

Procter P7 Patterson Creek Ranch

297± acres | \$2,227,500 | Lometa, Texas | Lampasas County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Procter P7 Patterson Creek Ranch

The Procter P7 Patterson Creek Ranch is located in north central Lampasas County, 12 miles north of Lampasas, Texas with Lometa being 11 miles to the west. The property's entire eastern boundary is along CR 2109. The Procter P7 Patterson Creek Ranch, consisting of 297± acres, has been owned and operated by the same family for many years.

The ranch has been operated for cattle and hay production. The property has approximately 4,000 feet on both sides of Patterson Creek, which flows in a southeasterly direction across the northern half of the ranch. There are large live oaks, pecans, and hackberry trees along the creek.

Approximately 40 acres have been cultivated recently in hay and the majority of the remainder of the ranch has a good turf of Klein grass and other native grasses. The elevations range from 1,240 feet along the creek to 1,340 feet above MSL on the mesa on the south half of the property providing spectacular views of the surrounding countryside.









IMPROVEMENTS / WATER FEATURES

The improvements include a small 1,300 sf hunting cabin in good condition, a small barn, livestock shed and corrals. There is a good water well that provides water to the improvements. In addition to Patterson Creek, there are three stock tanks and small tributaries that provide year around water for livestock and wildlife.



















HUNTING

The hunting is considered good in the area. Whitetail deer and hogs can be found on the property. Duck and dove hunting is provided by the stock tanks along with fishing. This area is also good quail habitat.

MINERALS

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

PRICE

\$2,227,500 (\$7,500 per acre)

REMARKS

The ranch has development potential with approximately 1 mile of county road frontage. Ranches on both the east and west sides of this ranch have been developed into ranchettes of 10 to 25 acres. Corix community water is available in the area.

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



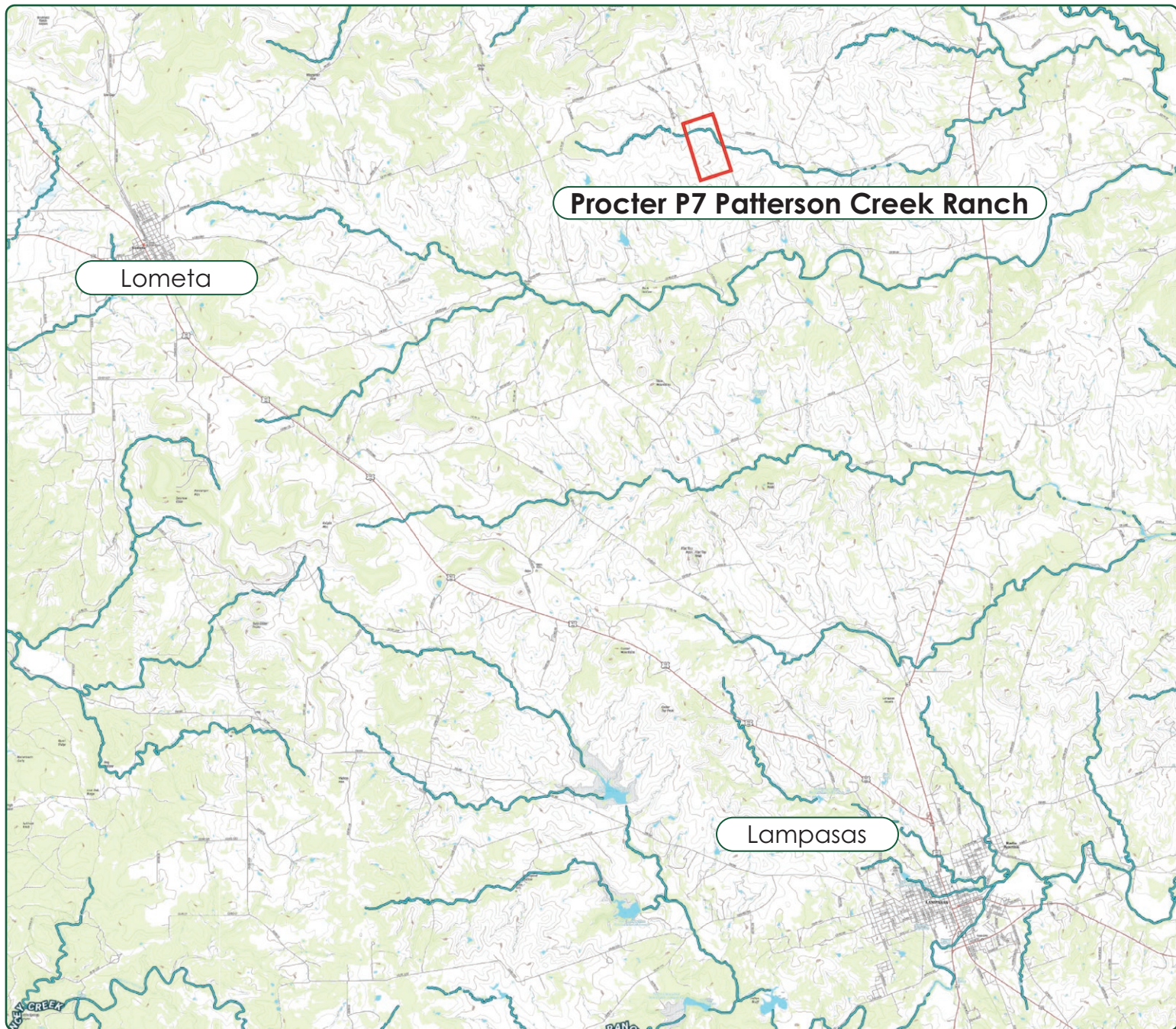






— River/Creek

31.2436, -98.2448



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For virtual brochure & more info visit,



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