

**Bella Cielo Ranch**  
1750 County Road 34430  
Sumner, TX 75486

**\$534,000**  
23± Acres  
Lamar County



**Bella Cielo Ranch**  
**Sumner, TX / Lamar County**

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**SUMMARY**

**Address**

1750 County Road 34430

**City, State Zip**

Sumner, TX 75486

**County**

Lamar County

**Type**

Ranches, Undeveloped Land

**Latitude / Longitude**

33.7297884 / -95.7379425

**Acreage**

23

**Price**

\$534,000

**Property Website**

<https://ranchrealestate.com/property/bella-cielo-ranch-lamar-texas/60636/>



**PROPERTY DESCRIPTION**

Big Sky Ranch is the spread away from it all with those big sky views. Pulling through the gate offers the first glimpse of the meticulously maintained details and pride of ownership at every corner. Highly productive improved pasture even without fertilizer will yield multiple cuttings a year. However, this ranch is so much more. Great recreational potential if afforded, whether fishing in the pond or seeking to take a deer, it's your choice how to spend your time. The metal building has been created with homesteaders in mind. Ready to be converted into living space or used as a base of operations for ranching activities, concrete floors, electricity, and rainwater harvesting that will sustain continued use provide the opportunity to make this place your own. The beauty and dynamic qualities of the orchard, improved pasture, picturesque pond, tree-lined fences and those big skies have to be seen to be believed.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

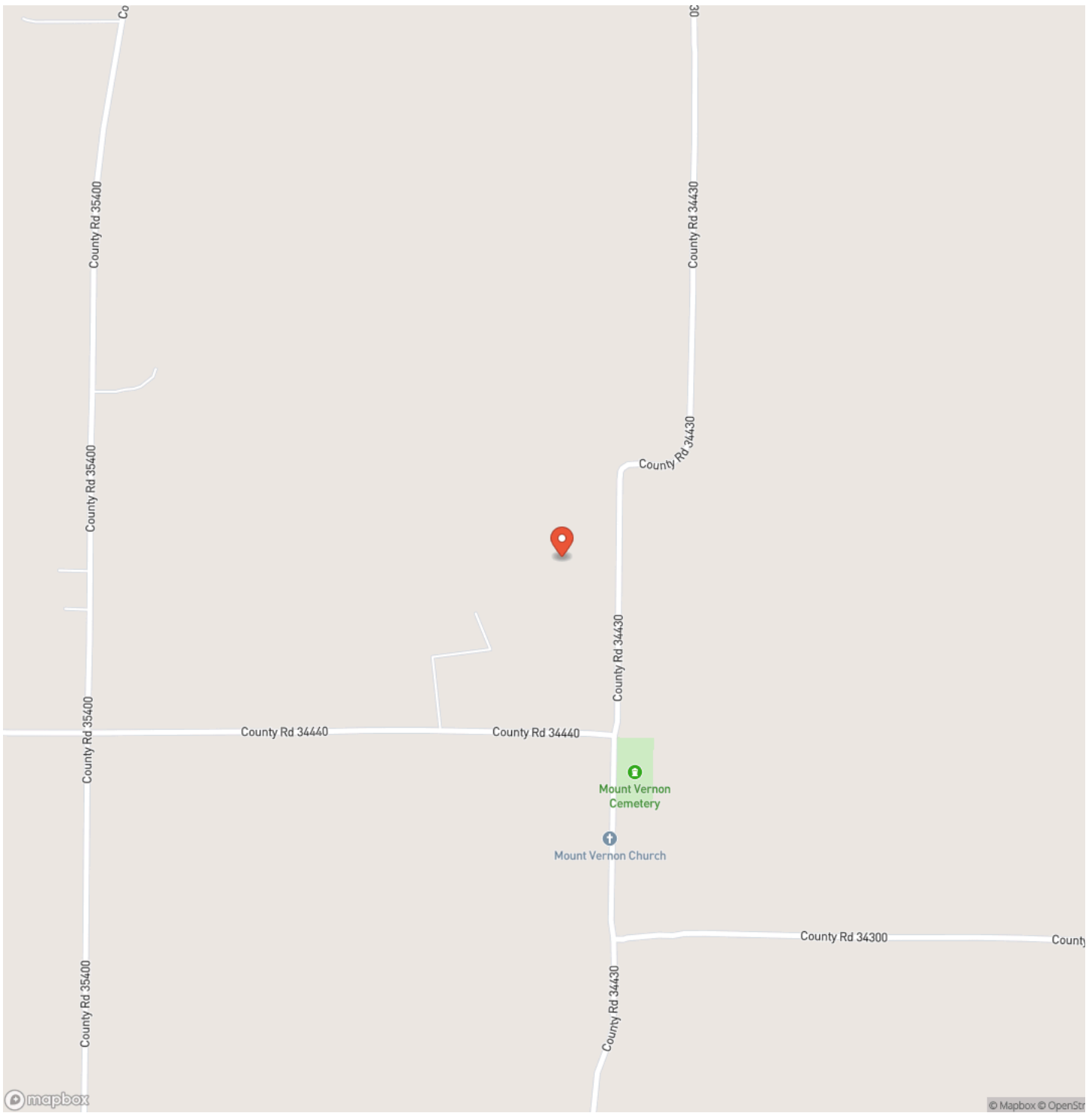
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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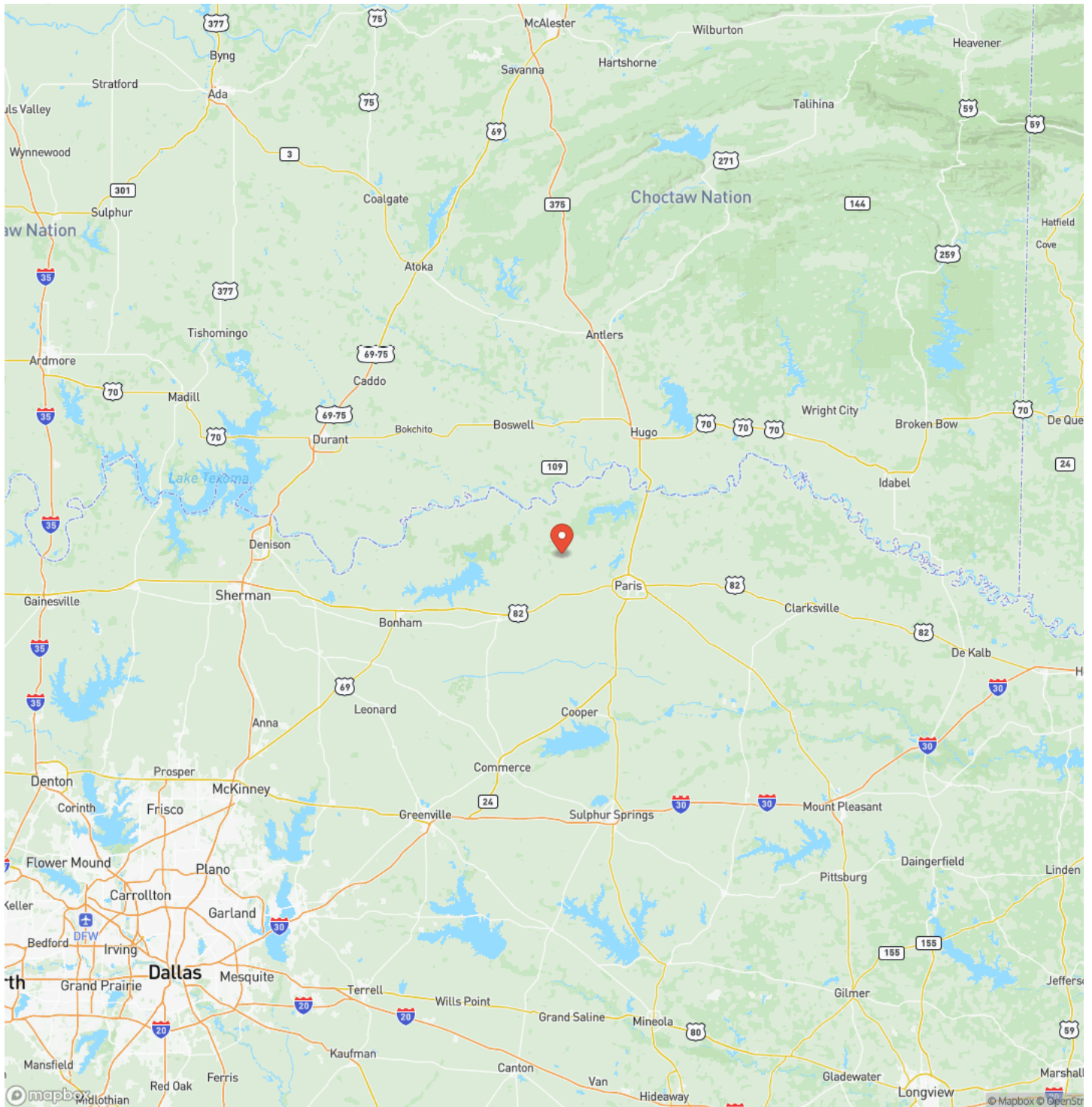
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## Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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