

# Lorena Starlite Ranch

92.15± acres | \$1,500,000 | Lorena, Texas | McLennan County



*Chas. S. Middleton*

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331

# Lorena Starlite Ranch

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## Property Description

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The 92.15± acre, Lorena Starlite Ranch, is located in southern McLennan County. This is a popular area just 4.5 miles southeast of Lorena, being 2.3 miles south of FM 2837 (Rosenthal Parkway). It has excellent access with approximately 680 feet along the east side of the paved county road Southwinds Drive.

Lorena is a bedroom community along Interstate 35, just south of Waco and approximately 18 miles north of Temple, TX. This is a highly desirable area with many nice homes on acreage tracts. The ranch has a great deal of recreational appeal with its rolling terrain. Yet it is very productive also with fertile clay soils that provide for an excellent turf of native grasses including an excellent stand of Little Bluestem. These fields have been used for hay production in recent years.

Cottonwood Creek passes through the back portion of the ranch and is lined with large trees including Bois d'Arc, elm, hackberry, honey locust, and some mesquite trees. There is a tributary to Cottonwood Creek that crosses the front portion of the property that also has some dense tree cover. The terrain rises forty feet between the two creeks with excellent views of the surrounding countryside. These are seasonal creeks that have holes of water year-round. The creeks, along with a stock pond, provide a good source of water for livestock and wildlife, making an excellent habitat for the whitetail deer that are found on the property. The dove hunting is also good, and some quail have been seen as well. The elevation ranges from 550 feet MSL in the front and mid-section to 510 feet along the creeks.

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## Improvements

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There is a quaint, recently remodeled, 1,200 sq. ft., 3-bedroom cottage home that operates as a short-term rental and is professionally managed by Evolve Vacation Rental ([evolve.com](http://evolve.com)). There is an engineered concrete bridge across the front creek that leads to a new 25x40-foot metal shop with a 17-foot covered porch along one side, two overhead doors, and a walk-through door. The shop is located on the ridge beyond the house.

Located between the home and the shop, along the creek, is the Starlite Glampgrounds. This area has water, electricity, five glamping tents, a commercial septic system, showers, a hot tub, a fire pit, and other popular amenities for glamping. (This area could be used for RV hooks as well.) The Starlite Glamping tents and associated business are available but not included in the asking price ([Starlitetx.com](http://Starlitetx.com)). There are a couple of professionally built berms for outdoor shooting located near the shop. This area has been used as a training area for law enforcement agencies.

There is currently one Levi Water Supply Corporation meter on site. An additional 25 water meters have been reserved for the property when the water supply company expands its capacity in the near future.

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## Minerals

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All seller-owned minerals will convey.

## Price

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\$1,500,000 • \$16,278 per acre

Includes all permanent improvements, but not the glamping business.

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## Remarks

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This is an excellent opportunity to own a nice-sized ranch in a popular luxury homesite area within the Lorena ISD. There is also an established short-term rental business on site for interim or long-term additional income.

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For more information or to schedule a tour, call Robby Vann today at (512) 423.8112.







Waco

Gatesville

Marlin

**LORENA STARLITE RANCH**

Killeen

Temple

Belton

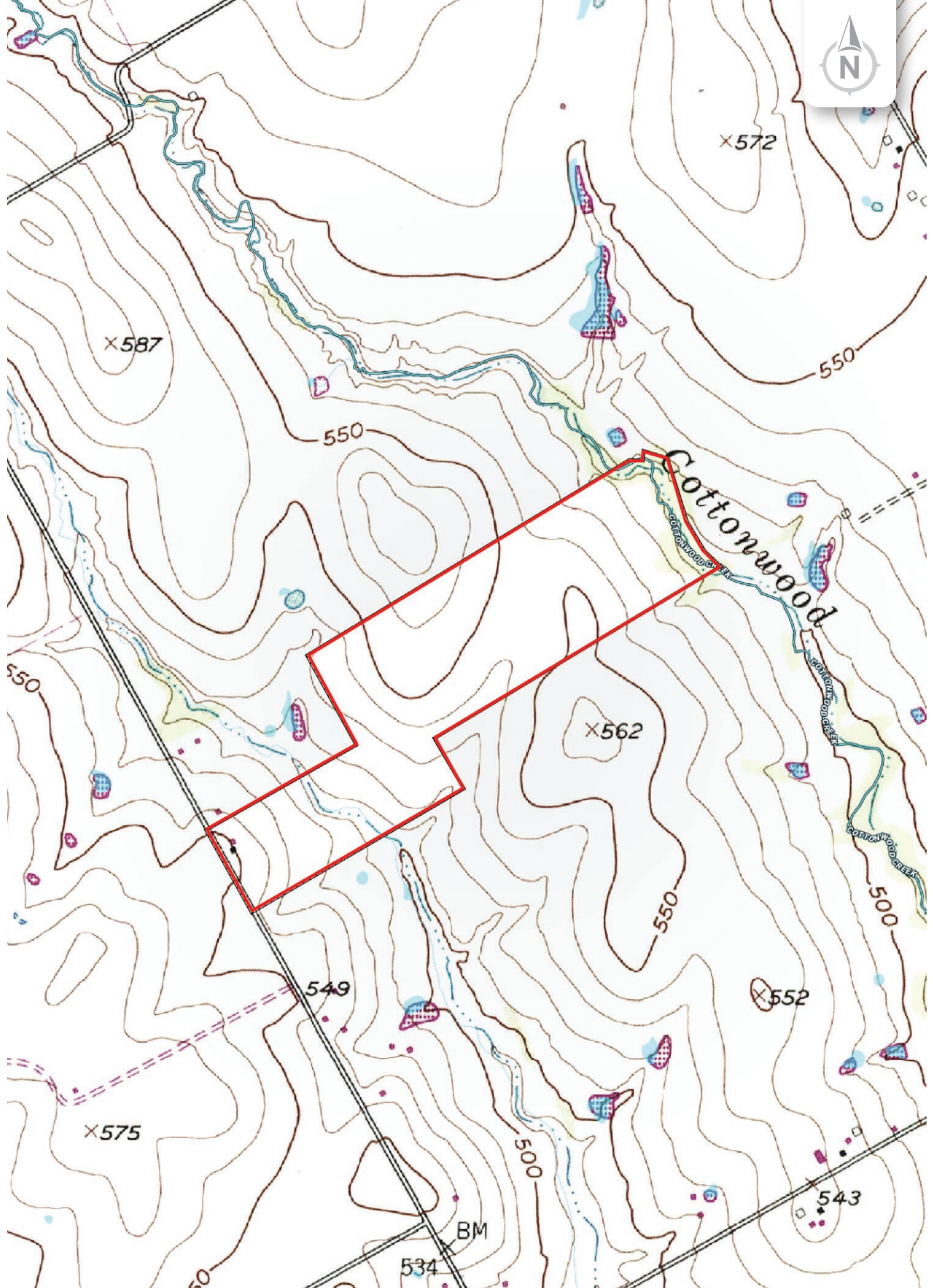
Cameron





31.3578, -97.1594







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