

Lanham Mountain View Ranch

130± acres | \$1,800,000 | Gatesville, Texas | Coryell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Lanham Mountain View Ranch

Property Description

The Lanham Mountain View Ranch consists of approximately 130 acres and a gorgeous home atop a mountain ridge with fabulous views of the surrounding countryside. It is located in central Coryell County, approximately 7 miles southwest of Gatesville and 13 miles northeast of Copperas Cove, along FM 116. The property has approximately ½ mile of frontage along FM 116 where it crosses over what is referred to locally as "Hard Bargain Mountain." The Lanham's purchased this portion of their ranch in 1998 and began clearing the mountain top to construct their home in the perfect location.

The home was completed in 2008.







Terrain

As you can imagine, the terrain is very diverse with elevations ranging from 1,000 feet along the FM to 1,120 feet above MSL at the homesite. The front half of the ranch is made up of the lower elevation which consists of deep, well-drained, loamy soils. It is mostly open pasture with scattered large live oak and elm trees. There is approximately 25 acres of coastal bermuda in this area that has been used for hay production. The remainder of the ranch along the mountain ridge is limestone clay soils with a dense cover of post oak and cedar trees.



Main House

The main dwelling was built in 2008 and is a Spanish style home with a tile roof and courtyard. The main portion of the home is 3,145 sf and consists of a great room, a large kitchen with an adjoining craft room, a study, and a master suite with a large bathroom and walk-in closet. The utility room with a washer and dryer is located within the master closet. There is also a full bathroom that connects to the study allowing it to be used as an extra bedroom if desired.

Across the courtyard from the main house is a 1,385 sf guest house which includes a game room with a wet bar, two large bedrooms, and a large bathroom. A swimming pool is located in the courtyard along with a large gas chiminea. Across the parking plaza is a large, 2,400 sf, three-car garage with one bay having central heat and AC. The house includes many extras and is very well-designed for entertaining guests or having the grandchildren over for an extended stay.











Farmhouse • Campground

In addition to the main dwelling, there is a small farmhouse that was moved onto the ranch from West Texas. It was the home of the owner's great-grandparents. It has been restored to its original design but with modern features including central heat and air. Located overlooking the large stock pond, it would make a great Airbnb or place for tiny home enthusiasts to enjoy.

Further down on the very north end of the property is the "campground." Here you will find a well-designed entertainment facility with an open pavilion, a large outdoor kitchen, men's and women's restrooms complete with showers, three one-room cabins, and four RV hookups including electricity, water, and septic hookups. This area has hosted weddings in the past and would make a great wedding venue.











Utilities

Community water is provided by Multi-County Water Supply to all the facilities. A water well is located near the large stock pond that has been used to maintain its water level. Another stock pond is located on the south end of the ranch that has water during wet seasons. Electricity is provided by Hamilton Electric and there are four meters on the property.







Hunting • Wildlife • Recreation

The hunting is considered good in the area. The main ranch is high-fenced and improved genetics have been introduced. In addition to the whitetail deer, turkey, and hogs, duck and dove hunting is provided by the stock tanks along with fishing.

Minerals

The owned mineral rights will convey.

Price

\$1,800,000 (Includes 130± acres and all the improvements)

Remarks

This is part of a larger ranch where the seller is downsizing to a smaller dwelling elsewhere on the ranch. This property is well maintained, and the layout is very well suited for entertaining guests and/or providing additional income as an Airbnb and party/wedding venue.

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







Gatesville

**LANHAM
MOUNTAIN VIEW
RANCH**

Copperas Cove

Killeen



COUNTY RD 147

FM 116

FM 116

FM 116

FM 116

FM 116

FM 116

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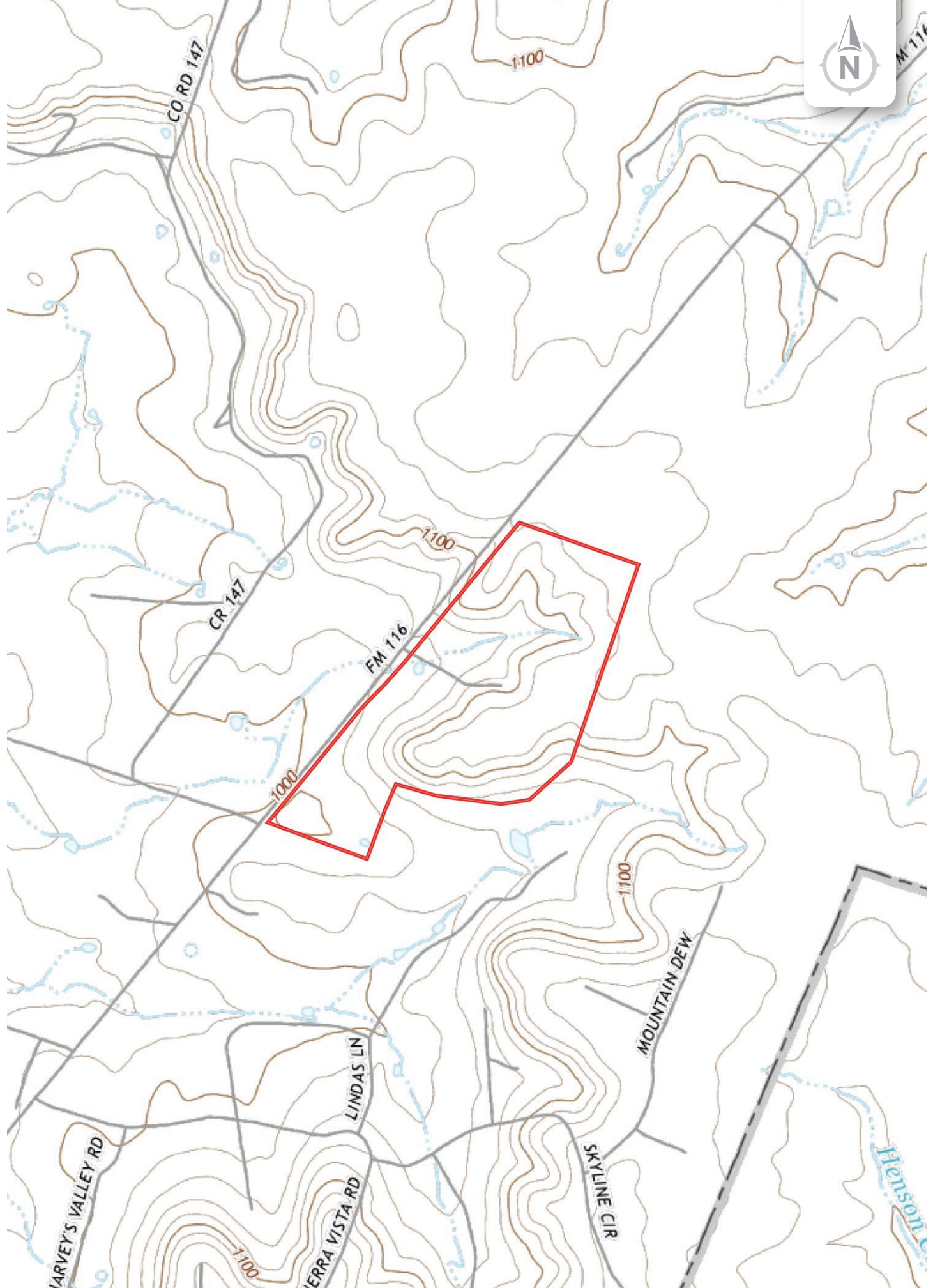
FM 116

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FM 116

MOUNTAINVIEW

31.3488, -97.8496



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Scan QR Code for more details on the Lanham Mountain View Ranch.

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