

P7 Juanita Ranch

207.39± acres | \$1,650,750 | Lampasas, Texas | Lampasas County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

P7 Juanita Ranch

Property Description

The P7 Juanita Ranch is located in north-central Lampasas County, 8 miles north of Lampasas, Texas and approximately 3 miles east of US Highway 281. The property's eastern boundary is along paved CR 3420 with approximately 3,200 feet of frontage. The ranch consists of approximately 207 acres and has been owned and operated by the Procter family for many years. The property has been operated for cattle and hay production.

The terrain is rolling and scenic with scattered mature mesquite, hackberry, cedar, and live oak trees. The soils range from fine sandy loam to clay loam with some rock outcroppings along the slopes. It has a good turf of native and improved grasses. The ranch is well watered with five stock tanks and a water well. There is also a community water line along the county road with a water tap on the ranch, although not currently being used. The elevations range from 1,180 feet along the creek to 1,200 feet above MSL. The property provides good views of the surrounding countryside.











Improvements

The ranch has a good set of pipe and welded wire corrals. There is an old, manufactured home that is no longer livable near the corrals. The perimeter fencing is good and includes about 2,000 feet of high fence along the north boundary. There is some across fencing as well.









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 has some of the best dove hunting in the county.

Minerals

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

Price

\$1,650,750 • \$7,950 per acre

For more information or to schedule a showing, contact Robby Vann at (512) 423.8112







Lometa

P7 Juanita Ranch

Coppera Cove

Lampasas



31.1890, -98.1428



CO RD 3420

1200

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