

half-Diamond 'D' Ranch

750± acres | Killeen, Texas | Bell County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

half-Diamond 'D' Ranch

This outstanding recreational/development property has been under the same family ownership for a century, and is now, for the first time ever being offered for sale. This property is located between Georgetown and Killeen, north of Austin. The property has substantial, highly traveled highway frontage and this is one of the last remaining large acreage properties in the expanding Austin Metro area.

This scenic property has substantial frontage on the Lampasas River, including 157 acre feet of adjudicated water rights. Large mature trees line the river, and the ranch has a perfect blend of tree cover and open areas for viewing native game. There is a trinity water well on the property plus four water meters from the City of Georgetown. Improvements include a large two-story rock home and outbuildings.







The half-Diamond 'D' Ranch, spanning 750+ acres in western Bell County near Killeen, boasts a diverse landscape that includes a 5,000-foot stretch along the Lampasas River. With a 150-foot elevation change, offering stunning panoramic views, the property is divided by State Highway 195 and Sharp Cemetery Road into three distinct parcels. The seller would consider selling the parcels separately.

To the west of the highway lies 110+ acres of densely wooded high country, featuring cedar, live oak, and native brush. South of Sharp Cemetery Road, the terrain consists of high ridges and deep canyons, providing a mountainous allure with open ridges dotted with oak trees and wooded canyons harboring cedar trees and springs flowing in wet seasons. The parcel bordering the river showcases open fields with established native grass, complemented by post oaks, pecans, and scattered live oak and elm trees. While some mesquites are present, they are being managed. The river-adjacent land benefits from 157 acre feet of water rights and an irrigation system, with only a portion being within the FEMA floodplain. The ranch's soils vary, with the bottomlands featuring productive clay loam and silty loam, while the high country predominantly consists of Eckrant Purves association soils and rock outcroppings along the slopes.



Ranch History

The historical significance of the half-Diamond 'D' Ranch is evident as it has been under the ownership of the same family for nearly a century. Initially, the bottom land was utilized for crop cultivation, but in recent times, the ranch has primarily focused on cattle production and hunting. The cattle operation transitioned to a grass-fed beef enterprise until the owner's retirement, while hunting activities have been managed through the Texas Parks and Wildlife -Managed Lands Deer Program (MLDP).

A noteworthy feature of the property is the house. Constructed during World War II, the two-story structure is built from rock and cedar sourced from the ranch. The house features a large 2nd story loft, 2 bedrooms, full bath, and entertainment room. The ground floor has a bedroom, full bath, kitchen, mud room, and a spacious living room characterized by a high ceiling and a large stone fireplace. The house exudes a rustic ranch charm reminiscent of bygone times and serves as a tribute to the ranch's early heritage.





Improvements

Apart from the main house with its historical significance, the half-Diamond 'D' Ranch also features practical additions such as a bunkhouse (with full bath, living room, and mud room), a shop, and an equipment/hay barn. The electricity and broadband services are provided by Bartlett Electric Co-op.







Water

The water supply for the half-Diamond 'D' Ranch is sourced from the City of Georgetown and the property currently has four water meters.

There is also a Trinity water well located near the main house that is reported to yield 20-30 gpm. As mentioned earlier, the ranch comes with 157 acre feet of adjudicated water rights with a priority date of December 31, 1925, including an underground irrigation distribution system. In addition to the river there is also a stock tank located in the southern portion of the ranch. These water features provide a good source of water for livestock and wildlife.



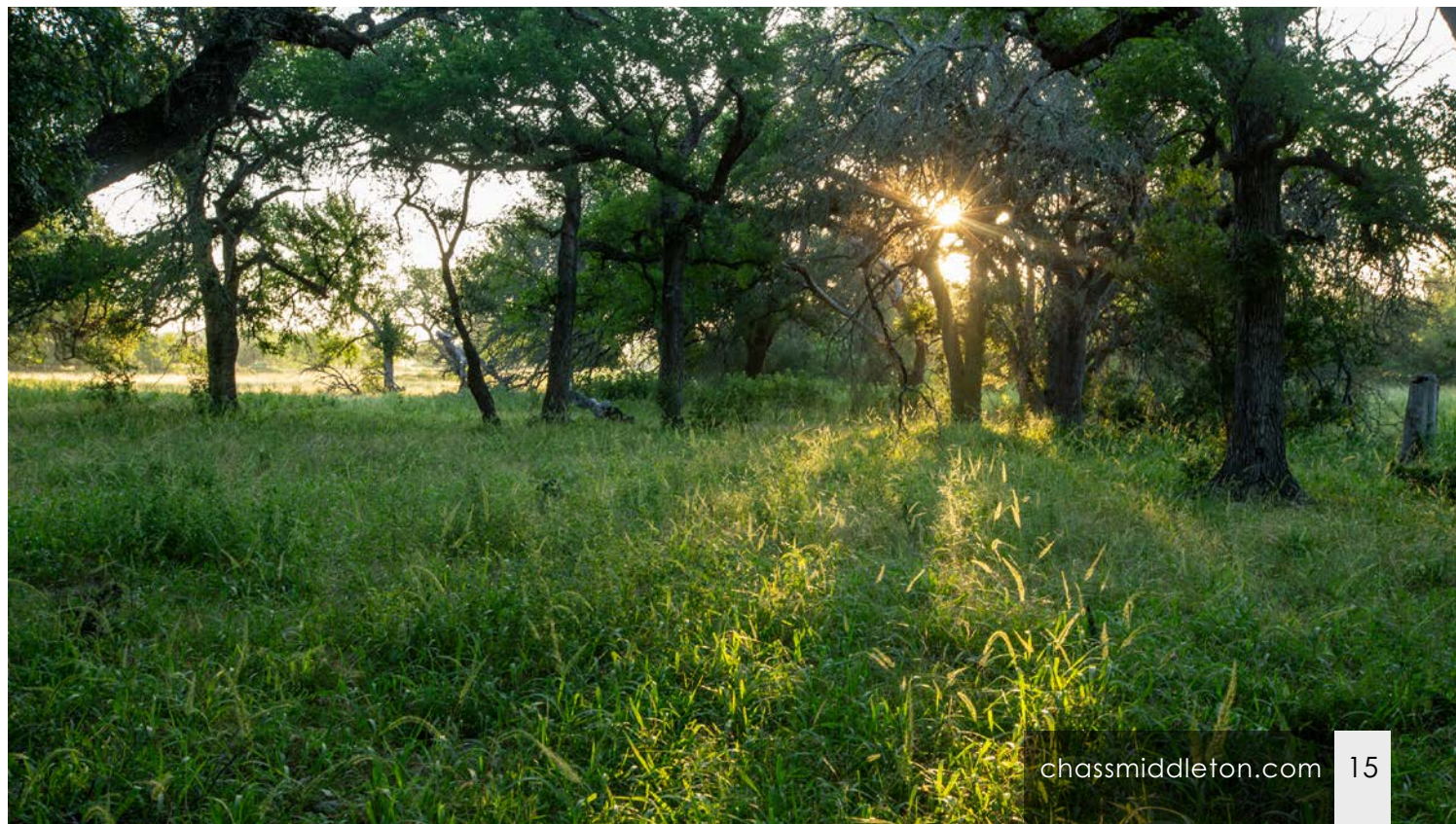




Hunting • Wildlife

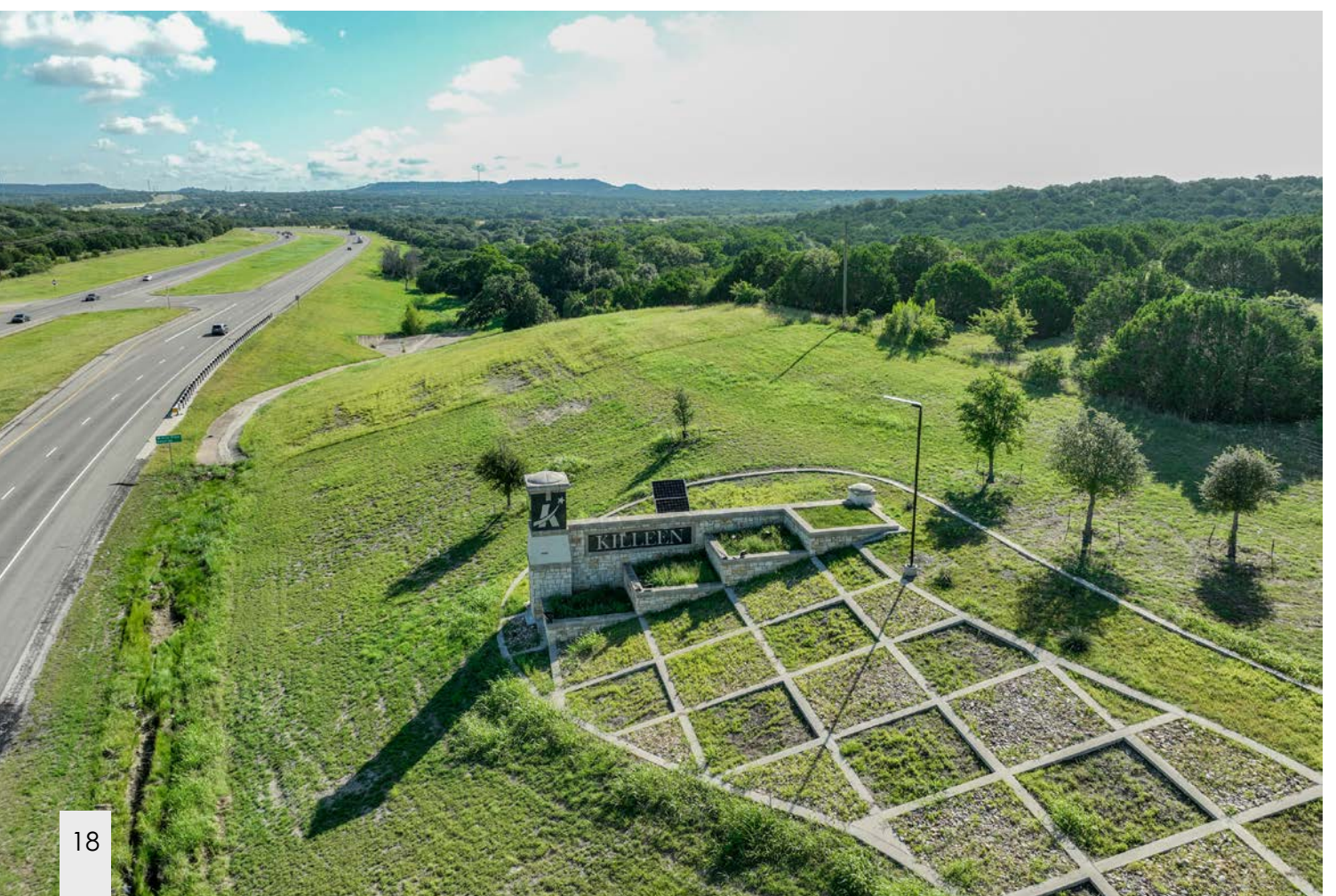
The hunting opportunities on the half-Diamond 'D' Ranch are highly regarded, with plentiful wildlife populations. Abundant whitetail deer, turkey, and hogs, make it a prime hunting destination for enthusiasts. In addition to these sought-after game species, the ranch also supports a diverse range of native varmint species, including bobcats and coyotes.











Minerals

Conveyance of the mineral rights are negotiable and are believed to be 100% owned.

Price

Because the half-Diamond 'D' Ranch is considered to be such a unique and rare offering, the owners of the property have requested that we do not publish the listing price in our ad. We can assure you the ranch is priced very competitively, so please contact Robby Vann at (512) 423-8112 for additional details and pricing information.

Remarks

The location of the half-Diamond 'D' Ranch, situated just south of Killeen along State Highway 195, positions it as one of the last remaining large acreage properties available for purchase in the expanding corridor between Killeen and the Austin Metro Area.

Here is some approximate information regarding its strategic location:

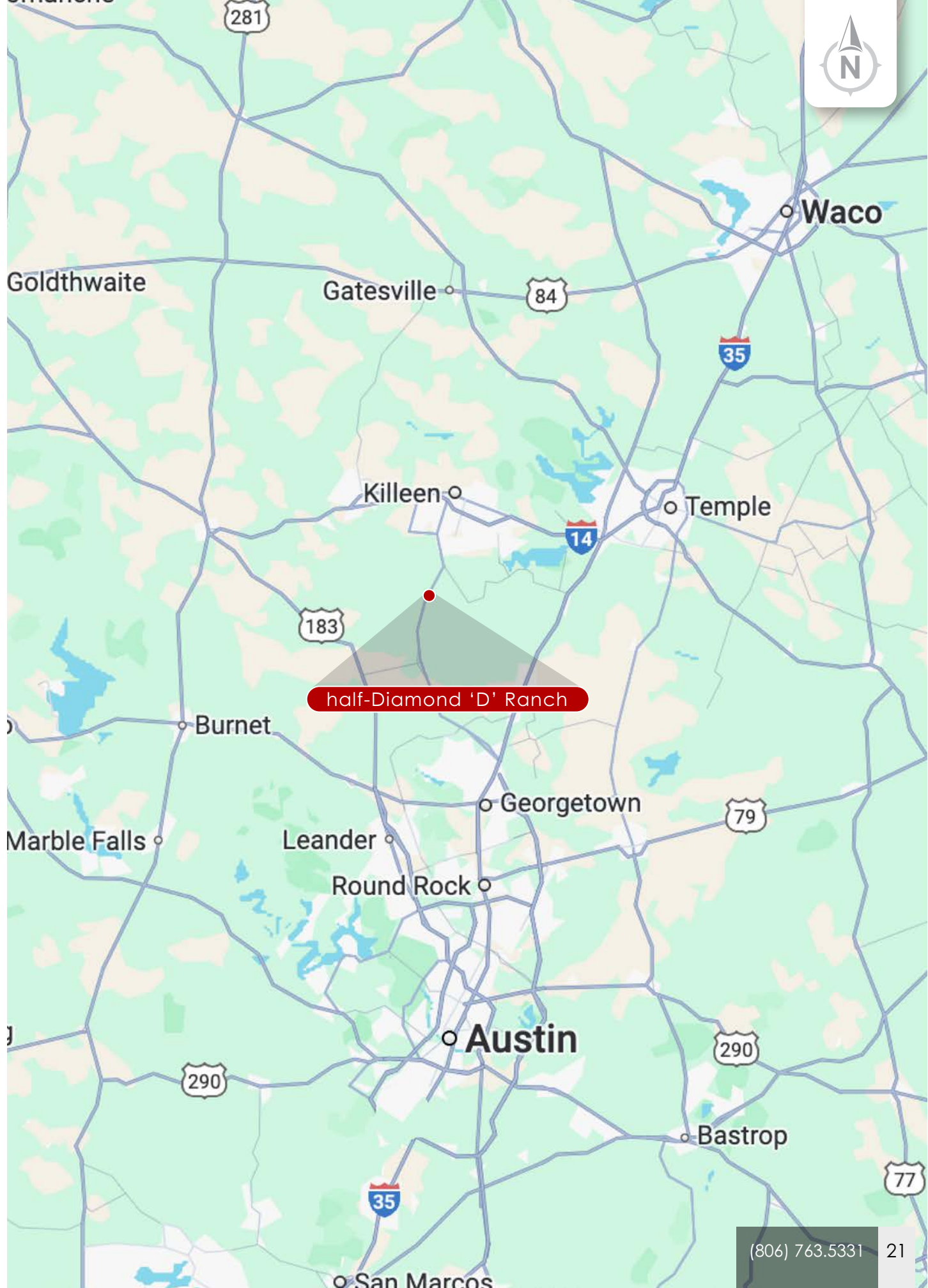
- Daily Traffic Flow: Approximately 26,000 vehicles per day (TX DOT 2023 data - TX Hwy 195).
- Approximately 81.3 acres along Hwy 195 is in the Killeen ETJ.
- 2 miles of frontage on the east side of Hwy 195 and 0.75 on the west.
- Frontage on both sides of Sharp Cemetery Road for 0.75 miles.
- 8 minutes to Killeen - Fort Hood Regional Airport.
- Within a 20-minute radius, there are three hospitals.
- 7 minutes to Texas A&M University - Central Texas.
- 20 minutes to Fort Hood Main Gate (12 minutes to West Fort Hood Gate).
- 35 minutes to Apple Campus in Austin.
- 45 minutes to Tesla World Headquarters & Giga Factory, Samsung Campus (Austin or Taylor).
- 55 minutes to Austin-Bergstrom International Airport.

The ranch's strategic location offers convenient access to various amenities, institutions, airports, and major tech and commercial hubs, making it a prime property with immense potential for growth and development.

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







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30.9598, -97.7769



TRL

KILLEEN

WHITE

RIVERSIDE DR

M 440

195

VER RIDGE RANCH RD

LAMPASAS RIVER

LAMPASAS RIVER

LAMPASAS RIVER

LAMPASAS RIVER

Lampasas River

ROCKY CREEK

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