furnished, nice trees and corner lot. 108 N. Walnut.....\$89,500
535 - Framed 3 bedroom, 1 bath home, new roof, large corner lot with trees, fenced yard, new granite kitchen sink, carpet, vinyl, large open floor plan. 217 Skyview.....\$88,500
518 - Commercial property & country home on 2.07 acres. Ideal business location w/500 ft. frontage on Hwy. 281 N. & 450 ft. on paved CR 2207. Approx. 1,335 sq. ft., 4/2 limestone home w/ metal roof, hardwood floors, wood-burning stove, carpeted bedrooms, recently remodeled, good well, guest house w/bath, 44X30 commercial shop w/office, 2 work bays, commode & septic, RV port, two metal garages, tractor port, workshop, fenced w/electronic entry gate. Owner financing with \$25K down.....**REDUCED \$225,000**

LAND
538 - 10 acres heavily treed lot #77 Timbercreek; rural water, doublewide-friendly, corner lot on CR3068.....\$65,000
530 - Great 10-acre homestead, rural water and electricity. Double-wide friendly, partial fence. CR 3300 north of Kempner.....Reduced \$65,000
529 - 10 acres, heavily treed with oak and cedar, good hunting and recreation, fenced on 2 sides. DW/friendly, on gravel, PR3090.....\$60,000
525 & 526 - 2 large level lots with all utilities and trees! .497 acres each. One located on College Street, zoned commercial and the other on Briggs Street, residential.....\$22,500/each
520 - Great 10-acre homestead w/septic, rural water and electricity. Double-wide friendly, partial fence. CR 3300 north of Kempner.....Reduced \$70,000
495 - 8.32 acres on FM 580 East, 300+ footage of Hwy frontage, some trees, nice views, rural water and electricity. Lot #6 in Hines Ranches.....\$48,250

COMMERCIAL
494 - Prime commercial property on Key Avenue's busiest corner in town. 125'x128', 16,000 sq. ft. lot w/buildings.....\$350,000
506 - Frozen food distribution center on 1.83 acres. Large metal covered dock, 4 freezers, & a 1,080 sq. ft. office building. 512 E. FM 580.....Reduced to \$109,900

James Hargrove Real Estate
Buying or Selling Call
512-556-8286 or Fax 512-556-4506
205 S. Key, Lampasas
www.unitedcountry.com/lampasastx E-mail: jhargrove@sbcglobal.net

HH Harold Harton Real Estate Broker
107 S. Key Ave. • P.O. Box 999 • Lampasas, TX 76550
Office: 512-556-6505 • Home: 556-2003 • Fax: 556-8555 • hharton@sbcglobal.net
*See my new website at www.haroldhartonrealestate.com
SPECIAL FEATURE HOMES – OCTOBER 19, 2007
*Very nice brick home on .8 +/- acres, 2,800 +/- sq. ft., fireplace, 3 BR, office, 2 bath, large kitchen, dining, 2 storage buildings. Quiet location at 19 Wolfe Drive. \$150,000.
*Beautiful brick custom home, 2,100 +/- sq. ft. on a tree-shaded lot at 1301 W. Ave. A. Fireplace, fenced yard, sprinkler system. \$159,000.
*Two bedroom, one bath on large lot at **SOLD** Fifth and Main streets. \$38,500.
*Very nice brick home 3BR, 2 bath, 2 living areas, double enclosed garage, workshop, utility shed, extra double carport at 28 Snell for a bargain price \$114,500.
*Brick 2,700 sq. ft., 4BR, 3 bath home on wooded 9.5 acres just outside of Lampasas. Good well and public water, large workshop. \$290,000.
*Beautiful 2,300 +/- sq. ft. rock home, 4BR, office on 1 acre **SOLD** Rise Hills. Will be complete soon. Come see this beauty!
*47 wooded acres, beautiful rock 3 bedroom - 2 1/2 bath home, workshop, spring-fed lake stocked with fish, paved road, 6 miles from Lampasas. A must see! \$395,000.
*This house is one of a kind! Located on one of the most beautiful and private lots in west Lampasas, this 4BR, 3BA home offers a huge family room with fireplace, a large study and great island kitchen with breakfast area. You will not believe the storage this home offers. Outside, you find a beautiful in-ground pool, double carport with 5 storage rooms, fabulous landscaping and a sprinkler system. Call to see 112 Skipcha Trail. \$270,000.
*Very special 100-year old Historical Home in very good condition at the corner of Ave. B & Broad. 2 lots w/ large oak trees. \$129,500.
*3 bedroom, 2 bath on 1 +/- acres, strong well, city water, double garage, workshop, Pecan and oak trees! \$92,500.
*3BR, 2 bath doublewide home on 1.7+/- acres. Large kitchen and den, CH/CA, garden tub, fenced yard and horse pasture, storage barn/shelter. 1034 CR 4126. **REDUCED TO \$79,000.**
COMMERCIAL PROPERTY
*Nice 5,770 sq. ft. office building on .89 acre lot, across from Holiday Inn Express on East Hwy. 190. \$550,000.
*3 Duplex Apartment buildings, brick, all are rented; excellent income property. \$95,000 (2 apartments) each. \$1,000 per month income each.
*Business Bldg. on Key Ave. 12,533 sq. ft. lot, 151' frontage, 83' deep. \$100,000.
*Medical Center on north Highways 281, 183 and 190, plus frontage on FM 580 E. with offices, storage, open-front storage sheds, warehouse on 11.47+/- acres of land. \$550,000.
*2 contiguous lots, corner of Live Oak and Second Streets in Historic downtown Lampasas, zoned retail. \$79,500.
LAND/RANCHES
*200+/- Wooded acres near Copperas Cove, creek, stock pond, 3BR, 2BA home. Will divide or sell home with 6+/- acres for \$200,000.
*20+ Acres with 1,600 of Sulphur Creek, 3,400 square foot home, inground pool, a real show place with yard round water flow. Will sell home and some creek for \$400,000.
*200+/- Acres with Hwy. 183 frontage in Burnet County, about 45 minutes from North Austin. \$3,000/acre.
*11+ acres, 7 miles west on CR 1225. Electric and water meter. \$6,000/acre.
*50+/- acres on Lampasas River. Paved road. \$5,500/acre.
*14+/- acre homesite w/high views, public water, electric, FM frontage, 7 miles west of Lampasas. \$85,000.
HHARTON@SBCGLOBAL.NET WE NEED YOUR LISTING! WE HAVE BUYERS FOR LAND AND HOMES!
Check out more real estate listings at www.lampasasdispatchrecord.com

Kuker THE KUKER COMPANY
We SELL Real Estate!
Serving Lampasas County & Surrounding Hill Country!
RON KUKER, Broker
www.thekukercompany.com
611 CENTRAL TEXAS EXPRESSWAY (E. HWY. 190) • LAMPASAS, TX 76550
OFFICE: 512-556-4600 CELL: 512-556-7270 FAX: 512-556-4626
Don Kuker, Realtor® 512-556-9150
Renee Tyner, Realtor® 512-734-3218 Eva Ukile, Realtor® 512-525-6234
Brigitte Thompson, Realtor® 254-338-8656 Leah Caruthers, Realtor® 512-627-6670
RESIDENTIAL
♦2203 ROCKY MOUNTAIN DRIVE: Have the home of your dreams built on this .390 acre LOT in desirable Diamond Ridge, near Golf Course. \$35,000. Call Renee!
♦702 SOUTH ARNOLD: Ready for your family! 75% remodeled, rest refreshed & updated! 3 big bedrooms, 2 living & dining areas, 3 car detached garage/workshop on large treed corner lot of 6th & Arnold. \$148,000.
♦1501 WEST 1ST: Totally new & amazing kitchen, granite & tile & stainless appliances, including refrig.! Updated 3 bedroom, 2 living on corner lot of Willis & 1st. Tile & wood floors, corner FP. Must see! \$120,000.
♦10 DANA DRIVE: Lovely updated 4-bedroom home in Horseshoe Bend Estates. Beautiful shady setting on over half an acre. Many new features & all new SS kitchen appliances and floors. Must see! \$135,000.
♦2103 ROCKY MOUNTAIN DRIVE: Beautifully designed 3-bedroom custom brick home in Diamond Ridge. Great curb appeal! Open & spacious living with lots of storage, security & sprinkler systems, many extras! \$168,000.
♦41 SAMAC LANE: Like new 3-bedroom brick, privacy fence & sprinkler system. \$174,000.
♦42 CASTLEBERRY: Great 4-bedroom brick with many recent updates. Ready for move-in. \$109,000. Call Brigitte!
♦47 SAMAC LANE: New Construction, 4/2/2 brick & stone, 1,846 SF, cul-de-sac lot. \$176,500.
♦48 SAMAC LANE: New Construction, 3/2/2 brick & stone, 1,845 SF, cul-de-sac lot. \$176,500.
♦208 S. PARK: Glorious 5-bedroom, 3 1/2 bath, 1917 CRAFTSMAN ERA MANSION located in SILK STOCKING ROW-Beautiful historical area surrounded by large restored vintage homes. Call Leah! \$275,000.
♦801 1/2 E. AVEC: Large 6 bedroom home + 3 separate rental apartments for rental income! All for only \$110,000. Call Brigitte.
♦2 WESTRIDGE PLACE: On corner lot, great 2-yr. old 3/2/2, 1512 SF, landscaped & privacy-fenced! \$126,000
♦905 W. NORTH AVE. Darling cottage style on corner lot + apartment + large workshop. \$136,000
♦1 POWELL DRIVE: Updated beauty with over 4000 sq. ft. on contract, 3 carport, and more! \$265,000.
♦1116 W. 1st: Recently updated spacious 3/2 on shaded corner lots. New paint & flooring. \$99,500.
♦10 SAUL ST.: Beautiful 2-story, 2-yr. -old 3/2.5/2+ loft & In-ground pool in Horseshoe Bend Subdivision! \$172,000.
♦702 BROWN: Charming 2-Story, Split Floor Plan, 4/2/2, ONLY 3-YRS. OLD! \$95,000.
RANCHES & HOMES WITH ACREAGE
♦10 ACRES + COTTAGE-STYLE HOME: Great home w/ character & wraparound porch. Large workshop, 2 tanks, trees! 6 miles to town. 5483 FM 580 E. \$193,000. Call Brigitte!
♦148 ACRE RANCH + EXCEPTIONAL TX-STYLE FARMHOUSE: 2005 country home based on pioneer TX farmhouses of the 1800s with the finest craftsmanship of the 21st century. And restored original ranch/guest house, Sulphur Creek, 3 wells, 3 tanks, barns & outbuildings. 458 CR 1002.
♦39 ACRE RANCH + 2-BEDROOM COUNTRY HOME: Charming updated 2/1 with 2-car carport + 1/1 guest house. Oaks, pond, large country barn; loft, grainery, new well, windmill. 3481 CR 2600. \$225,000.
♦12355 S. HWY. 183: Beautiful custom 2-story Texas stone ranch home on wooded 8.5 acres located 15 miles south of Lampasas. Amazing kitchen! Metal 1,200 SF barn/workshop, RV carport. \$335,000.
♦3/2 BRICK: Inviting & well-kept home on wooded 1 acre with super curb appeal. Cripple Creek. \$135,000.
♦2 ACRES + MH, LAMPASAS OAKS: Spacious & open doublewide with 4-bedroom, 3-baths, 2-car carport. Master retreat suite, 2-living areas, FP, large kitchen w/ island on beautiful fenced & treed acreage. \$115,000.
♦298.51 ACRES, CORYELL CO: Spectacular views, 3 ponds, 2 wells, abundant wildlife & trees. Call Leah!
♦10.48 ACRES, 673 FM 1494. Just W of town, restricted site, views, available water & elec. \$104,500.
♦11.93 ACRES, KEMPNER. Next to Pecan Valley Estates, Co-Op Water & Electric available, Unrestricted. \$72,000.
♦10.48 ACRES, 735 FM 1494. Just W of town, restricted site, views, available water & elec. \$104,500.
♦10 ACRES, KEMPNER. Pretty, wooded and unrest. **SOLD** in Settlers Valley. \$55,900.
♦286 ACRE RANCH, LAMPASAS CO. Great rolling acreage, 2 ponds, hilltop, views, fenced & hunting. \$916,550.
♦14.52 ACRES + HOME, LAMPASAS. Lovely limestone & steel construction 3/2/3 home on beautiful treed acreage w/ lots of gorgeous Live Oaks. Workshop! Views! \$329,000.
♦654 ACRE RANCH, BURNET CO. Meadow Oaks is the perfect hill country horse ranch w/ indoor lighted arena, stables, paddocks, pens, walkers and more! N. Fork San Gabriel River, Creek, 6 ponds, Well, +3/2/2 Managers house. Call Brigitte.
♦20.2 ACRES ON FM 580W. Only 8 miles from town, views, trees, water and utilities + Singlewide. \$145,000.
♦3 ACRES + STONE HOME. 4/3/2, 2 LV, 2 Dining, craft room, 3 FP, office, bar, atrium, energy efficient! \$315,000
♦38 ACRES: Acreage tracts just outside city limits on FM 580 West! Will divide! Water available! \$6,000/acre.

18 GATED ACREAGE HOMESITES
Oak Vista Ranch - Gated Wildlife Reserve Acreage Homesites!
Reduced Property Taxes! 12.5 to 15+ Acre Tracts! Only 6 miles to Lampasas! Heavy Oaks, Rolling Terrain, Great Views! Best Priced Acreage Community in the area! Hurry - Only 11 Tracts Remaining!
COMMERCIAL
♦RETAIL ZONED 5.6 ACRES: All city utilities, Hwy. 281 frontage & high traffic count. Located across from Hancock & W.M. Brook Parks. Excellent development potential. Call Ron!
♦609 S KEY: Large retail building on 2 lots at busy intersection by H-E-B & Sonic. High traffic volume! \$275,000. Call Leah!
♦410 S. WESTERN: Retail zoned 7,146 SF building on 2 lots in downtown Lampasas, 1 block off square. \$95,000. Call Ron!
♦RETAIL-COMMERCIAL BUILDING IN KEMPNER: On Hwy 190 w/ lots of exposure & traffic volume. \$43,900. Call Leah!
♦202 E. SECOND. Retail zoned on corner of 2nd & Chestnut. 1398 SF Craftsman style. Prime Office Location! \$88,000.
♦GREAT RETAIL DEVELOPMENT SITE. 8 acres w/all city utilities & 2 U.S. Highway frontages! Call Ron.
♦1701 S. KEY AVE: Retail pad site next to new Bush's Chicken. 41,730 sq. ft. w/utilities.
♦CONVENIENCE STORE + MINI STORAGE: on Hwy. 190 E. just outside city limits. \$375,000. Call Ron!
MEMBER OF FOUR MULTIPLE LISTING SERVICES WITH PROPERTY EXPOSURE TO OVER 8000 CENTRAL TEXAS/HILL COUNTRY REALTORS! PLUS WORLD WIDE INTERNET EXPOSURE! CONTACT US TODAY! kukercompany@yahoo.com