

PB 40  
TBD  
Lometa, TX 76853

**\$350,000**  
40± Acres  
Lampas County



**PB 40**  
**Lometa, TX / Lampasas County**

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**SUMMARY**

**Address**

TBD null

**City, State Zip**

Lometa, TX 76853

**County**

Lampasas County

**Type**

Undeveloped Land

**Latitude / Longitude**

31.285196 / -98.293859

**Acreage**

40

**Price**

\$350,000

**Property Website**

<https://ranchrealestate.com/property/pb-40/lampasas/texas/81832/>



**PROPERTY DESCRIPTION**

Here lies one of the BEST PRICED 40+/- acres located near central Lampasas County that is a great opportunity for a recreational property, secluded homestead, or land investment. Strategic clearing has just been done throughout the property for ease of access including multiple build sites that showcase the scenic views. Left mostly raw, this property is ready for the vision of your hill country escape to be brought to life.

Improvements include fencing on 3 sides with front being open. The current fencing is in good to excellent condition. There is no water well or septic on the property but there is electricity at the road. Wells in the area range from 300-400ft deep with good GPM.

Taxes are kept low with a wildlife exemption and is easily maintained. Access is via a well-maintained gravel CR and short distance from the paved county road 2200. There is approximately 1,100ft of road frontage. The front southwest corner of the property has a nice elevation change for a potential pond. The rear portion of the property presents slightly higher elevation for distant views. Excellent wildlife is seen regularly with the property holding nice cover for multiple game species and birds.

15 Min to Lometa

28 Min to Lampasas

1.5 hrs to Austin

Showings are done by appointment only with required 24-hour notice. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Please submit offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. Buyer agent must make first contact, and be present from first showing forward to participate in full commission compensation at the discretion of Capitol Ranch Real Estate, LLC.



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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