

\$960,000 - 2562 County Road 2315, Lampasas

MLS® #3798592

\$960,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 45.10 Acres

Austin Co Three League, Lampasas, TX

Welcome to a remarkable stretch of hill country land that blends natural beauty with practical improvements. This vacant property offers a unique setting for those seeking wide-open space, outdoor recreation, and sustainable living. Featuring gently sloping terrain, the land opens into expansive grass fields ideal for cattle or horses. Towering oak trees provide shade and character, creating a peaceful backdrop for your future homestead or weekend escape.

The pinnacle feature of the property showcases the spring-fed Patterson Creek with deep, clear waters, inviting you to fish, swim, or simply enjoy the natural flow of the landscape. The area also supports hunting and recreational opportunities, boosting its appeal to outdoor enthusiasts.

Agriculturally zoned and currently benefiting from a tax exemption, the land shares fenced boundaries and accessed by a private electric gate. Thoughtfully installed infrastructure includes Corix provided water piped across multiple areas and an in-ground electric conduit for added convenience. A dedicated RV cover with utilities is also in place, making it easy to stay comfortably on-site while planning future development or getting away for the weekend.

Positioned next to the scenic Bar 17 Ranch, the location offers a sense of established



community and rural privacy. This property combines essential groundwork with unspoiled terrain, providing a rare canvas for those ready to build or simply enjoy the land for what it isâ€”peaceful, practical, and full of potential. Owner financing options available.

Essential Information

MLS® #	3798592
Price	\$960,000
Bathrooms	0.00
Acres	45.10
Type	Land / Farm
Sub-Type	Ranch
Status	Active

Water Feature/View

View	Hills,Pasture,CreekStream
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Community Information

Address	2562 County Road 2315
Area	LP
Subdivision	Austin Co Three League
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Water Connected
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Exterior

Lot Description	Agricultural, Cleared, Gentle Sloping, Moderate Trees, Native Plants, Views, Farm
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School Information

District	Lampasas ISD
Elementary	Hanna Springs

Middle	Lampasas
High	Lampasas

Additional Information

Date Listed	August 21st, 2025
Days on Website	50
Days on Market	1

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