



## ★ FIELD RANCH ★



Burnett County, Texas • \$565,000 • 93.81 Acres

**This property is 93.81 High Fenced acres located midway between Burnet and Lampass** with access from US HWY 281. Only 1 hour from Austin. This ranch is made up of rolling topography, making it feel much bigger. It contains good, heavy tree cover consisting of big Live Oak, Spanish Oak, and Cedar with some small clearings that grow native grasses but could be converted into food plots. Currently, deer, doves, occasional quail, hogs and varmints can be found and there is a small pond and a wet weather creek that livestock and wildlife use for water. The property has currently an agriculture exemption in place. Run your own livestock or imagine growing huge bucks to harvest, or you could get paid the big money by trophy hunters for your efforts!

**Directions:** From Burnet go 10 miles north on Hwy 281, from Lampasas go 12 miles south Hw 281. Property entrance on west side of highway.

**Listing Agent:** Greg Collins - [greg@txranchbrokers.com](mailto:greg@txranchbrokers.com) - 512-525-1851