

# Rumley River View Ranch

80± acres | \$996,000 | Kempner, Texas | Lampasas County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Rumley River View Ranch

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## Property Description

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The Rumley River View Ranch is located in southeast Lampasas County in the Rumley Community. The actual site of the old Rumley store is located about 1.25 miles northeast of the ranch where FM 580 crosses the Lampasas River. The ranch includes excellent views overlooking the river bottom to the east. This is a good area with many long-time ownerships. This 80 acres is part of a 1,000-acre ranch and is joined by the seller on two sides. The seller's family has owned their ranch for 5 generations and most of the ranches in the immediate area have similar ownership histories. The location is about 8.5 miles northwest from Kempner and 10.5 miles northeast from Lampasas.

The terrain is rolling with elevation changes from 960 ft to 1040 ft above MSL. There are large live oaks, elms, and hackberry trees throughout plus some cedar and mesquite trees, with a good turf of native grasses. A few pecan trees surround the larger stock tank and there is also a smaller pond that holds water year around. It is an excellent wildlife habitat and some nice bucks have been taken on the ranch over the past few years.

Electricity and community water are available along the roads. The property's eastern boundary is along FM 580 with approximately 1,400 feet of frontage and the north boundary is along paved CR 3430 with approximately 2,500 feet of frontage. The property has been operated for cattle and sheep production.

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## Improvements

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The perimeter fencing is good along the roads. The south and west boundaries will need to be fenced out of the larger parcel owned by the seller.

## Hunting

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The hunting is considered good in the area. Whitetail deer and hogs can be found on the property. Duck and dove hunting is provided by the stock tanks along with fishing.

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## Minerals

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The mineral rights are negotiable

## Deed Restrictions

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Minimal deed restrictions are in place including limiting the property to one subdivision over the next 25 years.

## Price

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\$996,000 • \$12,450 per acre

## Remarks

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The Rumley River View Ranch consisting of 80 acres is located in a desirable neighborhood and has several good homesites. This property is a great livestock, hunting, and investment opportunity.

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*For more information or to schedule a showing,  
contact Robby Vann at (512) 423.8112*





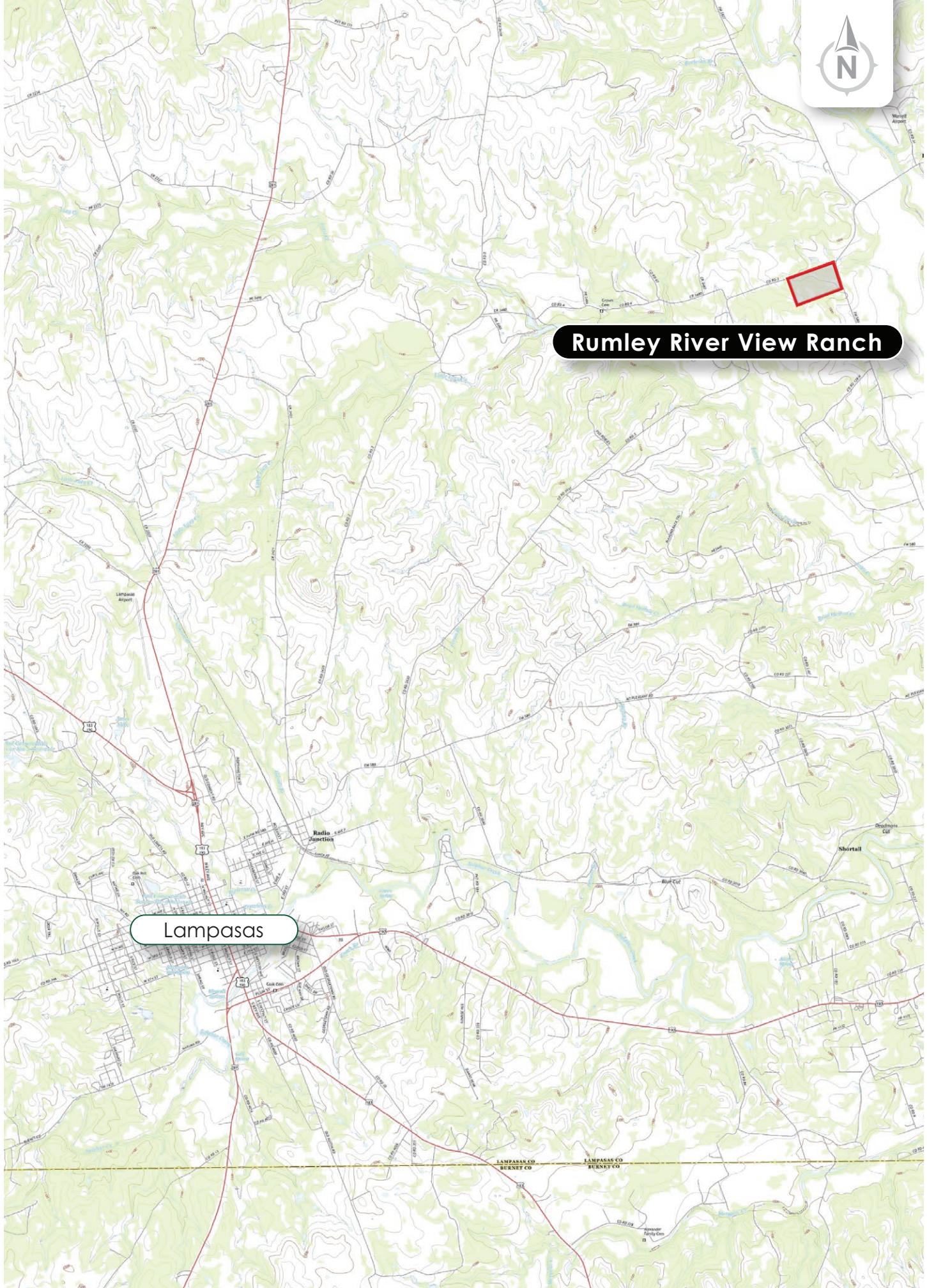






**Rumley River View Ranch**

**Lampasas**







31.1562, -98.0856







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