

Lometa TX Estate

63.9 ACRES FOR SALE IN Lampasas COUNTY

\$725,000



MOCK RANCHES

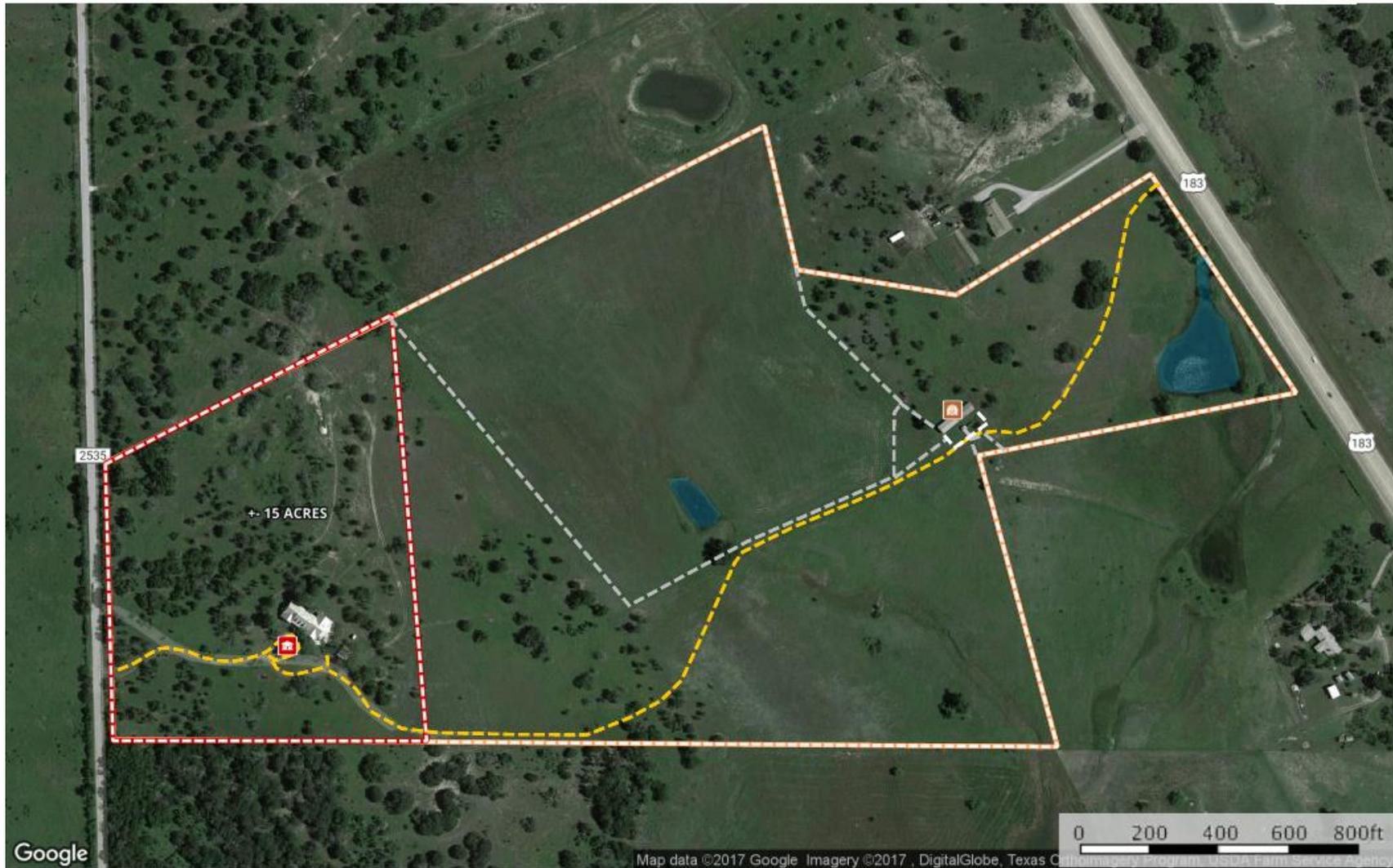
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GLOBAL LAND MARKETING

KELLER WILLIAMS
FARM & RANCH

Location Map

Conradt
Lampasas County, Texas, 62 AC +/-



Google

Map data ©2017 Google Imagery ©2017 DigitalGlobe, Texas C... Imagery Program, USDA Farm Service Agency

- Main House
- Barn
- Road / Trail
- Fence
- Road / Trail
- Boundary
- Pond / Tank
- Boundary

Lometa Estate

DESCRIPTION:

The Conradt Farm is a charming, turnkey estate which stands out as one of the nicest properties to be offered in the Lometa area. With frontage on US HWY 183 and convenient access from CR 2535, this property is perfectly situated for an investor, equestrian professional or gentleman rancher looking for a future return. The 3,131 sqft custom home is set amongst large Live oaks and features incredible sunrise views overlooking the pastures to the east. This income producing property is completely fenced and cross fenced, features abundant native wildlife, healthy stands of native grasses large Live oaks, a productive coastal field and a large stocked pond on the East side.

LAND OVERVIEW:

Habitat types across the ranch vary from Live oak savanna with tall Bluestem grasses on the West side, to productive Coastal Bermuda and grasslands on the East side. Cedar and other invasive species have been well managed and are present only in small numbers across the property. Elevations range from just over 1,500' on the West side, to approximately 1,470' feet above sea level near the highway.

Kasey Mock

www.mockranches.com | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

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WATER: Potable water for the home comes from a 340' water well which produces 30 gpm. The property also has a connection to Lometa rural water coop.
A beautiful .8 acre pond located on the east side is stocked with bass and provides water to livestock and wildlife.

Utilities: Lometa Water Coop.
Central Texas Electric Coop

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MINERAL RIGHTS:

Sellers will retain all owned mineral rights.

BARN & IMPROVEMENTS:

The perimeter is completely fenced with barbed wire cattle fencing. The coastal field is fenced out allowing cattle to be excluded or retained for grazing and pasture management. An enclosed metal workshop with slab, rollup overhead door and a shed roof is located near the home. A second older barn with working pens is located near the highway in the lower pasture. This barn is a wood framed and enclosed on three sides with multiple bays.

PRICE:

The property is being offered in two configurations to fit a buyer's unique goals. Option 1: Buyers may purchase the entire 63.969 acres with the beautiful 3,131 sqft custom home, all barns and improvements for \$725,000. Option 2: A buyer looking for less acreage may purchase +/- 15 acres with the 3,131 sqft custom home and workshop for \$475,000.

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GLOBAL MARKETING LEADERS

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A red wavy banner with a thin green border, containing the word "NOTES" in white capital letters.

NOTES