

\$7,955,000 - Tbd County Road 105, Lampasas

MLS® #4761662

\$7,955,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 430.00 Acres

N/A, Lampasas, TX

Vann Camp Ranch â€“ Where the Hill Country Meets the Colorado River

Welcome to Vann Camp Ranch, a breathtaking 430-acre legacy property nestled in the heart of Burnet County, Texasâ€”where the Hill Country meets the Colorado River.

This historic sixth-generation cattle and hunting ranch offers a rare opportunity to own a piece of Texas heritage with over 1,000 feet of Colorado River frontage and 37 acres of pristine waterfront land.

Perfect for outdoor enthusiasts, the ranch is a haven for fishing, hunting, and recreation. Anglers will enjoy world-class fishing for catfish and bass along the riverâ€™s edge, while hunters can explore a diverse wildlife habitat teeming with white-tailed deer, axis, aoudad, turkey, dove, and wild hogs.

The landscape is a stunning mix of native prairie grassesâ€”including Buffalo Grass, Johnson Grass, and Coastal Bermudaâ€”and mature oak groves featuring Live Oak and Post Oak trees. Whether you're seeking a working ranch, a private retreat, or a recreational paradise, this property delivers. Two rustic hunting cabins and an active hunting lease make this an ideal investment for those looking to generate income or host guests. The ranch is conveniently located near Bend State Park and the upcoming Post Oak Ridge State Park, offering even more opportunities for hiking, camping, and exploration.

With panoramic Hill Country views, sunrises



and sunsets that inspire, and a setting that feels worlds away yet easily accessible, Vann Camp Ranch is a rare gem ready to create new memories.

Essential Information

MLS® #	4761662
Price	\$7,955,000
Bathrooms	0.00
Acres	430.00
Type	Land / Farm
Sub-Type	Ranch
Status	Active

Water Feature/View

View	Hills,Panoramic,Pasture,River,TreesWoods,Water,Colorado River
Is Waterfront	Yes
Water Body	Colorado River

Community Information

Address	Tbd County Road 105
Area	LP
Subdivision	N/A
City	Lampasas
County	Burnet
State	TX
Zip Code	76550

Amenities

Utilities	Above Ground Utilities, Electricity Available
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Exterior

Lot Description	Sloped Down, Irregular Lot, Level, Rolling Slope, Many Trees, Steep Slope, Views, Sloped Up
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School Information

District	Lampasas ISD
Elementary	Kline Whitis

Middle	Lampasas
High	Lampasas

Additional Information

Date Listed	July 31st, 2025
Days on Website	72
Days on Market	1

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