

\$1,680,000 - Tbd County Road 1255, Lampasas

MLS® #584308

\$1,680,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 139.09 Acres

Chancy Williams, Lampasas, Texas

Discover Tall Grass Ranch, an expansive rural property that beckons with endless possibilities. Rolling terrain offers stunning elevation views that stretch across the horizon, while native grasses dance in the breeze alongside established pecan trees and a wet weather creek.

This fertile soil hosts multiple cleared homesites, each thoughtfully positioned to maximize the natural beauty surrounding you. Whether you envision a grand estate or cozy countryside retreat, the land provides the perfect canvas for your dreams. The property welcomes horses, cattle, and all manner of rural pursuits that make country living so rewarding.

Wildlife enthusiasts will appreciate the songbird-wildlife exemption status, ensuring peaceful mornings filled with nature's symphony. The partially fenced acreage offers both security and flexibility for livestock management, while maintaining the open feel that makes rural properties so appealing.

Modern conveniences haven't been forgotten â€“ Corix water and electricity is in place along CR 1255 to supply your future home and outbuildings. For those seeking smaller parcels, options exist with a minimum twenty-acre division possibility, making this opportunity even more versatile. Owner Financing is also available if so desired.



Minimal Deed Restrictions exist to protect your peace and your investment.

Location brings the best of both worlds. Minutes from Lampasas, you'll have access to small-town charm and amenities, while the nearby sports complex adds recreational opportunities for active families. The setting strikes that perfect balance between peaceful seclusion and practical accessibility.

This property represents more than land – it's an opportunity to create the lifestyle you've always imagined. From sunrise coffee on your future porch to evening walks among the pecan groves, every day offers a chance to reconnect with the land and find your rhythm in the Texas countryside.

Essential Information

MLS® #	584308
Price	\$1,680,000
Bathrooms	0.00
Acres	139.09
Type	Land / Farm
Sub-Type	Acreage
Status	Active

Water Feature/View

View	Creek/Stream, Seasonal View
Is Waterfront	Yes

Community Information

Address	Tbd County Road 1255
Subdivision	Chancy Williams
City	Lampasas
County	Lampasas
State	Texas
Zip Code	76550

Amenities

Utilities	Electricity Available
Features	Hunting

Exterior

Exterior Features	None
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School Information

District	Lampasas ISD
Elementary	Hanna Springs
Middle	Lampasas Middle School
High	Lampasas High School

Additional Information

Date Listed	June 27th, 2025
Days on Website	106
Days on Market	3

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