

FM 580

LAMPASAS, TEXAS 76550

\$1,650,000

681.8 Acres



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REALTOR®, CRS
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dmtx.com



Coldwell Banker United



FM 580 Lampasas County

681.8 acres

Location

Located approx. 2 miles west of Topsey, Texas, with access off of FM 580 from 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 is also year-round creeks criss-crossing the land, with over 6,250 ft of frontage.

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.

This nearly 700 acre ranch is approx. 1 hour northwest of Austin, TX. It could be the best buy for a Hill Country ranch near Austin, and makes an ideal hunting and fishing destination. . At \$2,638 per acre this ranch has a fantastic Hill Country feel, with long distance panoramic views of the countryside. The property also features over 6,250 ft of both sides of a beautiful year around creek that runs through a wooded valley with large oak trees and many other varieties of trees.

Additionally there is a private 1.5 acre lake that remains fairly constant year round. The land has excellent soil (Brackett Gravelly Clay Loam) and grasses make it a great ranch for livestock, and is currently fenced for running cattle. It also features strong hunting with heavily wooded areas and year-round water. Ideal hilltop building sites offer long distance views overlooking the lake and the creek. AG exempt for low taxes. Located approx. 10 minutes north of Lampasas and 1 hour from Austin.

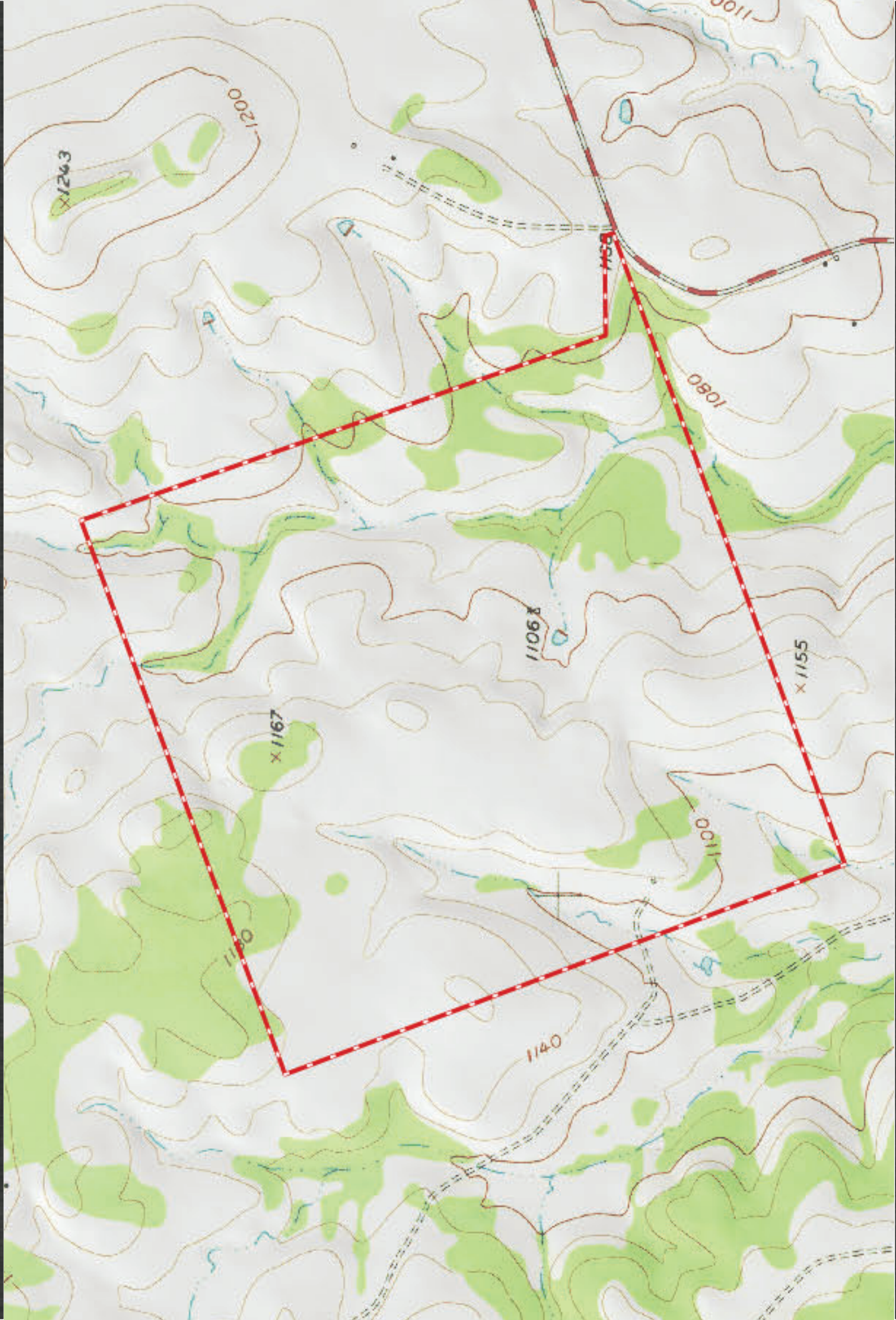
681.8 ACRES - LAMPASAS COUNTY, TX

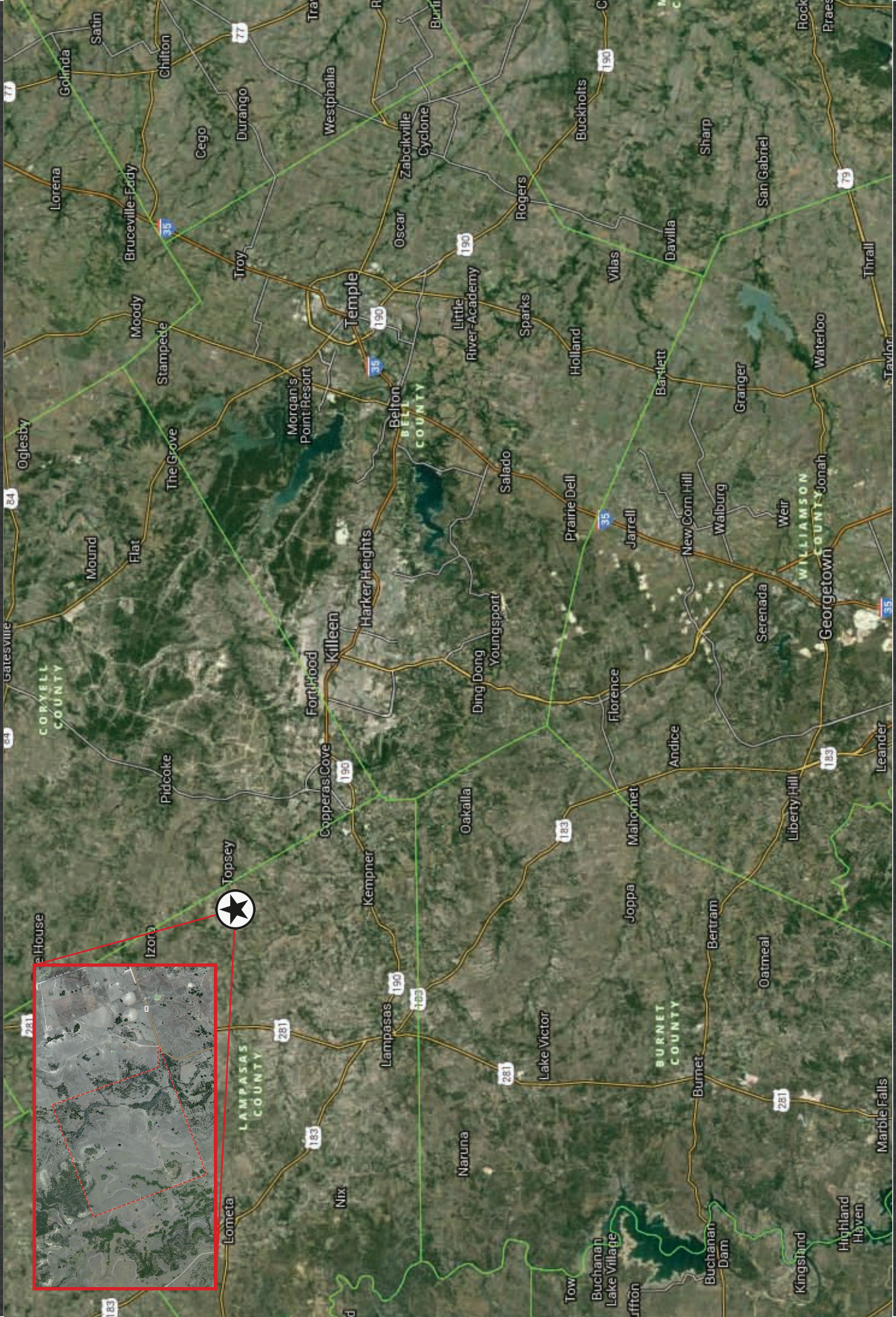
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Dave Murray, Broker



681.8 ACRES - LAMPASAS COUNTY, TX

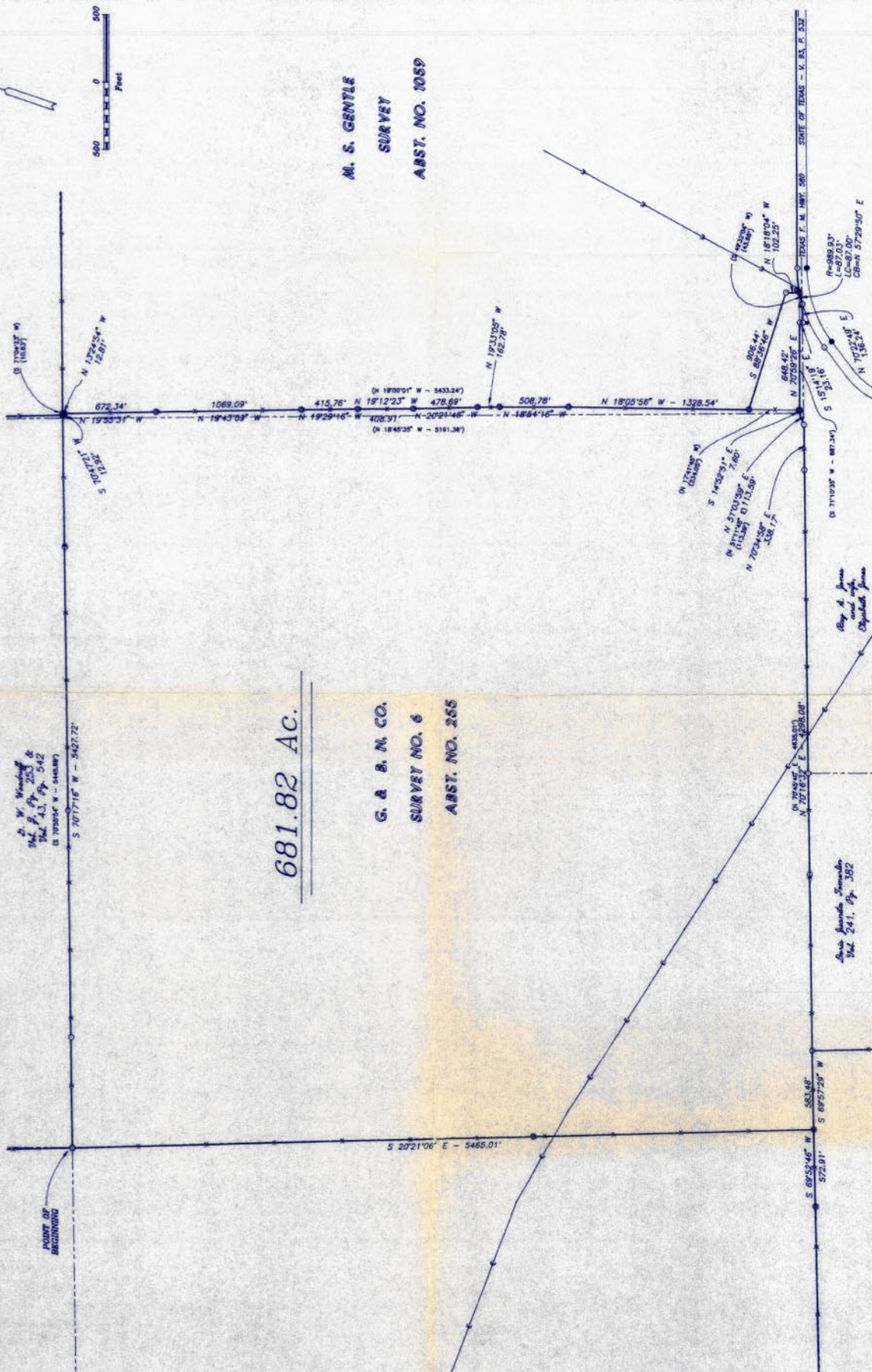
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PLAT SHOWING A TRACT OF LAND IN
LAMPASAS COUNTY, TEXAS.

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.

Jerry M. Goodson
JERRY 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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