

Hill School Creek Ranch

132± acres | \$2,904,000 | Lometa, Texas | Lampasas County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Hill School Creek Ranch

Property Description

The Hill School Creek Ranch is located in central Lampasas County, eight miles east of Lometa, Texas and ten miles northwest of Lampasas. The property has access along two county paved roads with approximately one-third mile of frontage along CR 2200 and ½ mile along CR 2275. The Hill School Creek Ranch consists of approximately 132 acres and has approximately 3,700 feet of frontage along School Creek.

The property has been operated in recent years for cattle production and hunting. School Creek is a prominent creek that forms the ranch's southern boundary. This spring-fed creek has a rock bottom and deep holes that have water year-round. There are large live oaks, blackjack post oaks, and elm trees along the creek in the southern portion of the ranch. The northern portion of the ranch is more open with large mesquite, elms, and hackberry trees with some mesquite and cedar regrowth. The terrain is rolling. The elevations range from 1,200 feet along the creek to 1,260 feet above MSL on the north end of the property.







Improvements

There are no structural improvements. Electricity is available from Hamilton Electric and power lines are located nearby. Corix Utilities provides water to the area.

Hunting • Wildlife • Recreation

The hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property. Duck and dove hunting is provided by the creek and stock tank, along with fishing.









Minerals

The owned mineral rights are negotiable.

Price

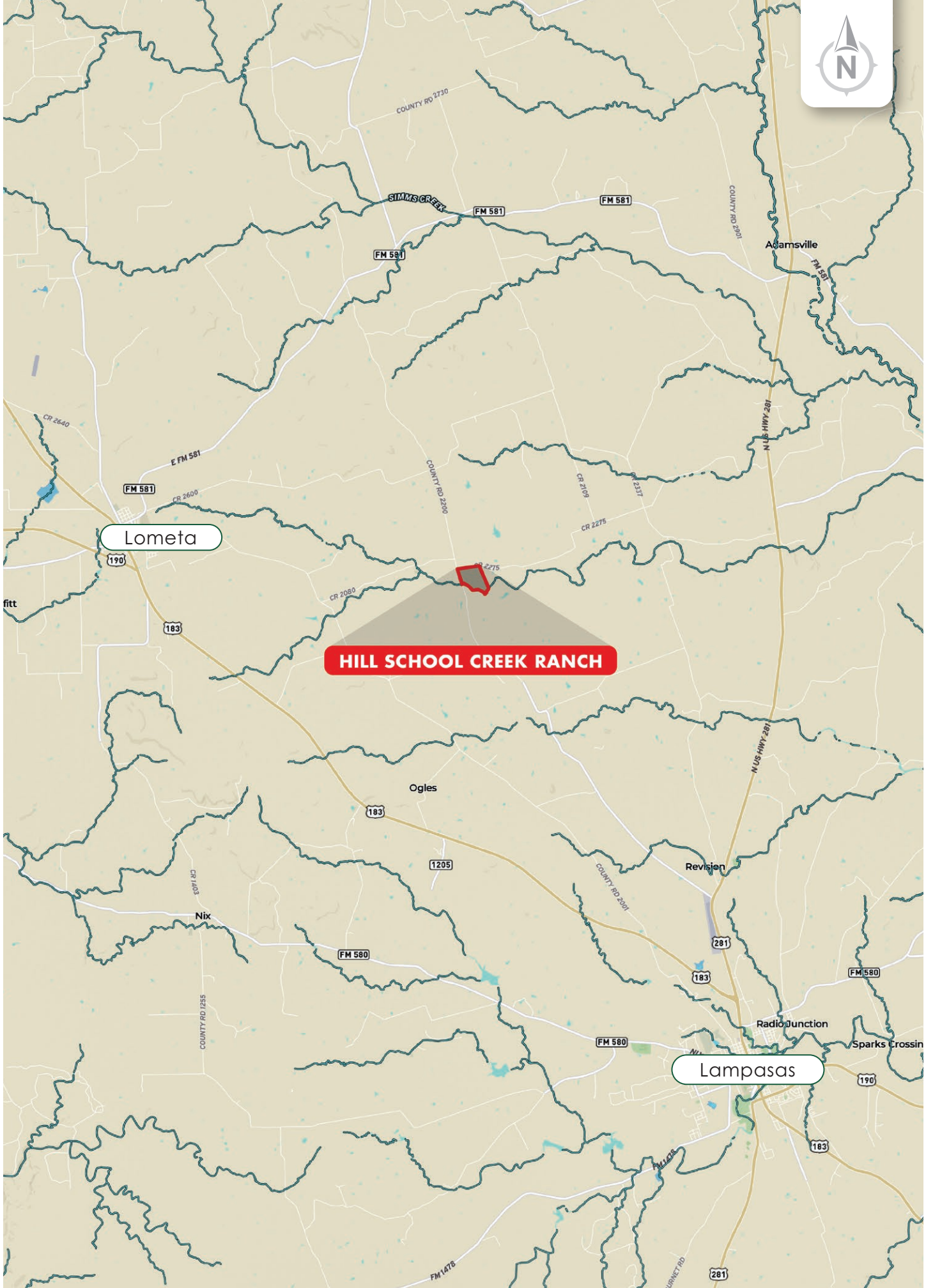
\$2,904,000 • \$22,000 per acre

Remarks

This property is a great livestock, hunting, and investment opportunity.
There is an additional 166 acres available as well.

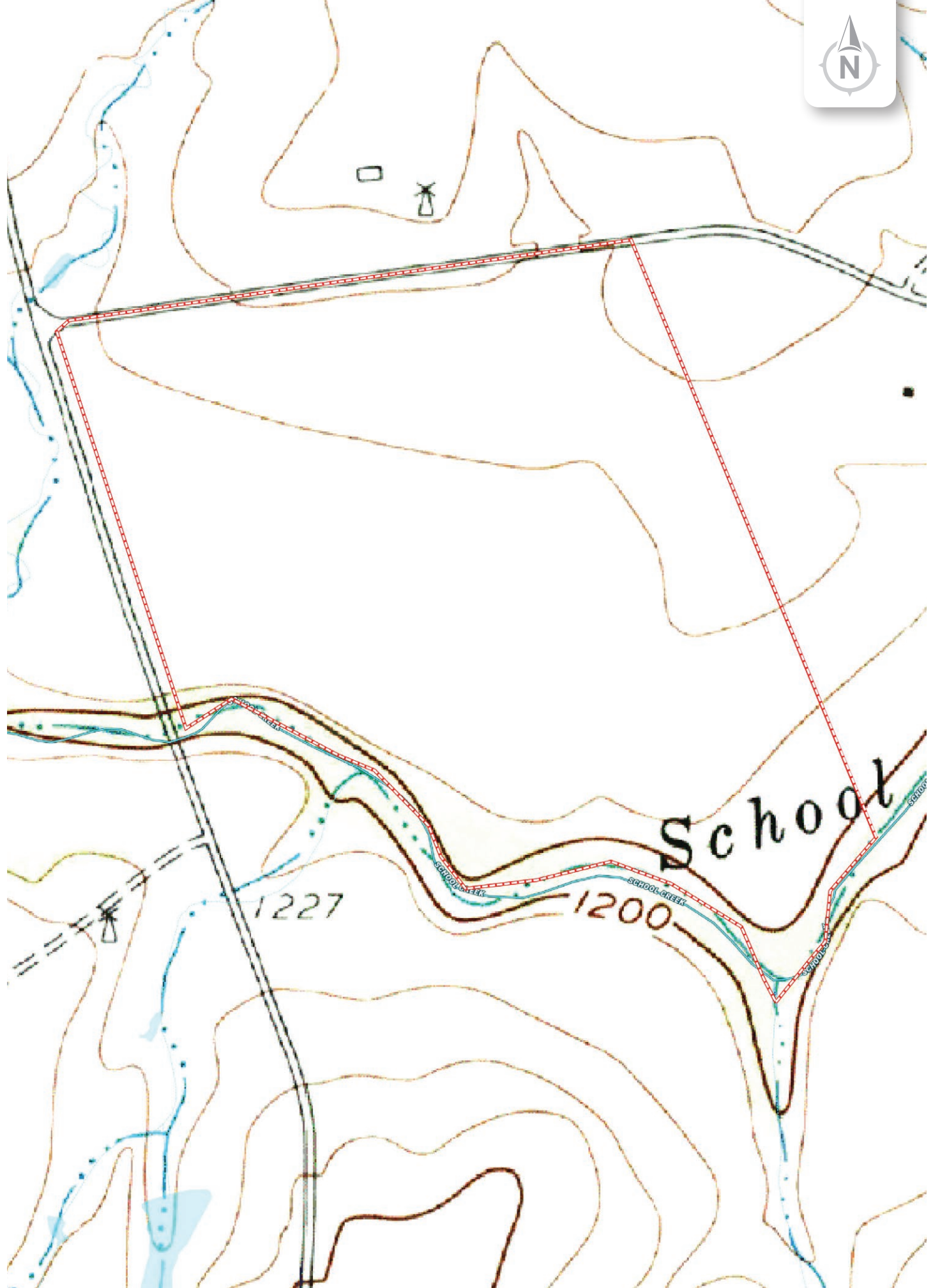
Call Robby Vann at (512) 423.8112 today for more information or to schedule a showing.







31.2048, -98.2762



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Robby Vann, ARA

Real Estate Sales Agent • TX
General Certified Appraiser • TX

(512) 423.8112

robby@csmansion.com



Scan QR Code for more details on the Hill School Creek Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

