



**THE RANCHES AT  
BAR -V- BAR**

**EST. 1905**



# **10+ ACRE ESTATES SALADO, TX**

**OWNER FINANCING AVAILABLE**

**800.447.8604 FROM THE \$130'S**

**RANCHESBARVBAR.COM**





The **Ranches at Bar-V-Bar** represent a very rare and unique opportunity for a limited number of individuals to purchase a portion of this Historic Central Texas Ranch and begin their own legacy.

The Monteith Family went to great lengths in the planning of this community and quality covenants were created to protect the integrity of the present locale as well as the property values in the future. Their intent is to offer large, spacious tracts for single-family homeowners that yearn for peaceful, pristine, country living. Slightly undulating terrain makes way from beautiful bottom land with verdant pastures to tree-lined ridges with outstanding views to the Southwest. Don't miss your opportunity to own a part of this "Special Piece of Texas".





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## **PROPERTY HIGHLIGHTS**

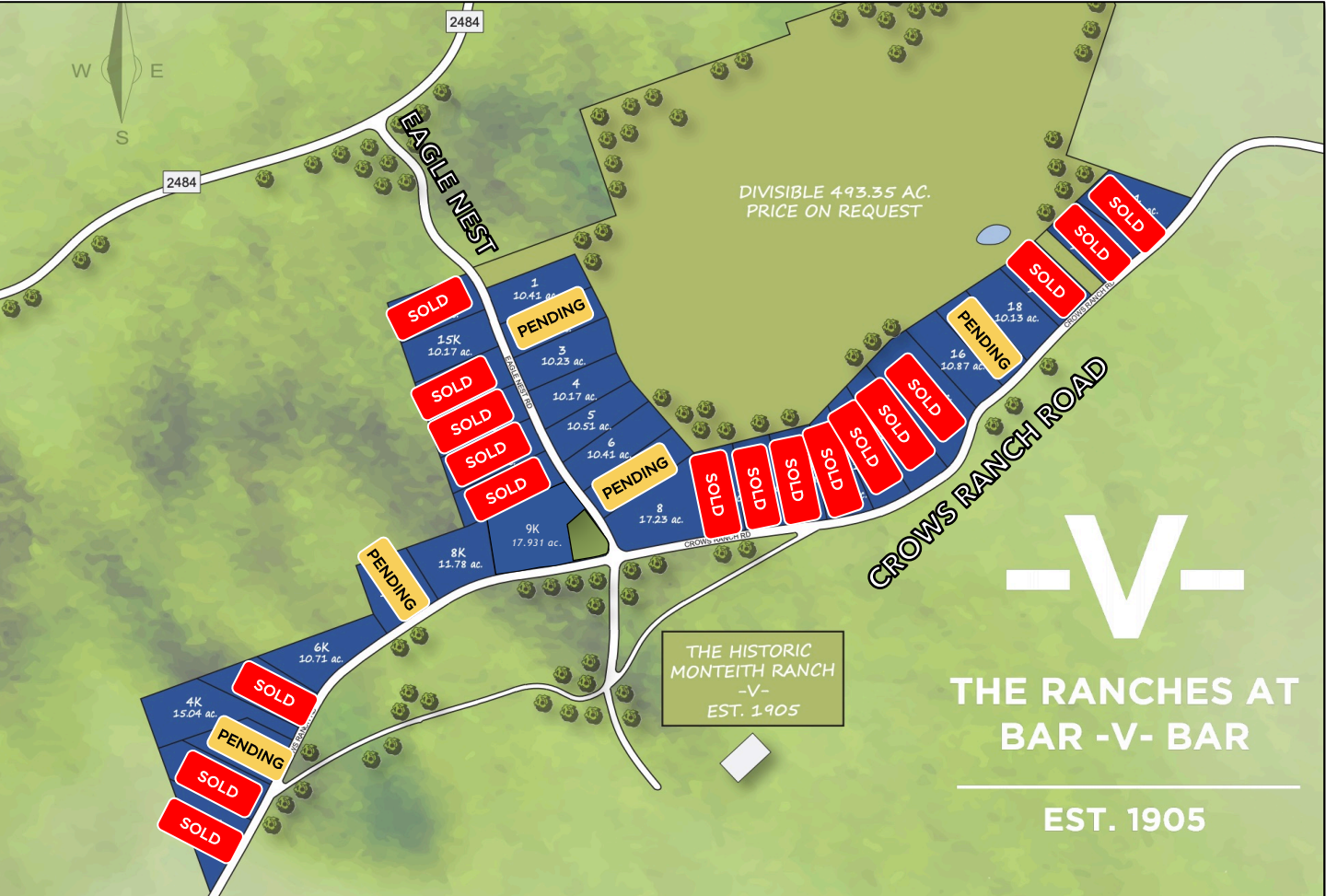
- 10+ Acre Estate Lots
  - Paved Road Frontage
  - **Electrical Service** - Available to all lots
  - **Water** - Drill your own well
- High-class Education - Salado ISD
- Minutes from Salado, Killeen, Belton & Temple
- .5 miles from Lake Stillhouse Hollow

## **OWNER FINANCING AVAILABLE**

- Easy owner financing available - We only require proof of income
  - 15% Down
  - 7% Interest Rate
  - 30 Year Amortization
  - 7 Year Term

## **SUMMARY OF PROPERTY COVENANTS**

- Property Owners Association established to maintain lasting value of the Community for generations to come - \$100 Annual Dues
- 2,000 square foot home minimum
  - 75% Masonry Exterior
  - No mobile or modular homes allowed
  - One dwelling unit (home) for one family per ranch
- Horses, Cattle & Sheep welcome
- No hunting or discharge of firearms
- No redivision of tracts
- No business or commercial uses



| Lot       | Acreage | Price      |
|-----------|---------|------------|
| Ranch 1K  | 10.715  | SOLD       |
| Ranch 2K  | 12.001  | SOLD       |
| Ranch 3K  | 10.407  | PENDING    |
| Ranch 4K  | 15.04   | \$ 240,000 |
| Ranch 5K  | 11.116  | SOLD       |
| Ranch 6K  | 11.03   | \$ 160,000 |
| Ranch 7K  | 11.783  | PENDING    |
| Ranch 8K  | 11.5    | \$ 167,000 |
| Ranch 9K  | 17.931  | \$ 274,000 |
| Ranch 11K | 10.867  | SOLD       |
| Ranch 12K | 10.141  | SOLD       |
| Ranch 13K | 11.079  | SOLD       |
| Ranch 14K | 10.747  | SOLD       |
| Ranch 15K | 10.176  | \$ 158,000 |
| Ranch 16K | 10.104  | SOLD       |
| Ranch 1   | 10.41   | \$ 167,000 |
| Ranch 2   | 10.223  | PENDING    |
| Ranch 3   | 10.223  | \$ 149,000 |

| Lot      | Acreage | Price      |
|----------|---------|------------|
| Ranch 4  | 10.178  | \$ 138,000 |
| Ranch 5  | 10.513  | \$ 137,000 |
| Ranch 6  | 10.416  | \$ 135,000 |
| Ranch 7  | 10.627  | PENDING    |
| Ranch 8  | 17.223  | \$ 225,000 |
| Ranch 9  | 10.164  | SOLD       |
| Ranch 10 | 10.484  | SOLD       |
| Ranch 11 | 10.66   | SOLD       |
| Ranch 12 | 10.45   | SOLD       |
| Ranch 13 | 11.063  | SOLD       |
| Ranch 14 | 12.979  | SOLD       |
| Ranch 15 | 19.545  | SOLD       |
| Ranch 16 | 10.377  | \$ 142,000 |
| Ranch 17 | 10.124  | PENDING    |
| Ranch 18 | 10.138  | \$ 140,000 |
| Ranch 19 | 10.058  | SOLD       |
| Ranch 20 | 10.013  | SOLD       |
| Ranch 21 | 11.624  | SOLD       |



## SHOWCASE RANCHES



**RANCH #9K**  
**\$274,000**

**17.223 Acres**

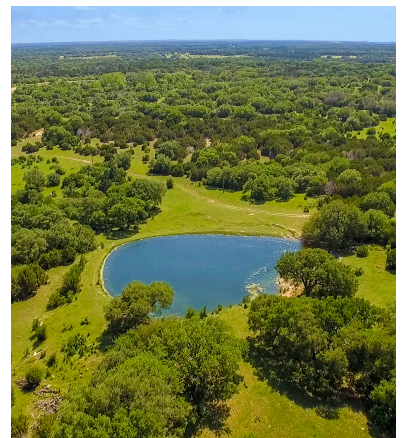
Ranch #9K is one of the largest tracts still available on the Property. It is prominently placed at the crossroads of Eagle Nest & Crows Ranch Road and directly across from the front entrance to the Bar -V- Bar Ranch.



**RANCH #18**  
**\$140,000**

**10.138 Acres**

Located near the edge of the Bar -V- Bar, Ranch #18 boasts easy access to FM 2484 and the towns of Salado & Killeen.



**493 ACRE HERITAGE TRACT**  
**Please inquire for Pricing**

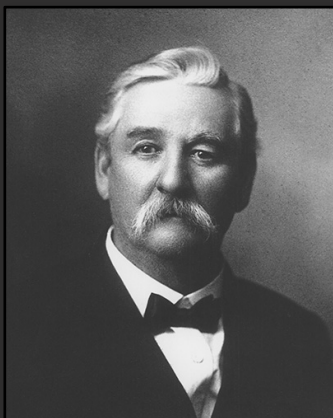
**493.35 Acres**

As part of the Ranches at Bar -V- Bar Masterplan, several Heritage tracts have been held in reserve for the right buyer. These tracts have special features & history that set them apart from the rest. Please inquire with the Ranch Investments Team for more information on Pricing.

# THE MONTEITH LEGACY



EST. 1905



The Ranches at Bar-V-Bar represents the first ever partition of our Texas ranch. Founded in 1905 by Arthur MacArthur Monteith, the ranch has been in continuous operation for over 114 years. Arthur Monteith was the epitome of the country gentleman of his time, practicing law in the hills of Salado and Belton until his death in 1913. His son, Walter Embree Monteith took over the management of the ranch and established our iconic -V- brand, which has been synonymous with fine hoof stock for generations. Walter led a colorful and distinguished life. He fought with the British in the Boer War in South Africa, served as a District Judge in Harris County and was elected Mayor of Houston in 1929. He then became Chief Justice of The First Court of Appeals of the State of Texas until his death in 1953. Despite his career obligations, he made time to spend every holiday and most weekends at his beloved -V-. Walter's heirs are also attorneys and have prepared the community's covenants and restrictions to the exacting standards of Arthur and Walter Monteith. Our collective family goal is to protect property values, maintain a classic hill country setting and be good neighbors. Several generations of Monteith's still live on the ranch and plan to be buried there, just as their ancestors have done.

We look forward to sharing our special ranch with you and your family. We are proud to close each ranch sale at Monteith Abstract and Title Company which was founded by Arthur Monteith in 1876.

Sincerely,

*Dorrance and Lynn Monteith  
Walter and Cheryl Monteith  
Mary Frances Monteith  
Stephen Monteith Clarke II*



# Centrally Located in Bell County



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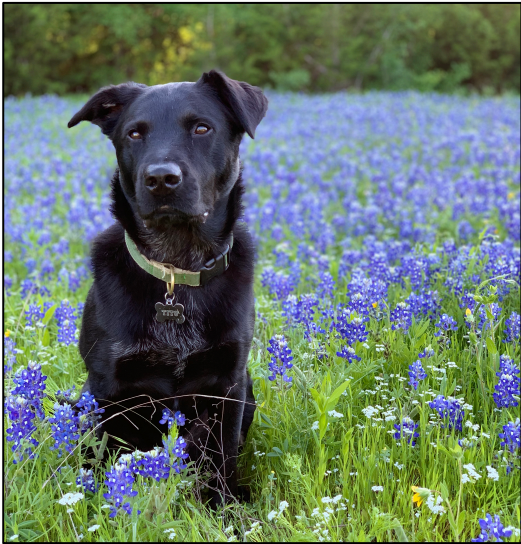


| Nearby Towns | Distance   | Drive Time |
|--------------|------------|------------|
| Salado       | 6 Miles    | 7 Mins     |
| Killeen      | 10 Miles   | 14 Mins    |
| Belton       | 13.5 Miles | 15 Mins    |
| Temple       | 21 Miles   | 23 Mins    |
| Georgetown   | 30 Miles   | 30 Mins    |



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