

IT'S NOT JUST AN INVESTMENT,
IT'S A BETTER WAY OF LIFE!



PROPERTY INFORMATION OVERVIEW

Acreage.....	48 +/- Acres
Location.....	Lampasas, TX
Price.....	\$375,000
Highest and Best Use.....	Recreational, Agricultural
Topography.....	Nice Elevation Changes, Large 3+ Acre Pond
Road Frontage	Paved with 1200 + feet on Hwy 281
Improvements	1480 Sq. Ft. Home
Wildlife.....	Deer, Dove, Ducks, Quail, Turkey, Fish
Trees.....	Oak, Cedar, Pecan, Hackberry
School District.....	Lampasas ISD
Distance from Houston.....	200 Miles
Distance from Austin.....	78 Miles
Distance from DFW.....	120 Miles
Distance from Waco.....	78 Miles

Directions: From Lampasas, 19 miles north on Hwy 281 on the east side.

All information is per owner/other sources and is deemed correct, but is not guaranteed.



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HOME INFORMATION OVERVIEW

Street Address.....	Hwy 281 North
City/State/Zip.....	Lampasas, TX 76550
Year Built.....	2005
Sq. Ft.....	1480 Sq. Ft.
Bedrooms.....	3
Bathrooms.....	2.5
Fireplace	Electric
Floors.....	Carpet upstairs, Wood laminate downstairs
Roof.....	Composite
Heating/Cooling.....	Central H/AC
Special Features.....	Laundry room, guest room, and office are located in a separate building
School District.....	Lampasas ISD

Custom built, fully furnished, two story home with a 416 sq ft porch and a 144 sq ft deck. Personal property to convey includes: appliances, deer feeder, 2 polaris fourwheelers, small utility tractor with implements, stock trailer, utility trailer, 3 longhorn cows, paddle boat and canoe. Sleeps 8.

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