

County Road 2200 83 Acres

83± acres | \$996,000 | Lometa, Texas | Lampasas County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

County Road 2200 83 Acres

Property Description

This 83-acre tract is well located in central Lampasas County, seven miles east of Lometa and eleven miles northwest of Lampasas. The property has approximately 1,700 feet (1/3 of a mile) of frontage along paved CR 2200. The ranch has 360-degree views of the surrounding countryside for miles.

The property has been operated in conjunction with a larger ranch for cattle production and hunting. The terrain is rolling with elevations from 1,280 feet along the draw in the south boundary to 1,340 feet above MSL on the high mesa near the northern portion of the property. The views are spectacular from most locations on the ranch. There is a good turf of native grasses including bluestem grasses. The property is mostly open with scattered mesquite and cedar. There is a prominent draw that runs in a southerly direction along the west side of the property. A good stock tank and a smaller pond are located along this draw.





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.

Wildlife • Hunting

The hunting is considered good in the area. Whitetail deer are found on the property, along with other native game. Duck and dove hunting is provided by the stock tanks, along with fishing.









Minerals

The owned mineral rights will convey.

Price

\$996,000 • \$12,000 per acre

Remarks

This property is a great livestock, hunting, and investment opportunity.
There is additional adjoining acreage available as well.

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





Lometa

COUNTY ROAD 2200 83 ACRES

Ogles

Revision

Nix

Lampasas

Radio Junction

Sparks

COUNTY RD 2730

SIMMS CREEK

COUNTY RD 2901

Adamsville

FM 581

CR 2600

183

190

COUNTY RD 2200

CR 2069

CR 2331

CR 2275

CR 2080

183

1205

FM 580

281

183

FM 580

190

183

COUNTY RD 1255

FM 580



COUNTY RD 2200

COUNTY RD 2200

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COUNTY RD 2200

COUNTY RD 2200

COUNTY

31.2158, -98.2800



CO RD 42

1300

1300

CO RD 2080

Center
Cem

CO RD 39

School Cr

1200

SCHOOL CREEK

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Robby Vann, ARA

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General Certified Appraiser • TX

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Scan QR Code for more details on the County Road 2200 83 Acres.

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