

# Classified

## ADVERTISING DEADLINES & RATES

**Tuesday Edition:** Thursday, 5 p.m.  
**Friday Edition:** Tuesday, 5 p.m.

Payment for all advertising must be received before the deadline, unless customer has an account with this newspaper or pays with Visa or MasterCard. Please check your ad when it appears and notify the newspaper at once if there is an error. This newspaper is responsible for only ONE incorrect insertion.

**ONE INSERTION**  
(Tues. or Fri. only)

60¢ per word, with a minimum charge of fifteen words (\$9.00).

**WEEK INSERTION**  
(Tues. & Fri.)

76¢ per word, with a minimum charge of fifteen words (\$11.40).

**(512)556-6262 Fax: (512)556-3278**

**416 S. Live Oak, downtown Lampasas**

### 100 Announcements

#### THE PRINT SHOP

We can handle many of your printing needs. Free estimates and no set-up fee for the jobs we print. Our printer, Skip Jones, has more than 40 years' in printing and design.

**509 S. Live Oak, 556-2520, Monday-Friday, 8 a.m.-5 p.m.**

#### GARDNERS

Start now to get ready for the Lampasas Farmers Market Saturday Morning on the Square. Make your garden larger and plant more!!!

### 125 Lost & Found

\$50-REWARD for the return of Taty's IPOD undamaged. Lost in LMS Gym week of 21 JAN 08. BLUE 4 GB 2nd GEN IPOD NANO (Christmas present). Please call 254-833-1001, or drop off IPOD at the LMS office.

#### FOUND

2 Boer Goats.  
1 1/2 miles east of Lometa, CR 2001. Call 752-3119 & identify.

### 130 Real Estate Sales

\***828ac**- 2 miles from town. Hwy 183, Mesquite Creek, good tree cover, good soil, weekend home.  
 \***50-200 ac**- Lometa- Hwy 183, big views, good tree cover, w/ creek. Beautiful 3 yr. old home. 4 bedroom, 3 bath with a great view. \$750,000 for all. Will sell land without house at **\$3,000/acre**.  
**BACON INV. RANCH SALES, 512-259-9800**

## Jean Kirby Real Estate

•The Wagon Wheel Cafe in Lometa. A "much needed" cafe in a little farming and ranching town. Seats approx. 70, very clean, new carpet flooring w/ western decor. **Priced at \$125,000.**  
 •59.11 acres w/ Antelope Creek  
 •110 acres on Sims Creek

"Homes, Land and Ranches"  
**JEAN KIRBY, Agent**  
 512-752-3171  
 Fax: 512-752-3029  
 Mobile: 512-556-7749  
 P.O. Box 206 • Lometa, TX  
 wjeankirby@wildblue.net  
 View Listings @  
**www.jeankirby.com**

FOR SALE BY OWNER: 19.65+/- acres located on Blakley Road, Coryell County. Evant School Dist. Hamilton Co. Electric; Water Well. On Paved Road, 512-768-3390 or 512-556-7252.

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

**Vineyard Real Estate**  
 Call or come by  
**512-556-2277/734-1968**  
**Key @ 3rd • Visit listings @ vineyardrealestatesales.com**

### 130 Real Estate Sales



**REAL ESTATE**  
**512-556-5678**  
**WITTENBURG REAL ESTATE**  
 506 SOUTH KEY  
 LAMPASAS, TEXAS 76550

\***1219 W. 4th St.** Wonderful brick home with approximately 2,285 sq. ft., 2 BR, 2 bath, fresh exterior paint, oversized garage, landscaped corner lot(s) w/sprinkler system. on quiet, dead-end street, large back porch, circle drive. **Reduced to \$159,500. Call Jack @ 512-734-2036.**

\***NEW LISTING: 808 W. First.** 3 BR, 2 bath, approx. 2000 sq. ft., home on 2 lots. Great Area. \$110,000. Make offer. **Jack @ 734-2036.**

\***456+/- Acres,** Beautiful tank, great views and CR frontage. Lampasas County, North of Adamsville. \$2750/Acre. **Reduced to \$2450/AC.**

\***980+/- acre** Lampasas County ranch, North of Adamsville. Beautiful tank and hill country views. Excellent deer and bird hunting. **Cabin included.** Good CR frontage. **Motivated seller! Reduced to \$1850/AC. GREAT BUY!**

\***253+/- acres,** Mills Co. 2 hunting lodges, 4 tanks, excellent fencing, barns, a real showplace. **\$3,933/acre. Call Robert.**  
 \*Commercial/Retail land available. Call Jack for info. @734-2036.

**JACKIE WILLIAMS REAL ESTATE**  
 •Farms•Ranches•Residential  
**Hwy 183, Lometa, TX (512)752-3259**

Have excellent buys on several homes in the range from **\$35,000 to \$60,000.** Check website: [www.jwre.net](http://www.jwre.net) for pictures and information.

**JACKIE WILLIAMS REAL ESTATE**  
 (512)752-3259  
**HWY. 183, Lometa, TX**  
**www.jwre.net**  
**HAVE BUYERS! NEED LISTINGS!**



\***2 miles South** of Lampasas. BUILDERS OWN: TX Style Home, approx 2350 sq ft. **REDUCED: \$259,500.** Listing #20577219.  
 \*Pics/info online at [www.forsalebyowner.com](http://www.forsalebyowner.com)  
 \***2 Building lots** (approx 1 acre each) 2 miles South off Cty Rd 4026. Sell or build to suit. **www.kobohomes.com 512-569-4055 or 512-556-2111**

## HERBST Real Estate Services, Inc.

**RESIDENTIAL - FARM - RANCH PROPERTIES**  
 Call or email for a brochure or inspection. [dherbst@hughes.net](mailto:dherbst@hughes.net)  
**512-768-3401**  
**HAVE BUYERS FOR LAND**

\***Super historic home,** beautifully restored, CH/A, hardwood floors, huge oaks, white picket fence on 1.75 acres. 2 BR, 1 BA. Call Ann Jones for more details.  
 \***2 BR, 1.75 BA home** in Adamsville, 1/2 acre shaded lot, pecan and fruit trees, water well. **Only \$45,000.**  
 \***227 acres** in Gatesville with subdivision potential. City water & sewer plus COOP water. Great views, deer, turkey and ponds. Fronts on the Hwy. 36 Bypass & FM 929. **\$5,000/acre.**  
 \***31.1 acre** in Coryell County, only 8 miles from Cove, FM road on two sides, COOP water, small stone home. Priced to sell at **\$169,999.**



## 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](mailto:hharton@sbcglobal.net)

\*See my new website at [www.haroldhartonrealestate.com](http://www.haroldhartonrealestate.com)

### SPECIAL FEATURE HOMES - FEBRUARY 15, 2008

\***Awesome New Listing!!** 5,300+/- sq. ft. 4 bd 3 1/2 bath custom built home on 64+/- acres, 17 miles south of Lampasas on Hwy. 183. Live creek, new fences, inground pool and much more. Call for an appointment.  
 \***2 Bedroom, 1 Bath @ 1212 Cloud St.** \$46,000.  
 \***3 Bedroom, 2 bath home, 1+/- acres,** strong well, city water, workshop, great trees. 900 Old Georgetown Rd. \$92,500.  
 \***100-year-old historical house** in very good condition, corner of Avenue B and Broad St. in Lampasas. \$129,500.  
 \***Custom brick home, 2,100+/- sq. ft.,** corner lot at 1301 W. Ave. A in Lampasas. Sprinkler system. \$159,000.  
 \***Beautiful 3 bedroom, 2 bath home** with office/4th bedroom. 1,900+/- sq. ft. on .8 acre, brick, stained floors, quiet neighborhood at 5 Chris Ave. \$169,000.  
 \***Country living close to Lampasas,** 6 miles north on CR 3500, 3 bedroom, 2 1/2 bath rock home, workshop on 10 acres. \$260,000.  
 \***One of the most beautiful and private lots** in west Lampasas. 4 bedroom, 3 bath home, huge family room, fireplace, large study, island kitchen, breakfast area, storage, inground pool, double carport with 5 storage rooms, sprinkler system. 112 Skipcha Trail. \$270,000.  
 \***Austin Stone, 3 bedroom, 2 1/2 bath home** on 47+/- acres, 6 miles north of Lampasas. 2 stock ponds, water well, 20'x24' workshop. \$395,000.

### COMMERCIAL PROPERTY

\***Historic downtown Lampasas,** 2 contiguous lots, zoned retail, on the corner of Live Oak and Second. \$79,500.  
 \***Business building** on Key Ave. 12,533 sq. ft. lot, 151' frontage, 83' deep. \$100,000.  
 \***On Lampasas' Historic Square** come see this 3,700+/- sq. ft. building at 405 S. Pecan. \$120,000.

### LAND/RANCHES

\***200+/- acre ranch** in east Lampasas County at end of paved county road. Stock pond, spring-fed creek. \$4,600/acre.  
 \***20+/- wooded acre home on CR 1225** with stock pond, electric, county road. \$75,000.  
 \***Home site on 14+/- acres, 7+ miles west** of Lampasas on FM 580, access to public water and electricity. \$85,000.  
 \***11+/- acres, 7 miles west** on CR 1225. Electric and water meter. \$6,500/acre.  
 \***170+/- wooded acres** in Coryell County. Ranch house, barn, creek, stock pond, good hunting. \$2,950/acre.  
 \***121+/- acres** on the Lampasas River, fronts on the Brazos and Killen Airport. \$5,500/acre.  
 \***If you like a view, this 302 acre place** is for you! With a 1,400+ elevation and a 2,350 sq. ft. custom built home with custom cabinets, marble baths, geo-thermal heating and cooling, security system, tile floors, 3 barns, huge workshop with a kitchen and bedroom, competitive skeet range, negative edge pool. Schedule an appointment to see it today!  
**HHARTON@SBCGLOBAL.NET WE NEED YOUR LISTING! WE HAVE BUYERS FOR LAND AND HOMES!**

Check out more real estate listings at [www.lampasasdispatchrecord.com](http://www.lampasasdispatchrecord.com)



## THE KUKER COMPANY

**We SELL Real Estate!**

**Serving Lampasas County & Surrounding Hill Country!**

**RON KUKER, Broker**

[www.thekukercompany.com](http://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

Brigitte Thompson, Realtor® 254-338-8656  
 Lorrie Westberry, Realtor® 512-734-5109  
 Don Kuker, Realtor® 512-556-9150

Leah Caruthers, Realtor® 512-627-6670  
 Eva Ukle, Realtor® 512-525-6234  
 Renee Tyner, Realtor® 512-734-3218

### RESIDENTIAL

◆**31 SAMAC LANE:** Beautiful 2 yrs. young 4/2/2 brick. Many Extras! Fenced, sprinkler system, landscaped corner lot. **\$168,000.**  
 ◆**20 ALEXANDER:** Great 3/2 home w/ **On Contract** **\$129,000. Call Brigitte!**  
 ◆**9 POWELL DRIVE:** Beautiful 3/1/2 home with shade trees & **On Contract** **\$78,500.**  
 ◆**217 SKYVIEW DR:** Charming 3/1/2 frame on spacious wooded corner lot. **\$87,900. Call Eva!**  
 ◆**809 OLD GEORGETOWN RD:** Great rental or starter 2/1 frame on large treed lot. **\$45,000.**  
 ◆**176 COYOTE CIRCLE, KEMPNER:** Wells Ranch, new 3/2/2, amazing upstairs master suite, 1.5 acres. **\$168,900.**  
 ◆**906 W. 3RD STREET:** Charming 3/2/2 **On Contract** tub, fenced, workshop. **\$112,000. Call Leah!**  
 ◆**1908 YELLOWSTONE DRIVE:** 4/2/2 brick, Diamond Ridge, 24x24 workshop. **\$225,000.**  
 ◆**702 SOUTH ARNOLD:** Remodeled, 2 living & dining, 3 car garage/workshop. **\$148,000.**  
 ◆**1501 WEST 1ST:** Updated 3/2, 2 LV, corner lot, \$1,500 landscape allowance. **\$120,000.**  
 ◆**10 DANA DRIVE:** Updated 4-bedroom home in Horseshoe Bend Estates. Beautiful lot. **\$135,000.**  
 ◆**2103 ROCKY MOUNTAIN DRIVE:** Beautifully designed 3-bedroom custom brick, Diamond Ridge. **\$168,000.**  
 ◆**41 SAMAC LANE:** Almost new, delightful 3/2/2 brick, privacy fence, sprinkler system & more! **\$169,900.**  
 ◆**42 CASTLEBERRY:** Great 4-bedroom brick with many recent updates. Ready for move-in. **\$109,000. Call Brigitte!**  
 ◆**48 SAMAC LANE:** New Construction - near completion, 4/2/2 brick & stone, 1,845 SF, cul-de-sac lot. **\$176,500.**  
 ◆**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 **On Contract** landscaped & privacy-fenced! **\$126,000**  
 ◆**1116 W. 1st:** Recently updated spacious 3/2 on shaded corner lots. New paint & flooring. **Reduced \$95,000.**  
 ◆**702 BROWN:** Charming 2-Story, Split Floor Plan, 4/2/2, ONLY 3-YRS. OLD! **\$95,000.**  
 ◆**2203 ROCKY MOUNTAIN DRIVE:** .390 acre LOT in desirable Diamond Ridge, near Golf Course. **\$29,500. Call Renee!**

### RANCHES & HOMES WITH ACREAGE

◆**10.14 ACRES, KEMPNER:** Heavily wooded, creek, pond, water, electric & part fenced. **\$65,000.**  
 ◆**45 ACRES, LAMPASAS:** Close yet Secluded! Just off W FM 580. Great cover, pond, co-op utilities & septic. **\$225,250.**  
 ◆**10.65 ACRES + HOME:** Darling updated 2/1 frame, Barn/Workshop, Fenced, Views. **\$124,700. Call Eva!**  
 ◆**14.82 ACRES, KEMPNER:** Fenced pasture, treed hillside, open grazing, 2 barns, pens, utilities & septic. **\$105,000.**  
 ◆**9.5 ACRES + 4/3/4 BRICK:** 2,750 SF, 2 Master Suites & More! 3821 CR 1020. **\$290,000. Call Leah!**  
 ◆**6.8 ACRES + 4/2/2 CUSTOM BRICK IN FLYING RANCH:** TX-style home, wooded, pool. **\$314,000.**  
 ◆**OK VISTA RANCH:** Gated Wildlife Reserve acreage homesites, 12 to 15 acre sites, reduced property taxes, wooded & rolling terrain with scenic views! Lots still available! Starting at **\$92,000** per site.  
 ◆**666 ACRE RANCH, NE LAMPASAS CO.** Hill country ranch-trees, views, pond, hunting, deeded easement. **\$2,500/Acre.**  
 ◆**286 ACRE RANCH, NE LAMPASAS CO.** Rolling acreage, hilltop, views, 2 ponds, fenced, hunting. **\$3,198/Acre.**  
 ◆**2 ACRES + 3/2/2 CUSTOM HOME ON CR 1020** Metal barn/workshop, wooded acreage, creek. **\$170,000.**  
 ◆**46 ACRES:** Co-op Water, Windmill w/ well, pasture, trees, septic, pen, arena. **\$347,100.**  
 ◆**10 ACRES + COTTAGE-STYLE HOME:** Wraparound **On Contract** **\$193,000.** Views! 6 miles to town. **\$193,000.**  
 ◆**39 ACRE RANCH + 2-BEDROOM COUNTRY HOME:** Charming **On Contract** **\$225,000.** 2 ponds, 1/1 guest house. Oaks, pond, large country barn; loft, grainery, new well, windmill. 3481 CR 2600.  
 ◆**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. **\$329,000.**  
 ◆**3/2/2 BRICK:** Inviting & well-kept home on wooded 1 acre with super curb appeal. Cripple Creek. **\$129,000.**  
 ◆**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. **REDUCED \$110,000.**  
 ◆**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. **\$83,840.**  
 ◆**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. **\$83,840.**  
 ◆**14.52 ACRES + HOME, LAMPASAS.** Lovely limestone 3/2/3 home, treed acreage. 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, **On Contract** doublewide. **\$145,000.**

### COMMERCIAL

◆**COMMERCIAL PROPERTY** located on busy EAST U.S. HWY. 190, Near SUPER WAL-MART. **\$185,000.**  
 ◆**CORNER OF KEY (HWY. 183) & NORTH AVE:** Prime retail corner. Max exposure. **\$425,000. Call Leah!**  
 ◆**RETAIL ZONED 5.6 ACRES:** All city utilities, high traffic count. Across from Hancock & W.M. Brook Parks. **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!**  
 ◆**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](mailto:kukercompany@yahoo.com)

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