

\$3,200,000 - #866 Cr 2806, Lampasas

MLS® #172032

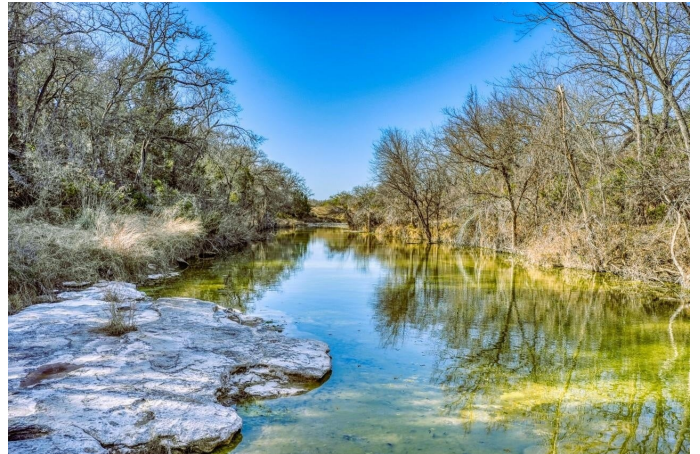
\$3,200,000

3 Bedroom, 1.00 Bathroom, 1,032 sqft

Land / Farm on 267.30 Acres

None, Lampasas, TX

Conveniently located approx 14 miles North of Lampasas. Approx 1.3 miles off Hwy 281. Mostly a cattle grazing, hunting and recreational ranch. Float the creek in optimum weather periods or get your fly rod out at the deep holes and cast away. Drive through the gate on top of the plateau with expansive hill country views. There is a gradual drop of 120'™ in elevation down to Simms Creek, the beautiful rock bottom creek is the main attraction. Water runs clear most of the time and you can see the bottom and fish swimming by. There are also three stock ponds, one known to have been previously fished. Lampasas County is known for great hunting and diverse wildlife, and Simms Creek 267 has it all. The property provides good habitat for whitetail deer, turkey, dove, ducks, feral hogs, and varmints. A good mix of heavy to moderate tree cover, forbs, and browse help attract wildlife to the ranch. The approx. 1,032 sq ft updated 1940s ranch house includes three bedrooms, one bath, kitchen, enclosed sun porch, separate dining room and living area. With central air/heat for year-round comfort. The natural hardwood floors have been carefully restored to bring back some of the original charm. There is a covered front porch with plenty of room for grilling or just sitting outside during a spring rain shower or enjoying the beautiful sunsets. The barn is perfect for storing your tractor, UTVs and ATVs. There is an old hay barn/horse stall. The ranch is blessed with ample water



supplied by a 60 gpm private well.

Essential Information

MLS® #	172032
Price	\$3,200,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,032
Acres	267.30
Type	Land / Farm
Sub-Type	Farm
Status	Active

Water Feature/View

View	Hill Country, Panoramic
Is Waterfront	Yes
Waterfront Type	Creek
Waterfront Footage	1800

Community Information

Address	#866 Cr 2806
Subdivision	None
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

Amenities

Utilities	Electricity Available
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Interior

Appliances	Dryer, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater
Heating	Central, Other
Cooling	Central Air

Exterior

Lot Description	Bottom Land, Cleared, Level, Partial Wooded, View
Roof	Metal
Construction	Wood Siding, HardiPlank Type
Foundation	Pier & Beam

School Information

District	Lampasas
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Additional Information

Date Listed	February 18th, 2025
Zoning	County

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