

Procter P7 Lampasas River Ranch

305.82± acres | \$5,046,000 | Kempner, Texas | Lampasas County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Procter P7 Lampasas River Ranch

The Procter P7 Lampasas River Ranch is located in eastern Lampasas County, 5 miles northwest of Kempner, Texas with Lampasas being 7 miles to the west and Copperas Cove 10 miles to the east. Access is provided at the termination of old FM 1715, which is approximately 500 feet from the current FM 1715. The property's entire eastern boundary is along the Lampasas River and its north boundary is Lucy Creek with approximately 4,500 feet of frontage on the Lampasas River and approximately the same amount of frontage along Lucy Creek. The Procter P7 Lampasas River Ranch, consisting of 305.82± acres, has been owned and operated by the same family for many years.

The property has been operated for cattle and hay production. Approximately 100 acres of bottom land is improved with coastal Bermuda grass and produces an excellent hay crop each year. There are large oaks, pecans, and elm trees along the river and creek. Approximately half the ranch is upland with areas of dense cedar with Live oaks and Spanish oaks scattered throughout. Several areas have a good turf of Klein grass with the remainder being native grasses and forbes. The elevations range from 860 feet along the river to 980 feet above MSL on the hilltops. There is a 20-foot transition from the bottom land to the upland which provides spectacular views of the river bottom and surrounding countryside.









IMPROVEMENTS / WATER FEATURES

The improvements include a 1,500sf frame farmhouse that has been remodeled and well maintained as a hunting cabin. Water is provided to the house by Kempner Water Supply. In addition to the river and creek, there are two stock tanks that provide year around water for livestock and wildlife.

HUNTING

The hunting is considered very good in the area. Whitetail deer, turkey and hogs can be found on the property. Duck and dove hunting is provided by the stock tanks. Fishing is excellent in Lucy Creek and the Lampasas River, plus one of the stock tanks is stocked with catfish as well.



















MINERALS

Wind and solar energy rights will transfer. The remainder of the mineral rights are negotiable.

PRICE

\$5,046,000 (\$16,500 per acre)

REMARKS

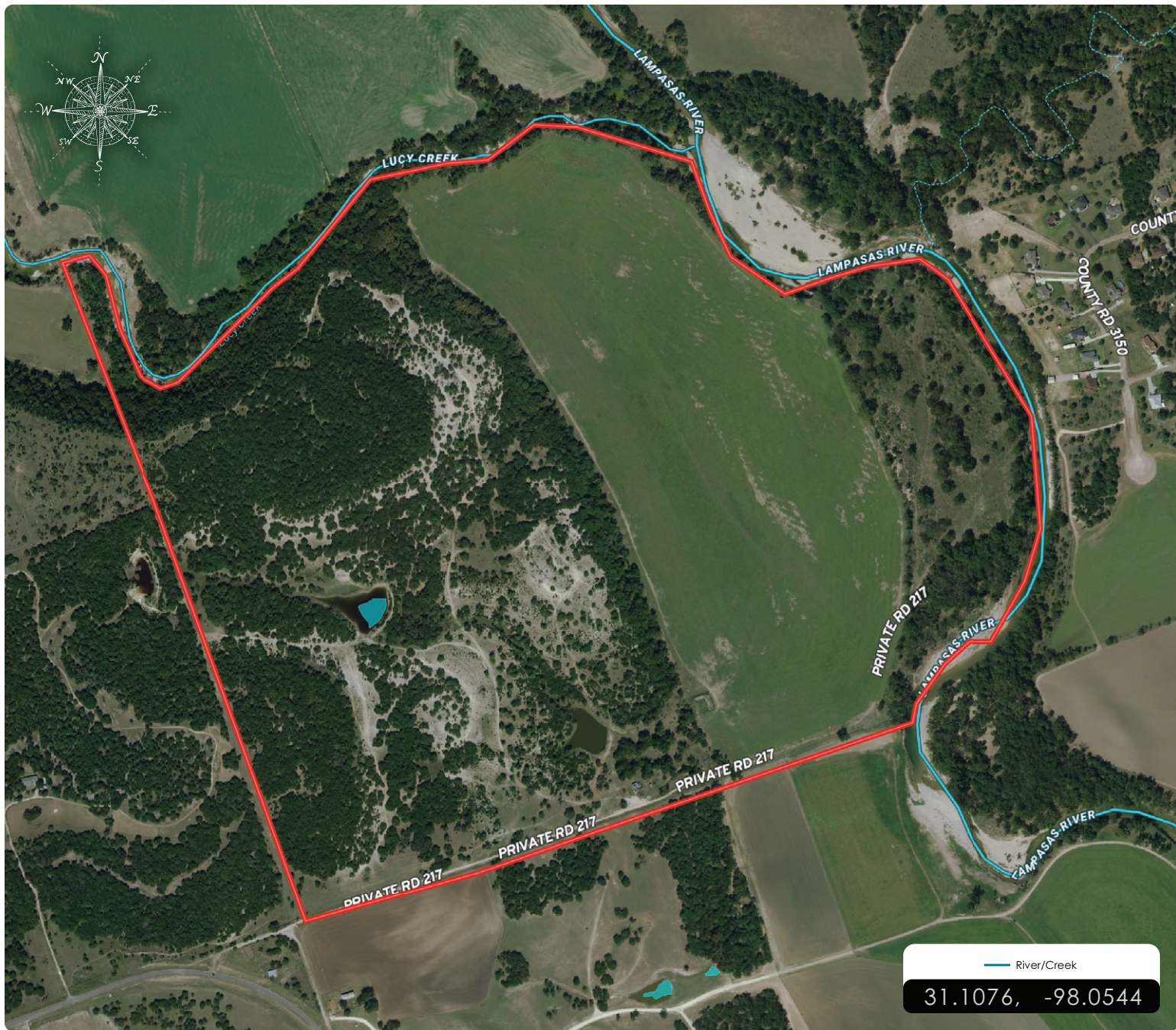
The ranch has endless recreational opportunities as well as income potential from livestock and hay production, plus development potential with small acreage tracts throughout the area.

For more information or to schedule a showing, please contact Robby Vann at (512) 423-8112.









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Kempner

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FARM - RANCH SALES AND APPRAISALS

ROBBY VANN, ARA

Real Estate Sales Agent • TX
General Certified Appraiser • TX

(512) 423.8112
robby@csmansion.com

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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