

0 CR 3640

LAMPASAS, TEXAS 76550

\$3,775,999

1,323 Acres



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REALTOR®, CRS
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dmtx.com



dmtx
REALTY

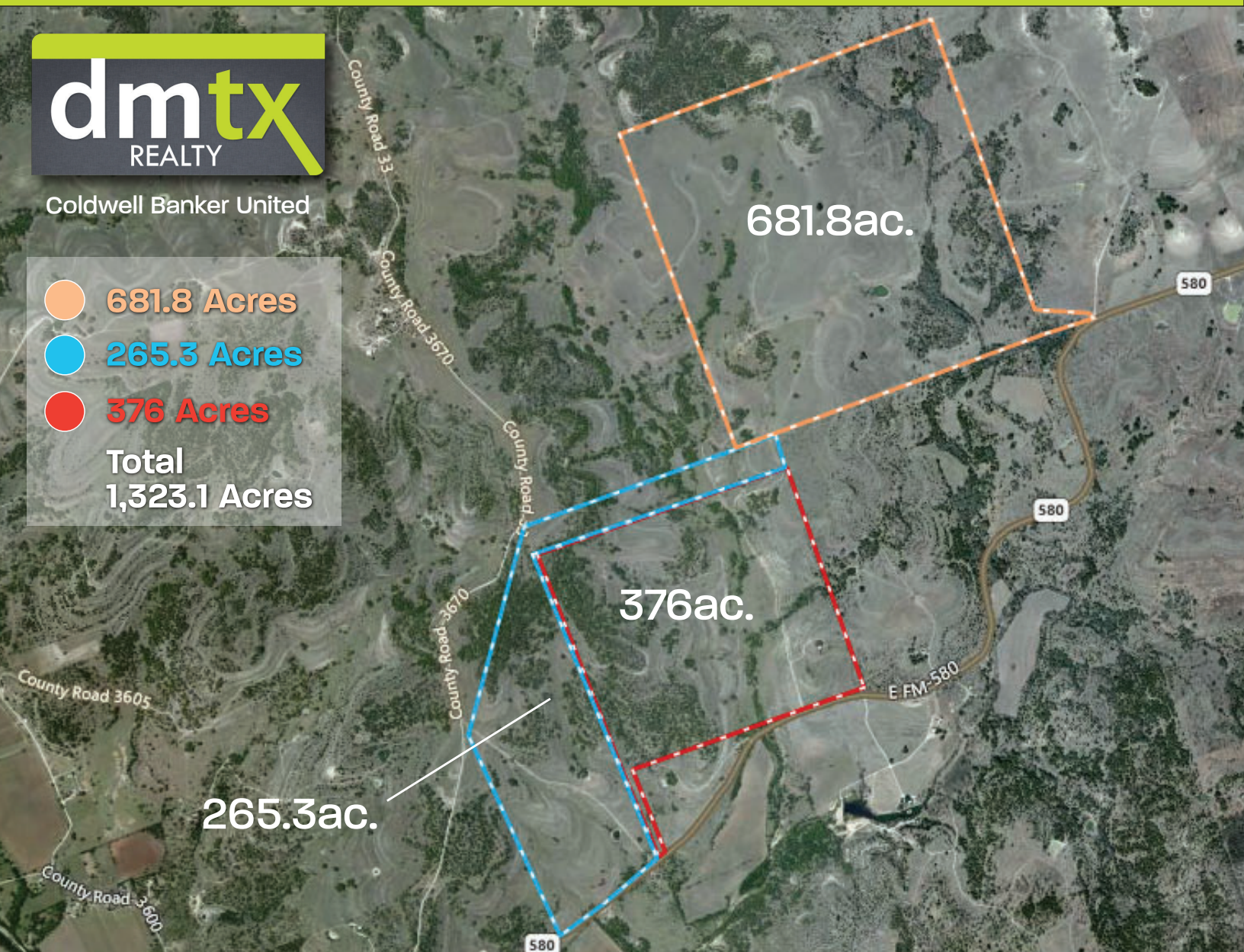
Coldwell Banker United





Coldwell Banker United

681.8 Acres
265.3 Acres
376 Acres
Total
1,323.1 Acres



Lampasas County Hill Country
Available in 3 Adjacent Tracts.
512-751-6060 | info@dm tx.com

376 acres at \$1,128,000
265 acres at \$848,999
681 acres at \$1,799,000

0 CR 3640 Lampasas County

1,323 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. An elevated ridge runs through the center of the property. 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 and a stock pond.

Improvements

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

Utilities

There are two working wells 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. \$2,953 per year.

These 1,323 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 and south side of the property. This property could serve a variety of purposes, including a great recreational ranch.

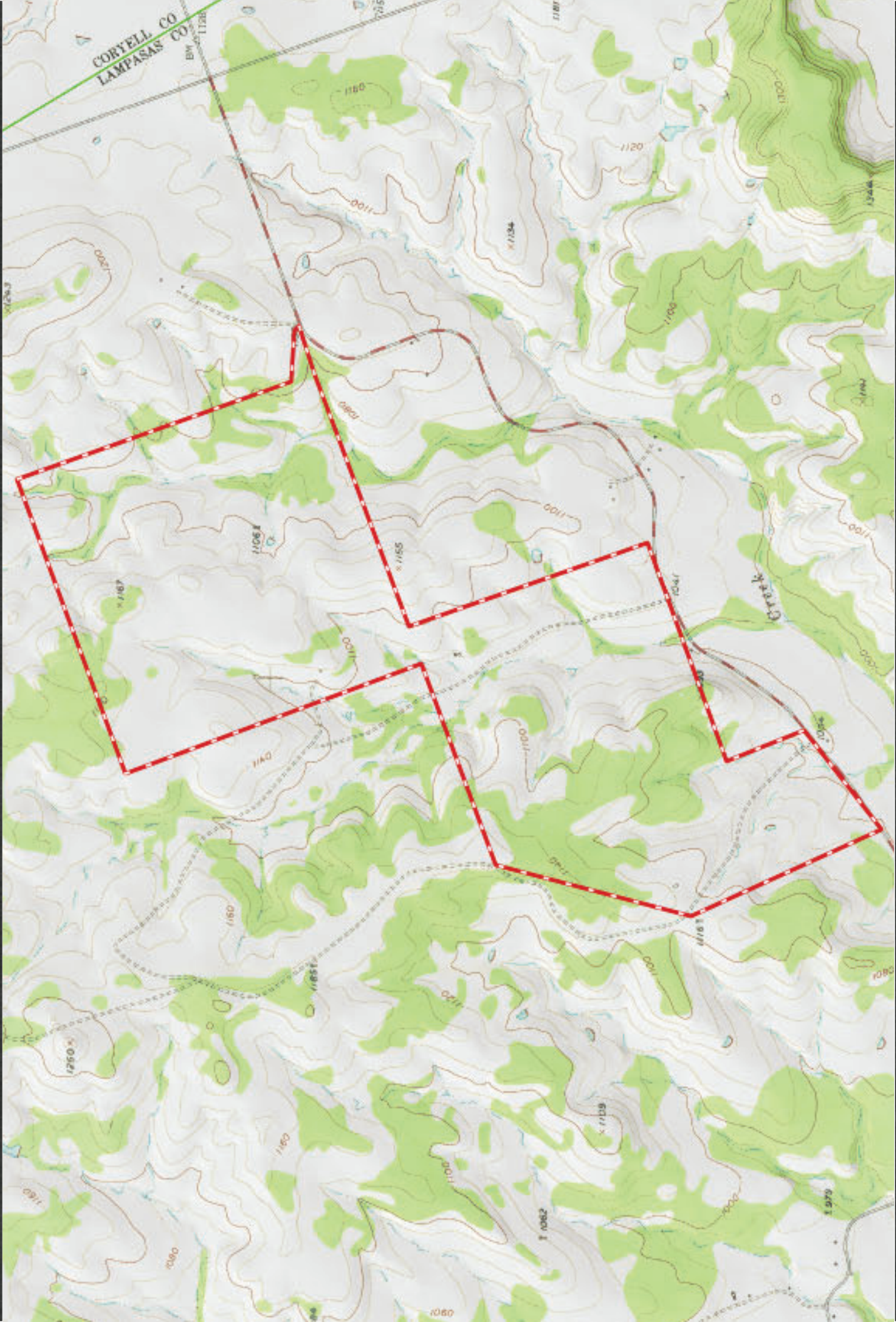
1,323 ACRES - LAMPASAS COUNTY, TX

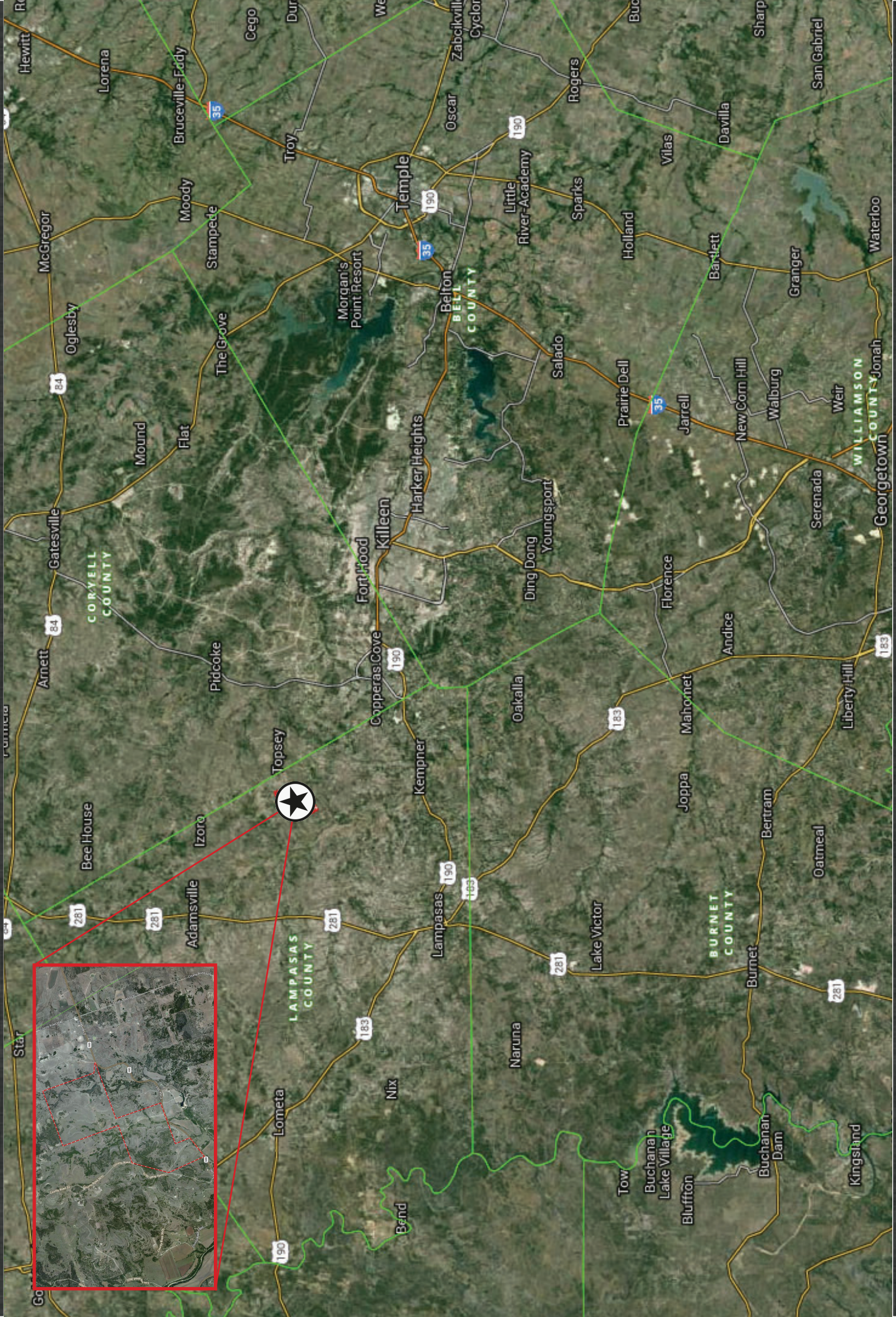
Coldwell Banker United, Realtors
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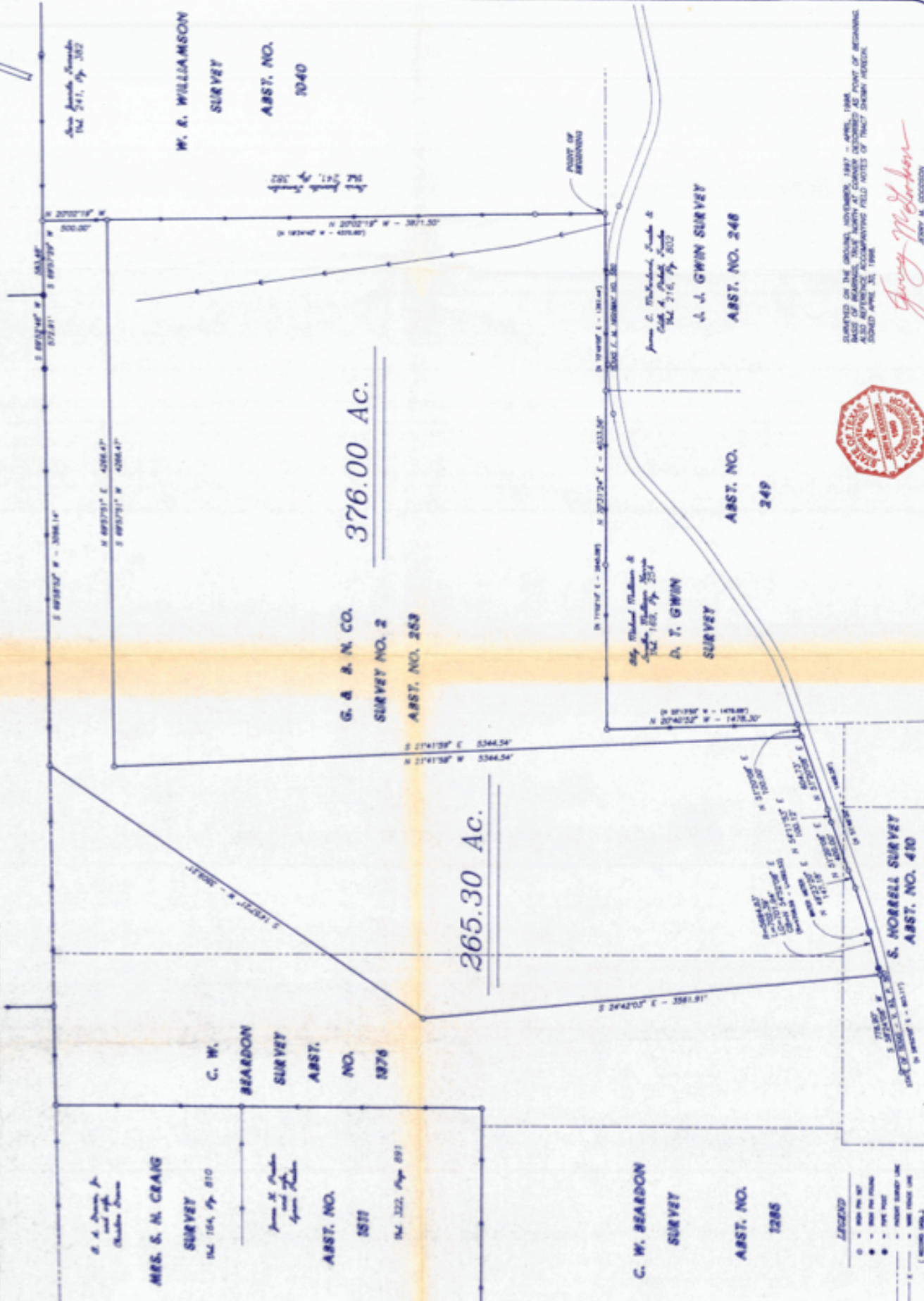
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PLAT SHOWING TWO TRACTS OF LAND IN LAMPASAS COUNTY, TEXAS.

MADE FOR: PICO DRILLING COMPANY

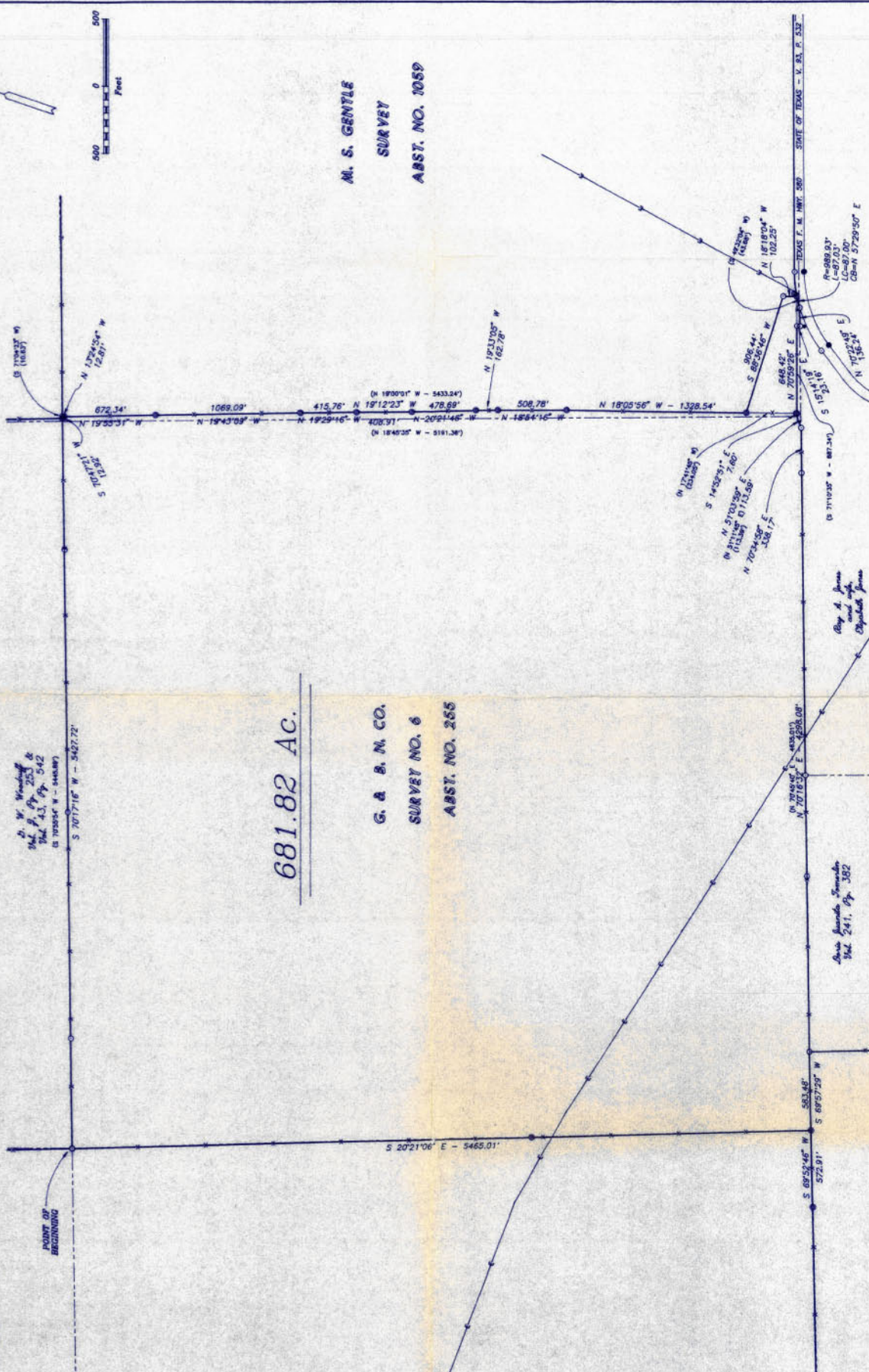


SURVEYED ON THE GROUND NOVEMBER, 1937 - APRIL, 1938
 BASED ON BEARING, TRUE NORTH AT CORNER DESCRIBED AS POINT OF BEGINNING
 ALSO REFERENCE ACCOMPANYING FIELD NOTES OF TRACT SHOWN HEREON
 DATED APRIL 30, 1938

Jerry M. Goscoen
 JERRY M. GOSCOEN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1940

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

MADE FOR: PICO DRILLING COMPANY



LEGEND

⊕	IRON PIN SET
●	IRON PIN FOUND
●	PIPE POST
---	PATENT SURVEY LINE
---	WIRE FENCE LINE
X	(SECOND 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.

Jerry M. Goodson
JERRY M. GOODSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1960