

FM 580

LAMPASAS, TEXAS 76550

\$1,650,000

681.8 Acres



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Coldwell Banker United



0 CR 3640 Lampasas County

681.8 acres

Location

Located approx. 2 miles west of Topsey, Texas, with access off of FM 580 to the north of the road.
30 minutes to Killeen, Texas & 20 minutes to Lampasas, Texas.

Land

The land features rolling hills, and areas of elevation to the north of the tract. There are mature trees, including oaks, interspersed throughout, as well as areas of great dense cover.

Water Features

There is a beautiful, blue approx. 1.5 Acre lake that could be ideal for fishing. There are also intermittent wet weather creeks.

Improvements

The property is currently fully fenced for cattle. There is a stock tank located in close proximity to the big lake.

Utilities

There is one well on the property. Septic is needed, and there is currently electricity available on the property.

Taxes & Exemptions

There is currently an Agricultural exemption in place. Taxes are currently at approx. \$1,220 per year.

These 681 Acres are located northeast of Lampasas, and 30 minutes West of Killeen, Texas, and make a great hunting and fishing destination. The property has rolling hills, with mature trees and areas of dense cover. A beautiful blue 1.5 Acre lake is on the property. This would make a great hunting destination.

The location is very private, but there is frontage off of FM 580 making for easy access. It is currently fenced for running cattle. Panoramic views are present from the north side of the property. This property could serve a variety of purposes, including a great recreational ranch.

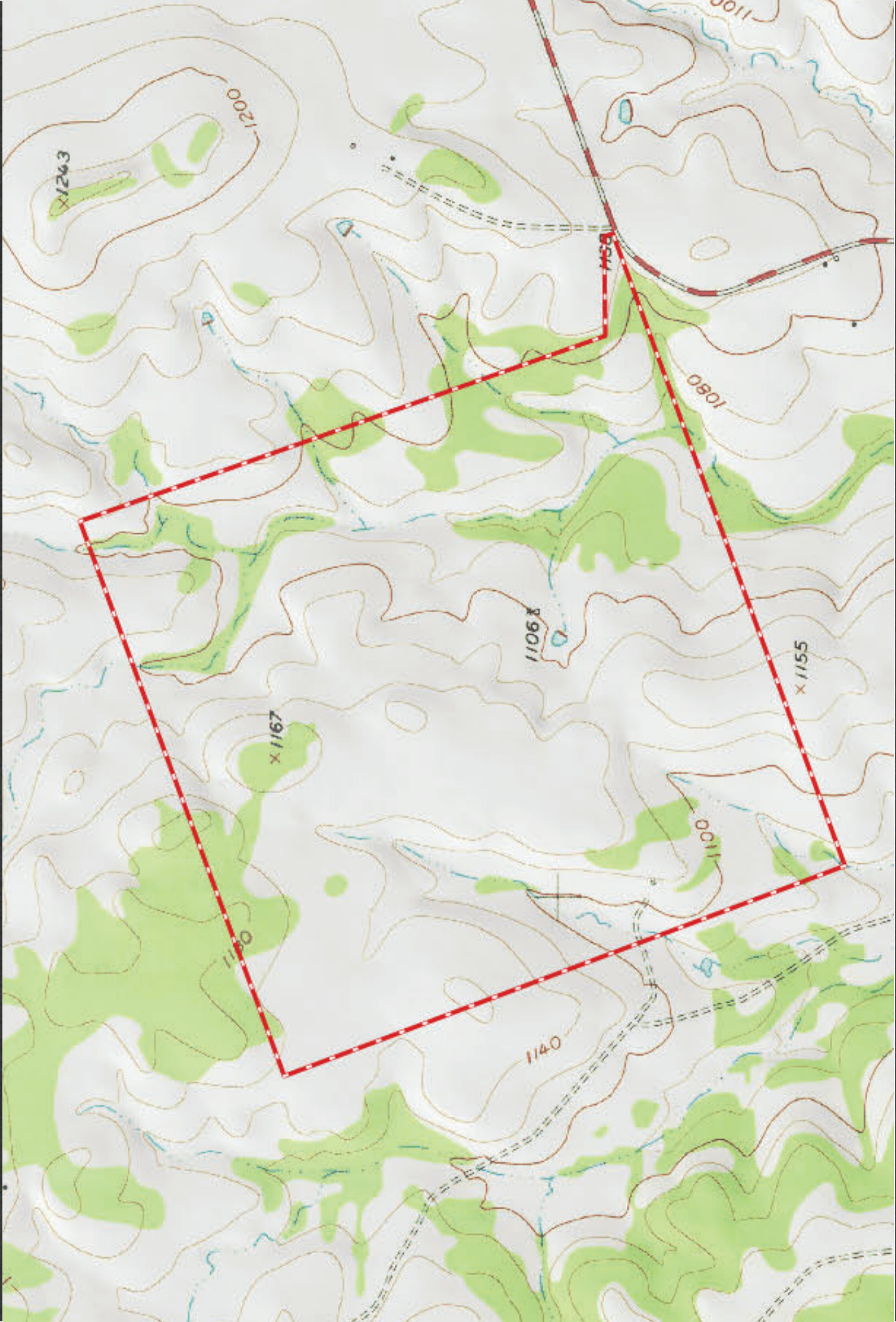
681.8 ACRES - LAMPASAS COUNTY, TX

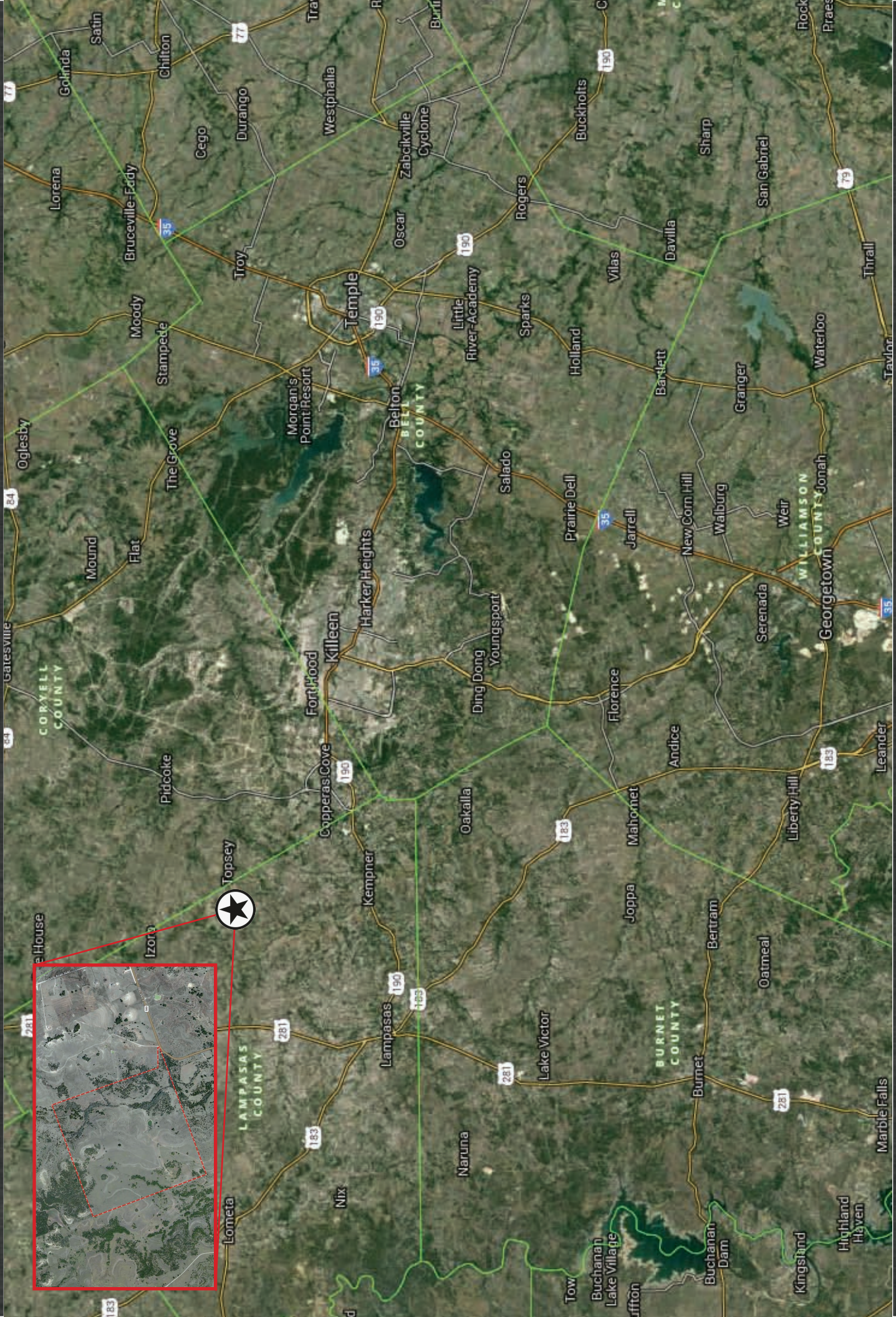
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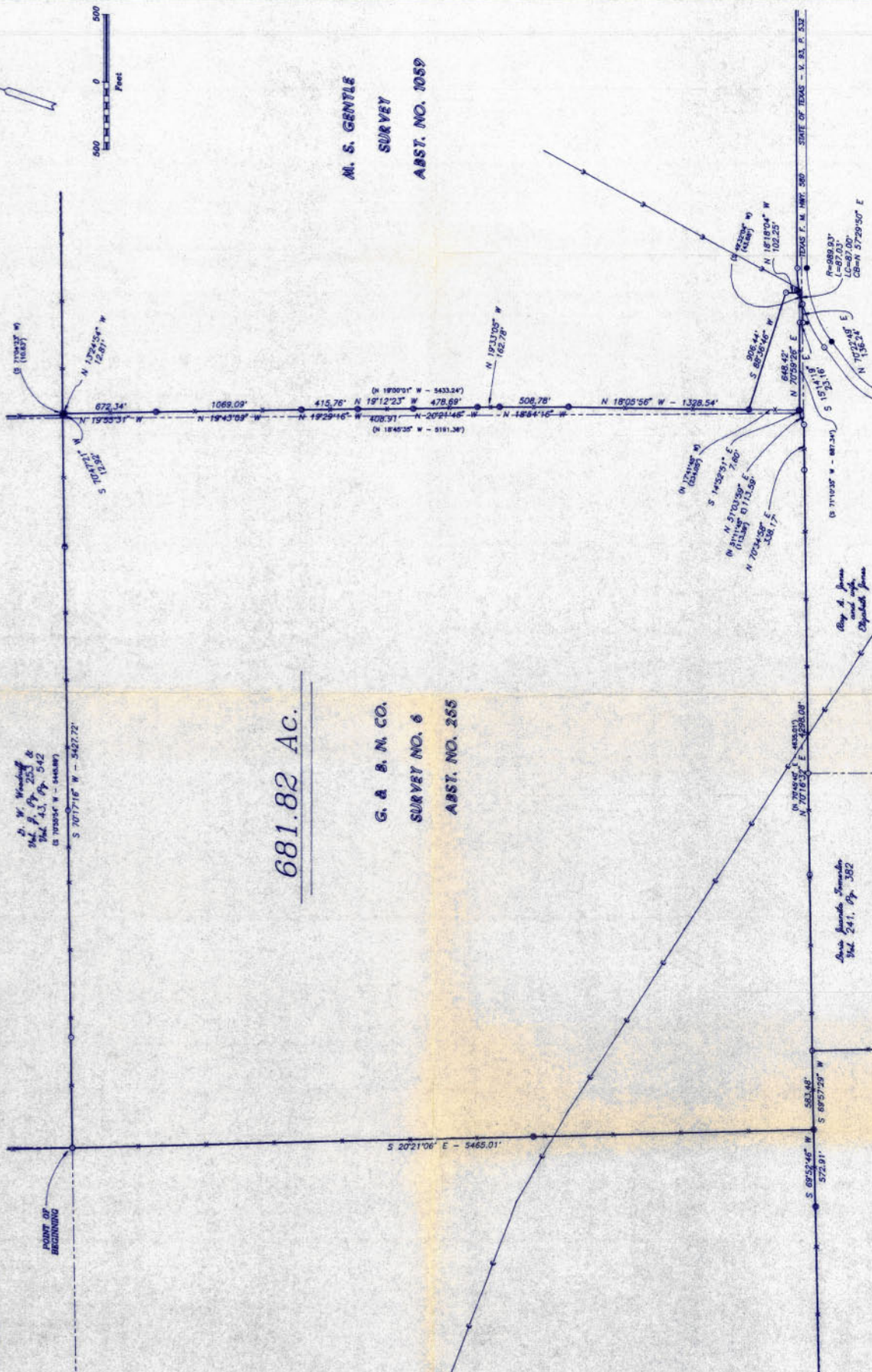
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PLAT SHOWING A TRACT OF LAND IN
LAMPASAS COUNTY, TEXAS.

MADE FOR: PICO DRILLING COMPANY



LEGEND

- BORN PIN SET
- BORN PIN FOUND
- IRON POST
- PATENT SURVEY LINE
- — — — — WIRE FENCE LINE
- (RECORD DATA)



SURVEYED ON THE GROUND, DURING NOVEMBER OF 1997,
BASIS OF BEARINGS, TRUE NORTH AT CORNER DESCRIBED AS POINT OF BEGINNING.
ALSO REFERENCE ACCOMPANYING FIELD NOTES OF TRACT SHOWN HEREON.
SIGNED DECEMBER 10, 1997.

ERRY M. GOODSON
ERRY M. GOODSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1960

M. S. GENTLE
SURVEY
ABST. NO. 1059

G. & S. M. CO.
SURVEY NO. 6
ABST. NO. 285

681.82 AC.

D. W. WILSON
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