

Burleson Branch 172 Acres

171.76± acres | \$1,500,000 | Lampasas, Texas | Lampasas County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Burleson Branch 172 Acres

Nestled in the heart of Lampasas County, the ranch spans approximately 171.76 acres of diverse terrain and natural beauty. Located just eight miles north of Lampasas, the property sits at the headwaters of Burleson Branch and boasts roughly a quarter mile of paved frontage along CR 3420, only three miles east of US Highway 281.



This ranch offers an excellent blend of productivity and recreation. Burleson Branch, a seasonal creek, meanders through the center of the property, carving out striking rock formations and adding character to the landscape. To the west of the branch, the land opens up with elevated ridges—ideal for building a home with sweeping views. In contrast, the eastern portion features rugged terrain with deep draws and dense woodlands, creating a haven for wildlife.

With approximately 100 feet of elevation change from west to east, the ranch provides dramatic vistas and varied topography. Majestic live oaks are scattered throughout, while thicker woods on the eastern side enhance the property's appeal for hunting.











Improvements

There are no structural improvements, but electricity crosses the property and there is a community water meter on site.

Minerals

All seller owned minerals will convey.

Price

\$1,500,000 • \$8,733 per acre

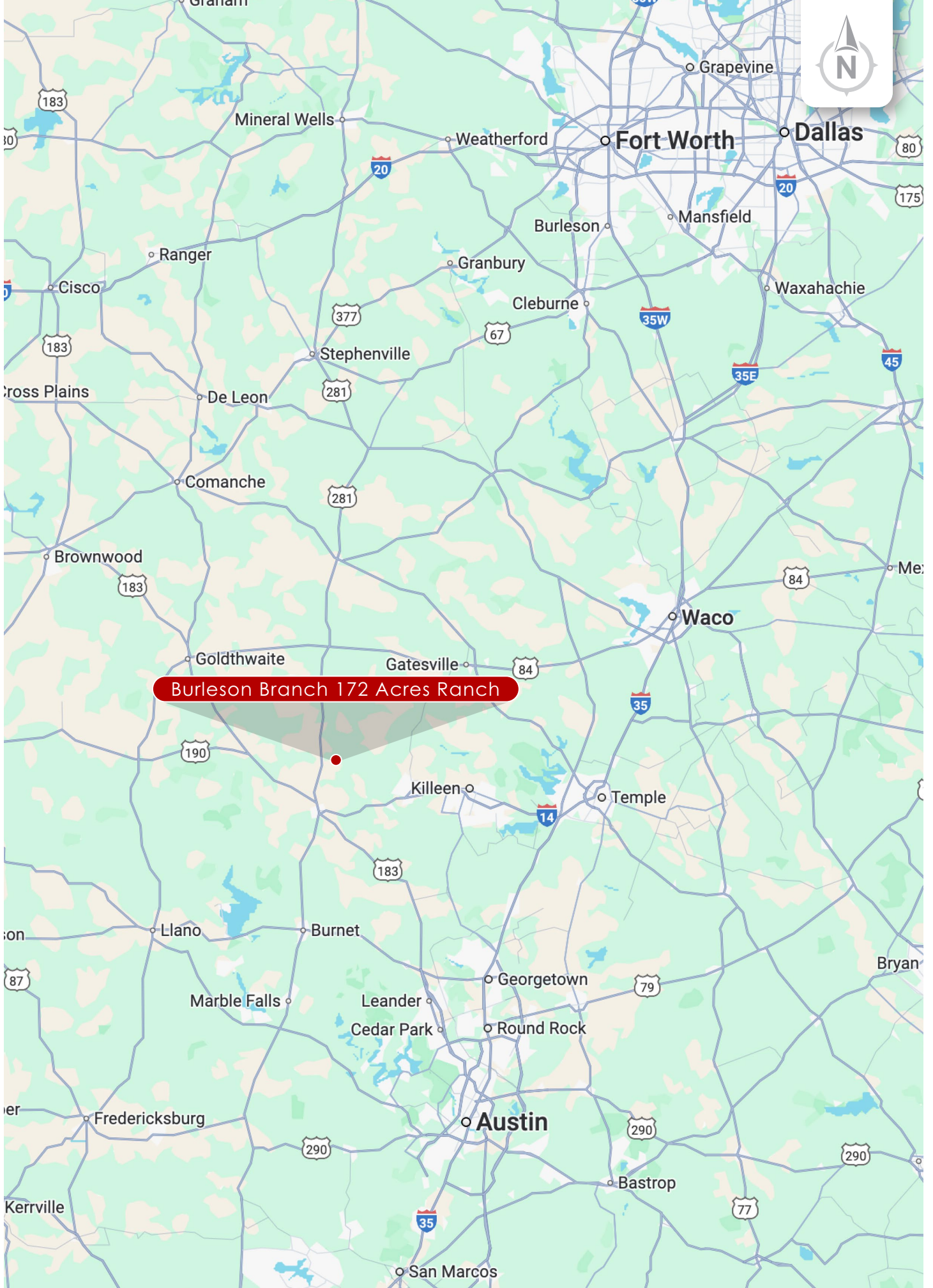
Remarks

This is your chance to own a nice sized ranch in a highly sought-after area, just a short drive from Lampasas and less than an hour from the Austin metro area.

Don't miss out on this incredible opportunity!

For more information or to schedule a tour, call Robby Vann today at (512) 423-8112.





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COUNTY RD 2

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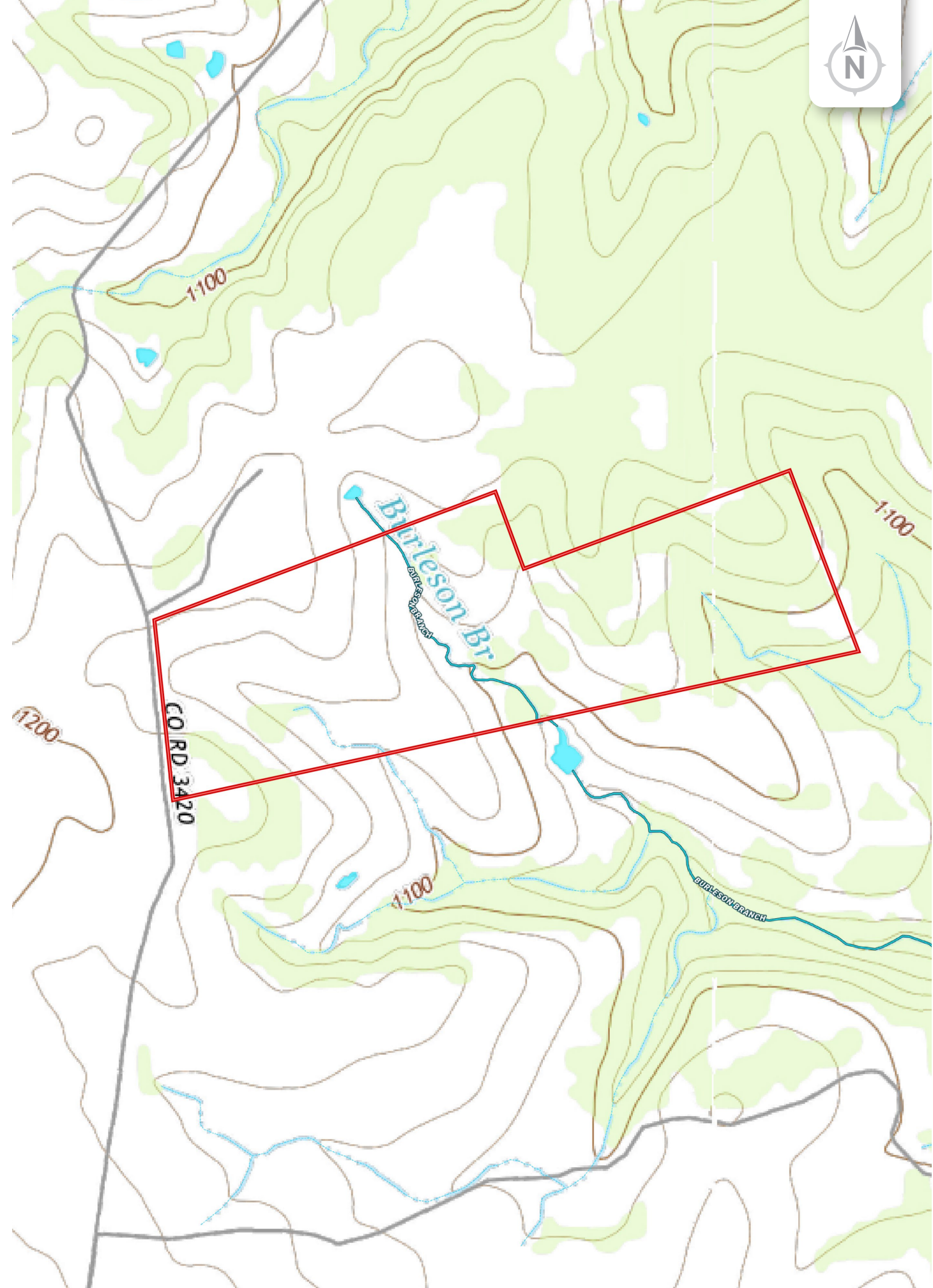
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BURLESON BRANCH

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31.1948, -98.1304



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Robby Vann, ARA

Associate Broker • TX
General Certified Appraiser • TX

(512) 423.8112
robby@csmansion.com



(806) 763.5331

chasmiddleton.com



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