

386.1± acres \$3,250,000 Lampasas, Texas Lampasas County



Chas. S. Middleton

- AND SON LLC — FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Tooley Ranch

The Tooley Ranch has been in the same family since 1965. This 386acre ranch is located in central Lampasas County, approximately 8 miles north of the town of Lampasas, 5 miles off US Hwy 281, along paved County Road 2200. It has approximately 1.25 miles of frontage along the west side of CR 2200 and approximately 0.15 miles along the south side of CR 2033. The ranch features elevations ranging from 1,280 to 1,360 feet above MSL, providing picturesque views of the surrounding ranchland. It has a great deal of recreational appeal with its rolling and wooded terrain.

The ranch has a wildlife property tax exemption and has deer and bird feeders located throughout. It has been lightly stocked over the years and has an excellent turf of native grasses and forbs. The southern two-thirds of the ranch is tree covered with primarily cedar and scattered large live oaks, elms, hackberry and mesquite trees. The northern portion, as you approach the home, is open with a fenced lane between some small loafing pastures for horses or other livestock. There is also a 20+/- acre high fenced pasture that was intended to be an orchard and includes a water well and shed.

There are two draws that traverse the southeast and southwest of the ranch. The draws have seeps and holes of water during wet seasons. The ranch features a spring-fed stock pond providing yearround water and excellent fishing, alongside another stock pond for additional water sources. These features serve as vital water sources for wildlife and livestock, attracting doves and waterfowl to the area.









Improvements

This property includes a well-maintained 2,900 sq ft Austin Stone home built in 1999, accompanied by a 1,200 sq ft shop and a 3,900 sq ft equipment shed situated towards the rear of the ranch. The property is equipped with two water wells with submersible pumps, one water well with a windmill that needs repair, community water along the county road, and reliable perimeter and cross fencing. Additionally, the sale includes three hunting blinds and feeders, adding to the recreational appeal.





































Minerals

All seller-owned minerals will convey.

Price

\$3,250,000 • \$8,417 per acre

Remarks

This property presents a prime opportunity to own a versatile livestock and recreational ranch in a sought-after location near Lampasas, a charming town in Central Texas.

For more information or to schedule a tour, call Robby Vann today at (512) 423.8112.















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Robby Vann, ARA

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