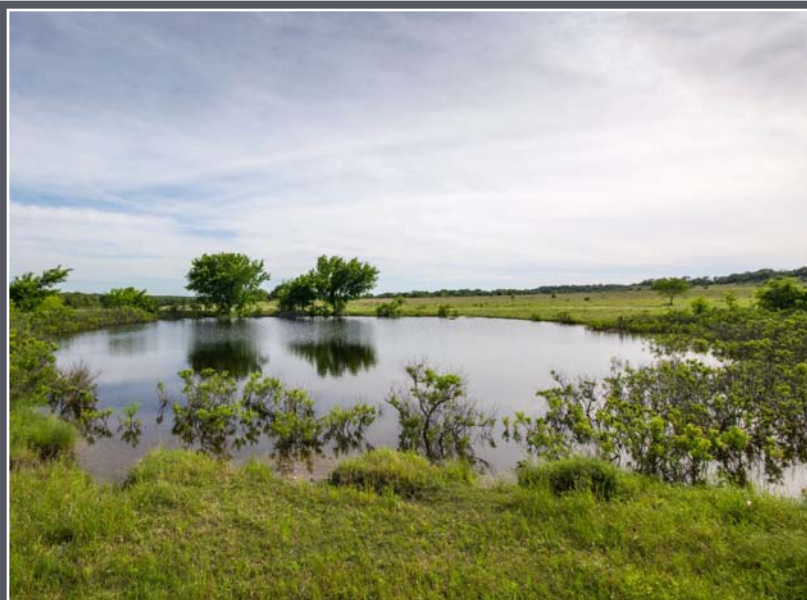


0 FM 580

LAMPASAS, TEXAS 76550

\$649,000

216 Acres



Dave Murray, Broker,
REALTOR®, CRS
Cell: 512-751-6060
E-mail: Dave@dmtx.com

dmtx.com



Coldwell Banker United

CR 3640 Lampasas County

216 acres

Location

Located approx. 2 miles west of Topsey, Texas, with access off of FM 580 to the north of the road.
30 minutes to Killeen, Texas & 20 minutes to Lampasas, Texas.

Land

The land features rolling hills, and areas of elevation to the north of the tract. There are mature trees, including oaks, interspersed throughout, as well as areas of dense cover.

Water Features

There are multiple ponds on the property. There are also intermittent wet weather creeks.

Utilities

There is one well on the property. Septic is needed, and there is currently electricity available on the property.

Wildlife

There is an abundance of white-tail deer, turkey, and other native wildlife on the property. The property is currently used in a hunting capacity.

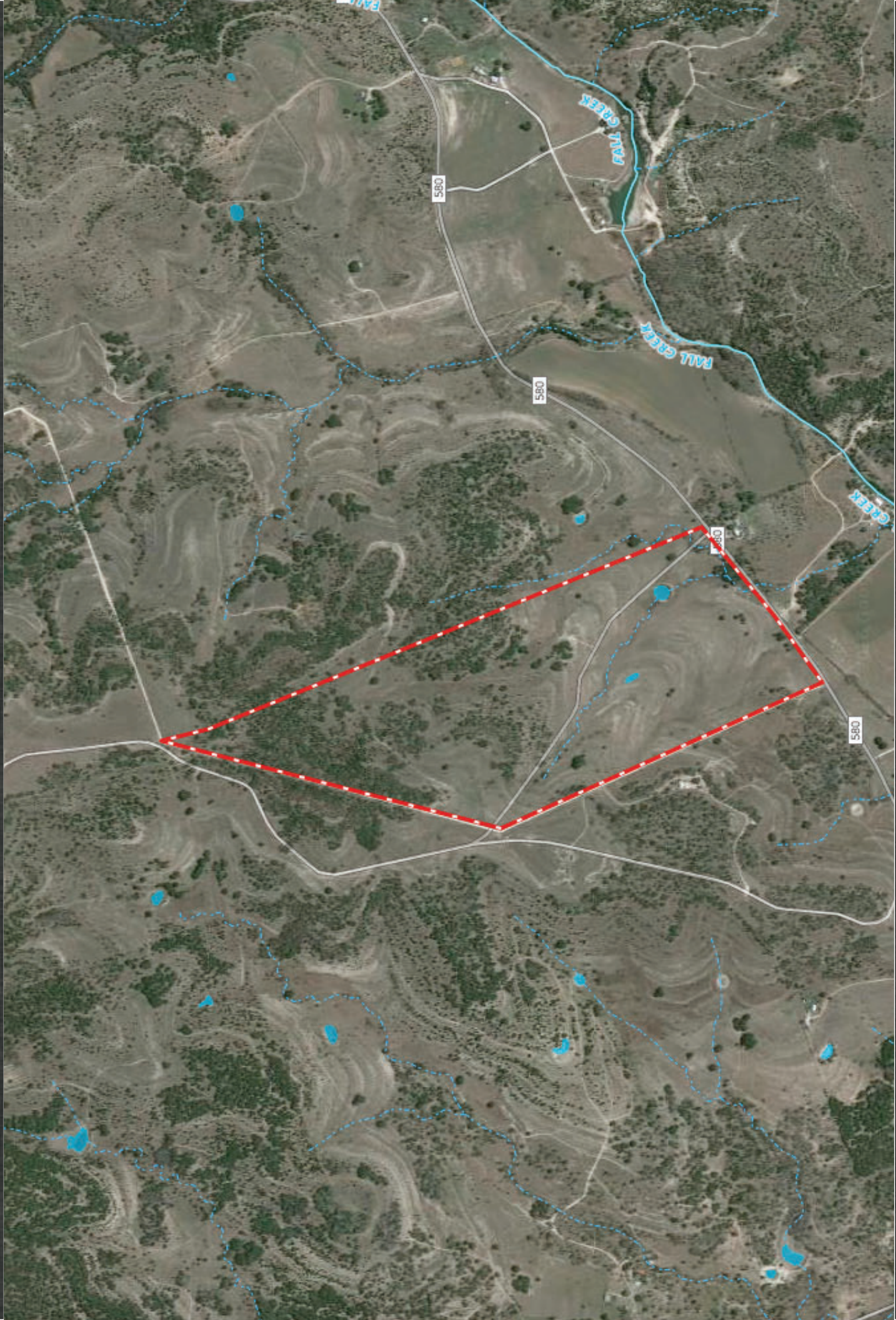
Taxes & Exemptions

There is currently an Agricultural exemption in place. Taxes are currently at approx. \$423 per year.

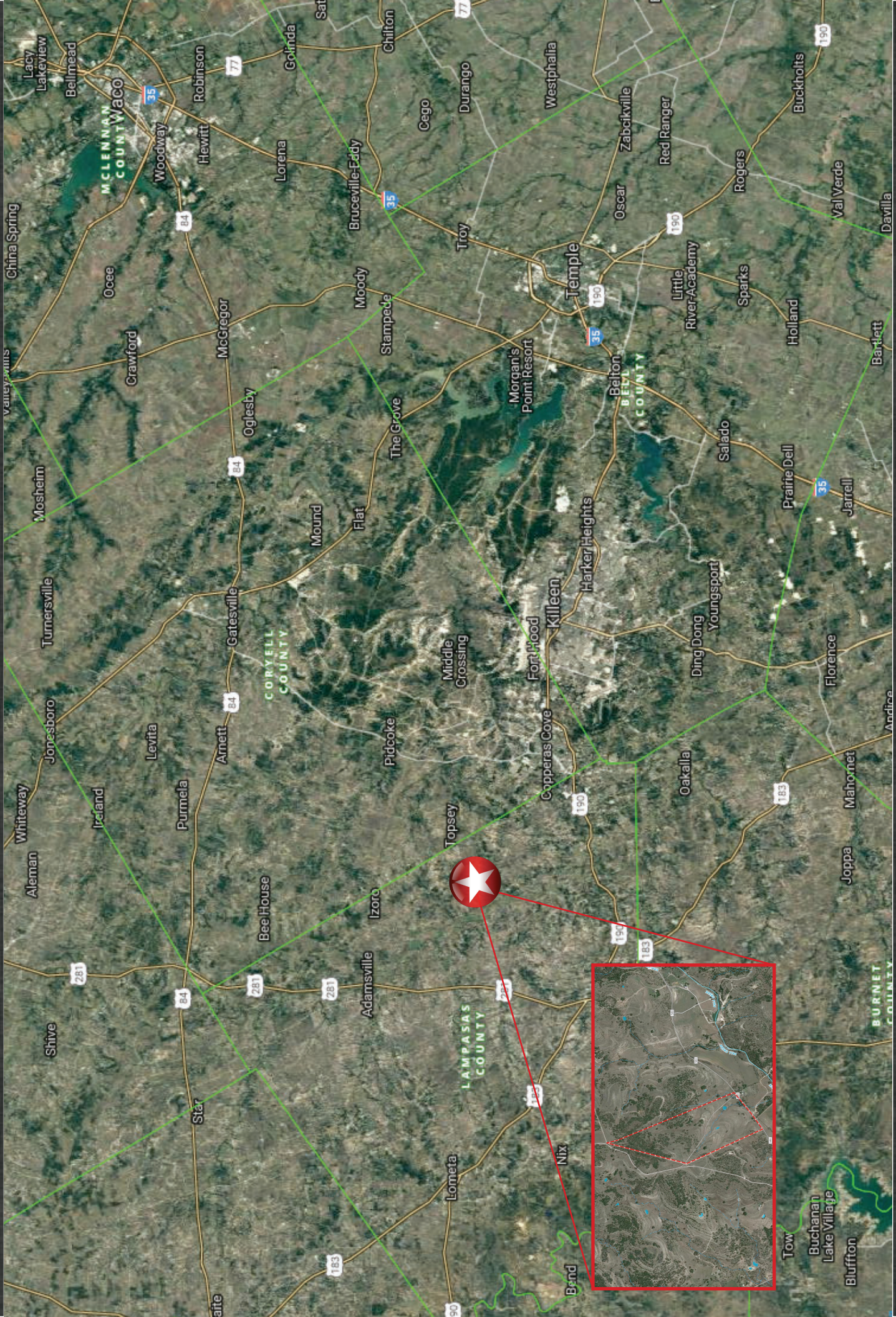
These 216 Acres are located northeast of Lampasas, and 25 minutes West of Killeen, Texas, and make an ideal hunting destination. The property has rolling hills, with areas of dense cover. Great pond towards the south of the property. The location is very private, but there is frontage off of FM 580 making for easy access. Views are present from the north side of the property where there are elevations. This property could serve a variety of purposes, including a great recreational ranch.

216 ACRES - LAMPASAS COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker

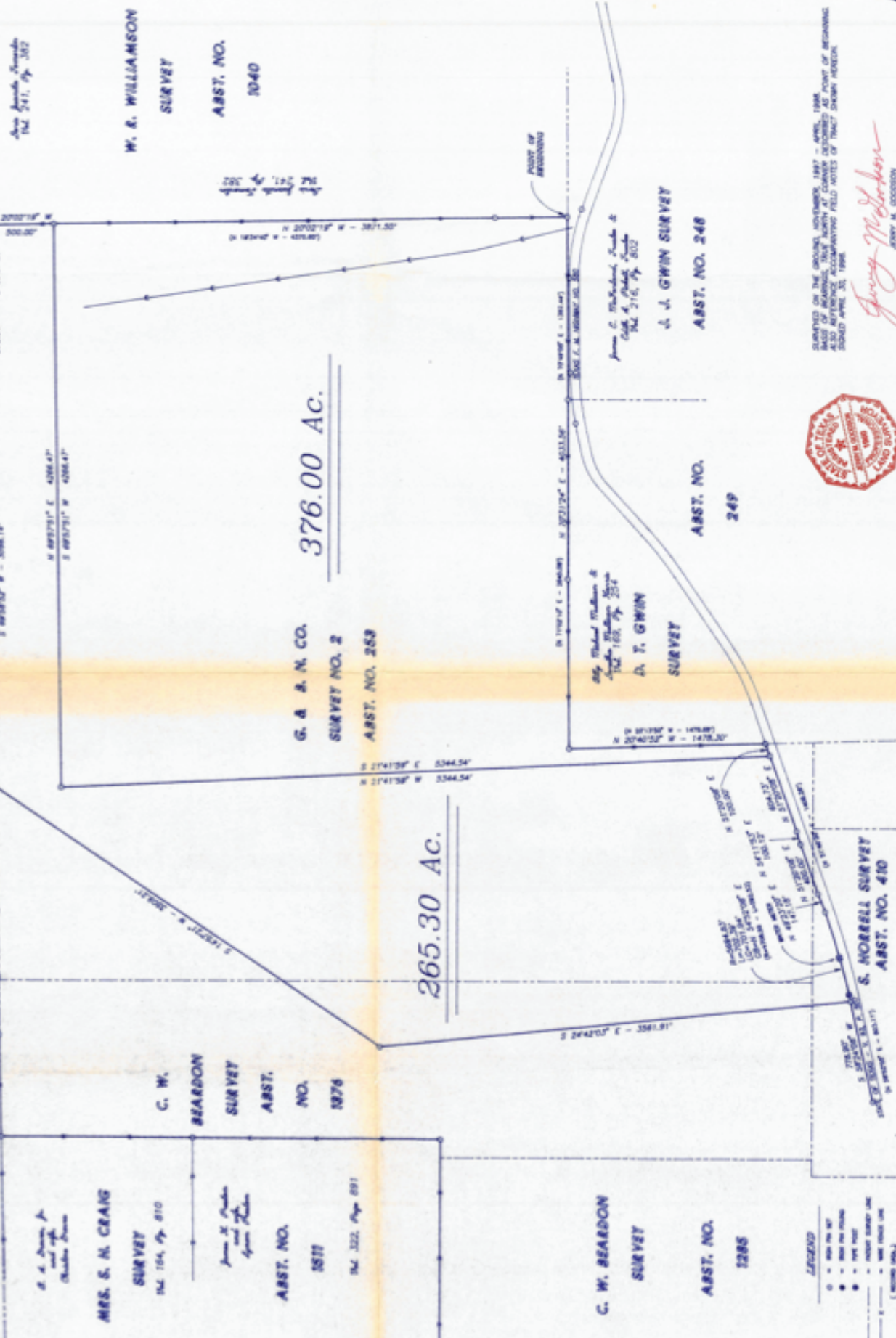






PLAT SHOWING TWO TRACTS OF LAND IN LAMPASAS COUNTY, TEXAS.

MADE FOR: PICO DRILLING COMPANY



SURVEYED ON THE GROUND NOVEMBER, 1937 - APRIL, 1938
BASIS OF BEARING, TRUE NORTH AT CORNER DESCRIBED AS POINT OF BEGINNING
ALSO REFERENCE ACCOMPANYING FIELD NOTES OF TRACT SHOWN HEREON
DATED APRIL 30, 1938.

Jimmy M. Gordon
JIMMY M. GORDON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1940

