

# 0 FM 580

LAMPASAS, TEXAS 76539

## \$1,128,000

376 Acres



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Coldwell Banker United







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376 Acres

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## Location

This property is located to the northeast of Lampasas, TX and situated 4 miles west of the town of Topsey, TX. Nearby is Killeen and Temple, Texas.

## Land

The land is beautiful Hill Country in the heart of Texas. There is a variety of terrain and some great elevations with expansive views. There are level pastures, sloping hills, and slightly terraced sites. There is an intermittent creek than runs through the property, as well as a limestone outcropping. There is a good amount of cover on the land, as well as mature oak trees.

## Improvements

There are currently 3 wells on the property, with 2 currently functioning nicely. There is septic at the home site. There is a water tank towards the north end of property.

## Wildlife

The property is surrounded by large acreage tracts, and there are nicely wooded areas that make a habitat for native wildlife such as whitetail deer, turkey, and more.

## Home

There is smaller home towards the southeastern side of the property, perched on a nice building site with great views to the north and south. The home is in need of complete renovation, or could be replaced with a new cabin. It is a great build site, also flanked by massive oak trees.

## Taxes & Restrictions

Taxes are currently at approx. \$950 per year. There is currently an AG exemption in place. Some restrictions in place: No trailers or mobile homes, No structure to be placed within 200 ft. of border of the property, no dumping ground, see MLS attachment for full list.

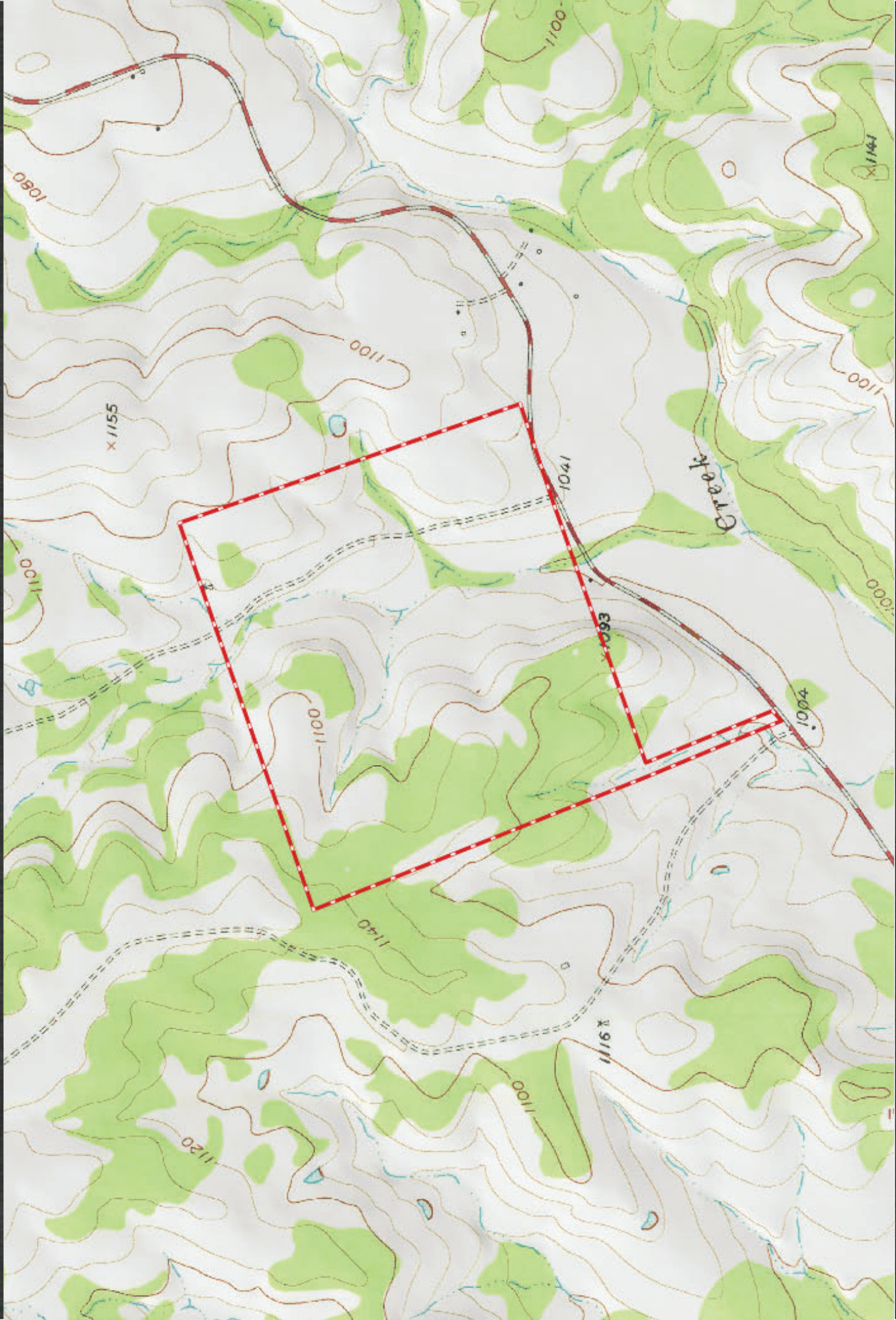
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**This property is a great hunting and recreational ranch, with some great elevations that offer panoramic Texas Hill Country views. It could make a fantastic weekend destination for the hunter or the person that wants to get away from the city. There is a variety of terrain, including sloping hills, level pasture, and limestone outcroppings. An intermittent creek runs through the ranch, and there is a good amount of cover making this an ideal hunting situation. A small home sits on a hill to south of the property, that is in need of renovation. Perfect build site, with massive oaks and views to N/S. 2 functioning wells are on the property, as well as septic. Incredibly peaceful property in the heart of Texas.**

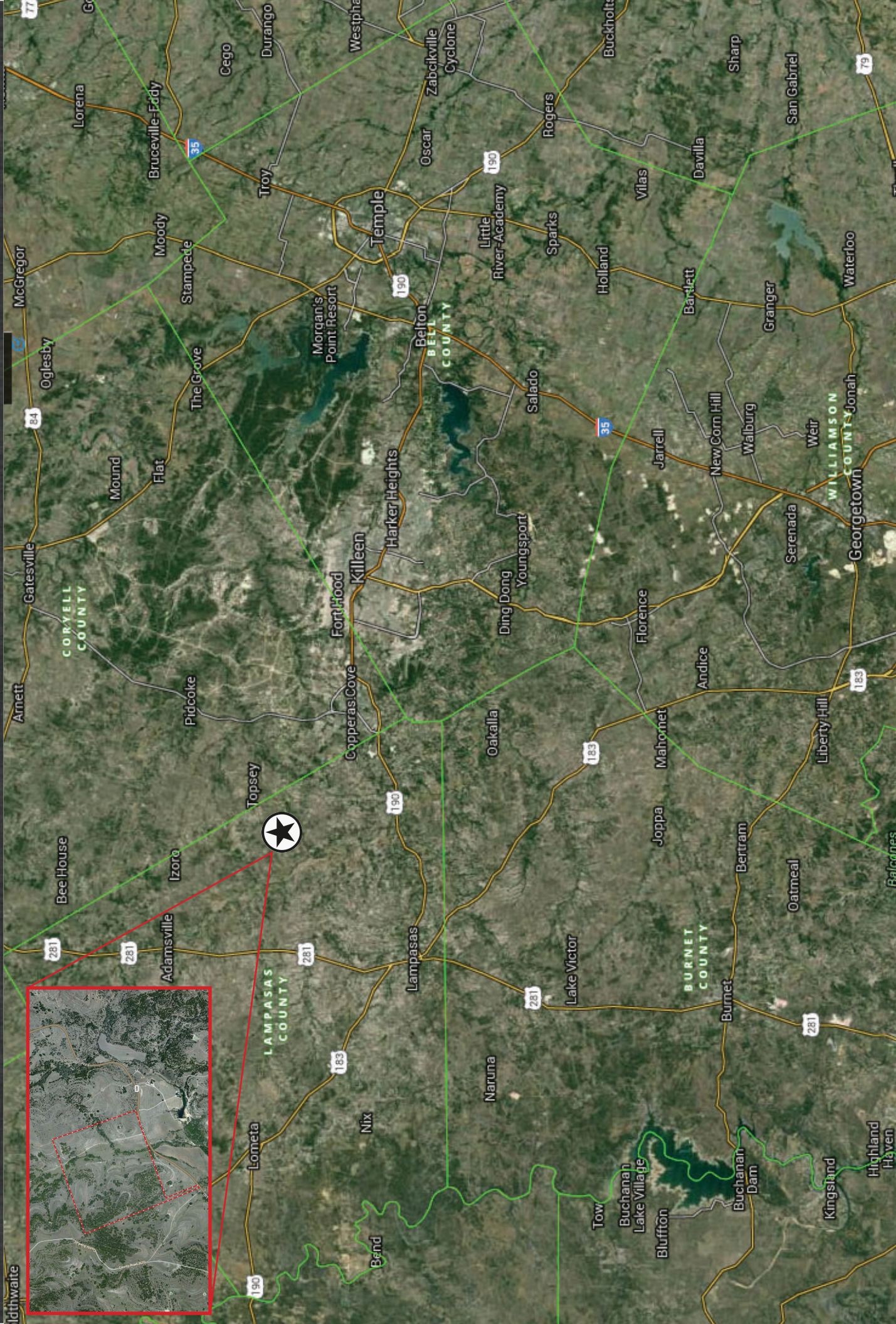








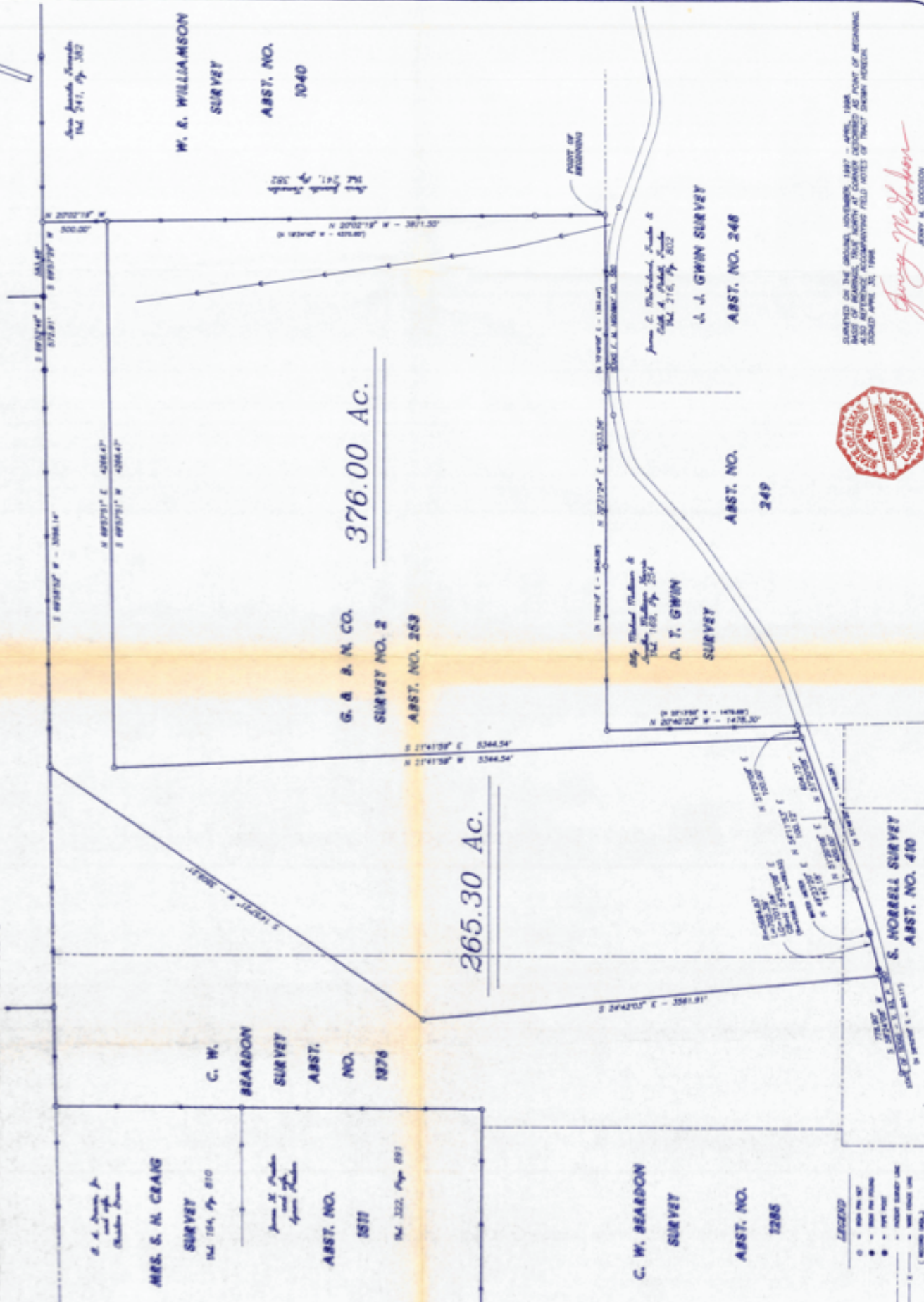






# PLAT SHOWING TWO TRACTS OF LAND IN LAMPASAS COUNTY, TEXAS.

MADE FOR: PICO DRILLING COMPANY



SURVEYED ON THE GROUND NOVEMBER, 1897 - APRIL, 1898.  
BASIS OF BEARING, TRUE NORTH AT CORNER DESCRIBED AS POINT OF BEGINNING.  
ALSO REFERENCE ACCOMPANYING FIELD NOTES OF TRACT SHOWN HEREON.  
JULY 30, 1898.

*Jerry M. Gordon*  
JERRY M. GORDON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1940