

Lazy L School Creek Ranch

260± acres | \$3,510,000 | Lampasas, Texas | Lampasas County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lazy L School Creek Ranch

The Lazy L School Creek Ranch consists of approximately 260 acres in the heart of Lampasas County, located just six miles south of Adamsville and ten miles north of Lampasas. Accessible from CR 2268, only a mile off US Highway 281, this picturesque property offers the perfect blend of productive land and recreational appeal.

School Creek meanders through the center of the ranch for about half a mile, bordered by large live oaks, pecan, sycamore, and elm trees. Beyond the creek, two stock tanks provide additional water sources.



The ranch has four coastal fields, covering approximately 80 acres, all in excellent condition and currently used for hay production. The land's fertile soil and well-established grasses contribute to its strong productivity. The live oaks scattered throughout and more dense woods along the ridge, overlooking the creek bottom, add aesthetic and recreational appeal.

Whether you're searching for a productive working ranch or a tranquil retreat with breathtaking scenery, Lazy L School Creek Ranch offers an exceptional opportunity in Central Texas. With over two decades of continuous ownership, this property has been carefully maintained, preserving its beauty and functionality for the next steward to enjoy.









Improvements

Lazy L School Creek Ranch offers well-maintained improvements designed for both comfort and functionality. The modest yet well-kept 1,800-square-foot home, built in 1992, featuring a deck overlooking School Creek, provides a peaceful setting to enjoy the natural beauty of the land.

Supporting the ranch's operations is a 25x48 shop, equipped with an attached 12x50 livestock shed and pipe pens. Additional infrastructure includes a 24x48 equipment shed, all in good condition, offering ample storage and workspace.

A water well is conveniently located near the home and outbuildings. The property also features two concrete creek crossings, enhancing accessibility across the ranch.

The deer blinds and feeders will convey with the property, along with select non-personal household furnishings and some equipment, offering a ready-to-use setup for new owners.







Minerals

All seller-owned minerals will convey.

Price

\$3,510,000 • \$13,500 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!

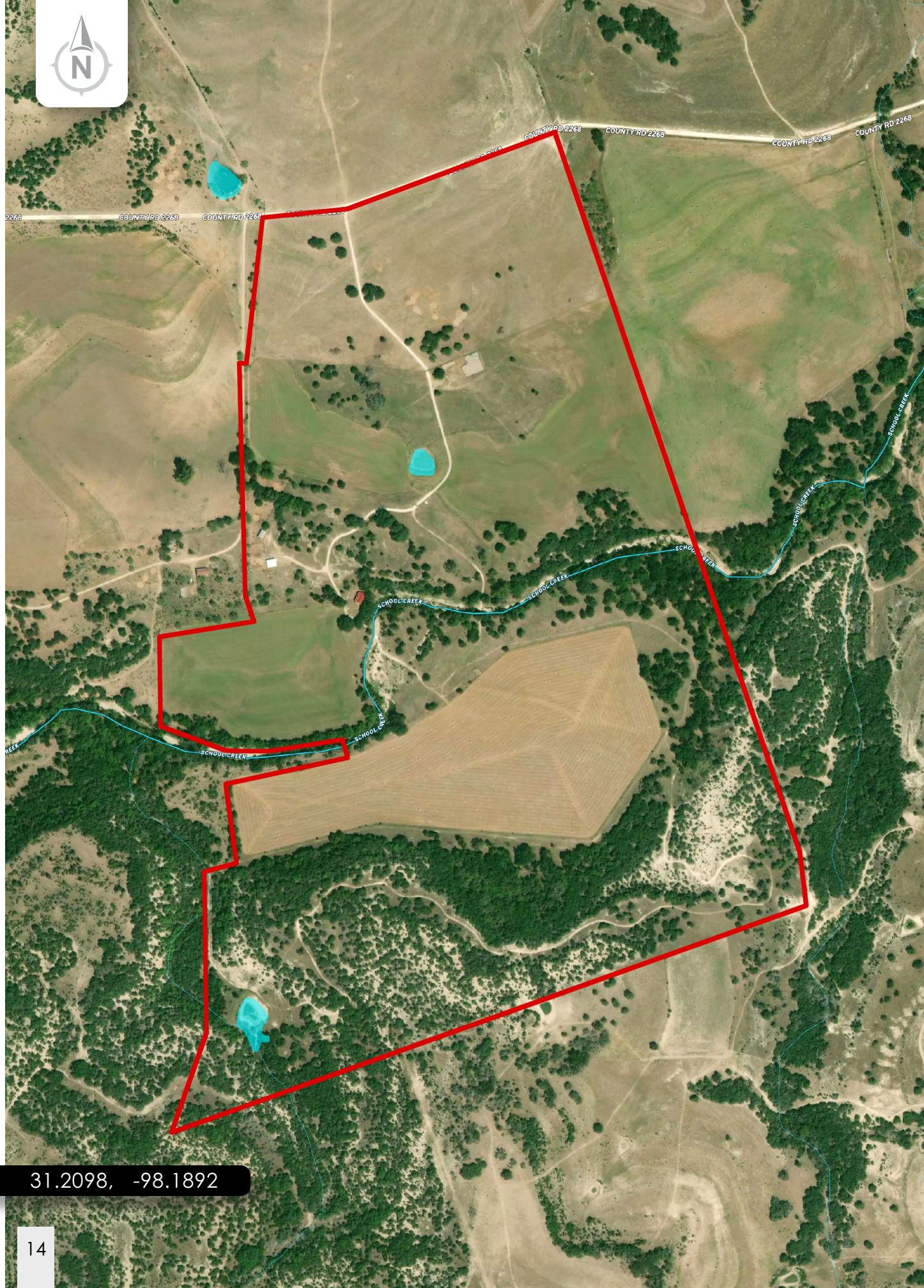
For more information or to schedule a tour, call Robby Vann today at (512) 423-8112.



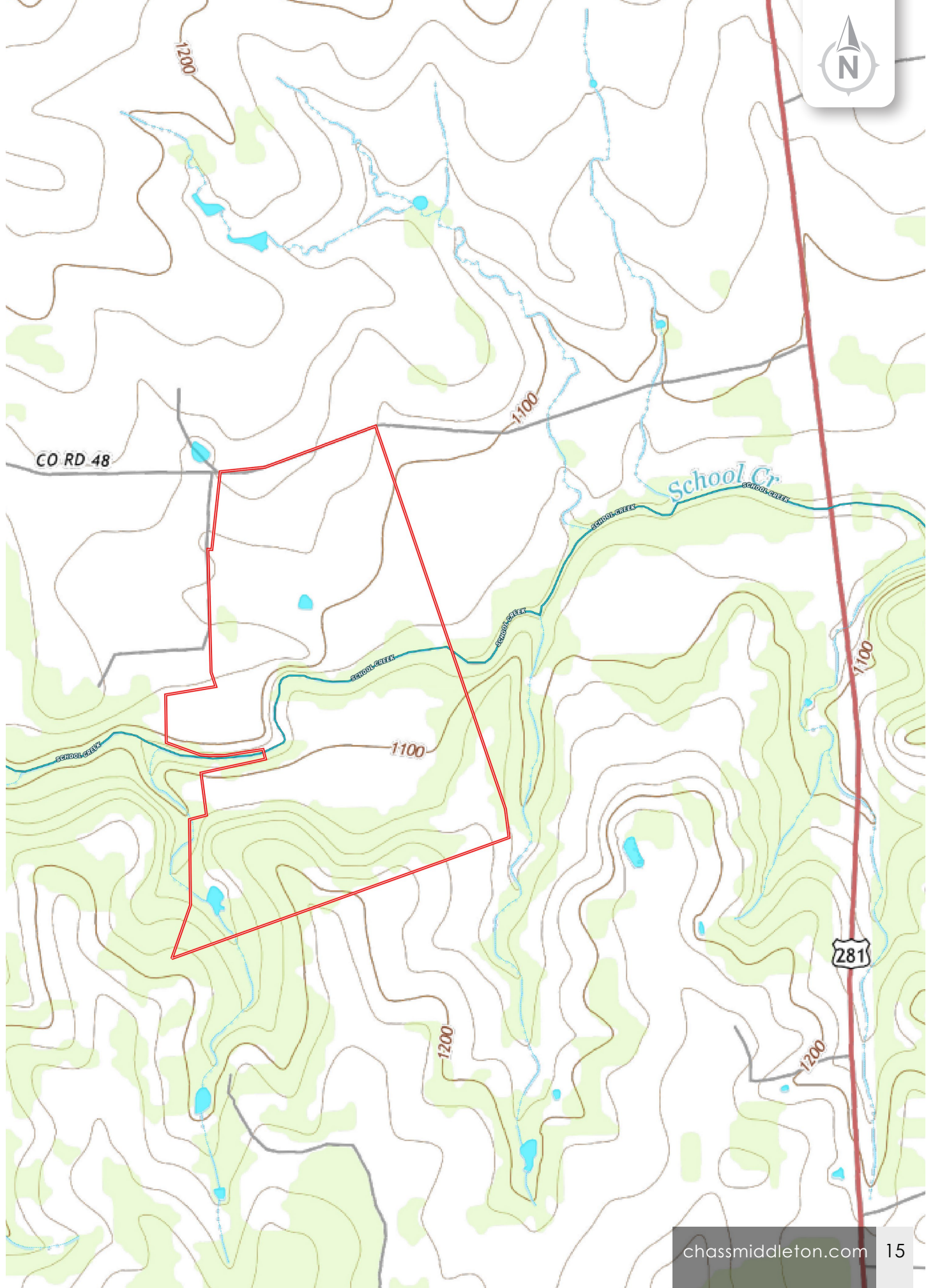




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31.2098, -98.1892



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