

**Baggett Ranch**  
Lometa, TX 76853

**\$1,060,800**  
104± Acres  
Lampasas County



**Baggett Ranch**  
**Lometa, TX / Lampasas County**

---

**SUMMARY**

**City, State Zip**

Lometa, TX 76853

**County**

Lampasas County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

31.200875000000000 / -98.379450000000006

**Acreage**

104

**Price**

\$1,060,800

**Property Website**

<https://www.capitolranch.com/property/hunting-ranch-near-austin>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**

**PROPERTY DESCRIPTION**

PRICE IMPROVMENT! 104+/- Acres with ultimate views, opportunity, and bountiful recreational possibilities. Strategically maintained and improved for the avid sportsmen in mind. With the proximity to town being a hop and a skip, the Baggett Ranch also has good seclusion from 183.

The property has undergone extensive pasture reclamation by removing and clearing selective mesquite and undergrowth all while maintaining excellent cover for wildlife. In place of the clearings, you will find new improved pastures that are planted each year for food plots.

On the property you will also find a fully remodeled 2-bedroom, 1-bathroom cabin featuring its own saloon, rainwater catchment system, and covered cleaning station. There is plenty of room for guests or can be used as a temporary stay while another structure is built atop the hill. 4 deer blind setups are in place with each having a corn feeder that feeds year around. A new 1500-gallon water tank supplied with rainwater to generate additional water to wildlife. 2 ponds are located on opposite ends of the ranch with multiple other spots for additional tanks.

The topography on the ranch lends elevation changes of up to 120 ft. and has the ultimate build spot on top of the hill. A small road has been cut to provide easy access to the top of the hill where you find some of the best views in the county. Access is via a gated easement(which can be bought along with the parcel of land the easement runs through), adding to the privacy of the property before you get the custom-built entrance to the ranch. Wildlife exemption and electricity are in place.

-----  
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 compenstation 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 estimiated, 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.

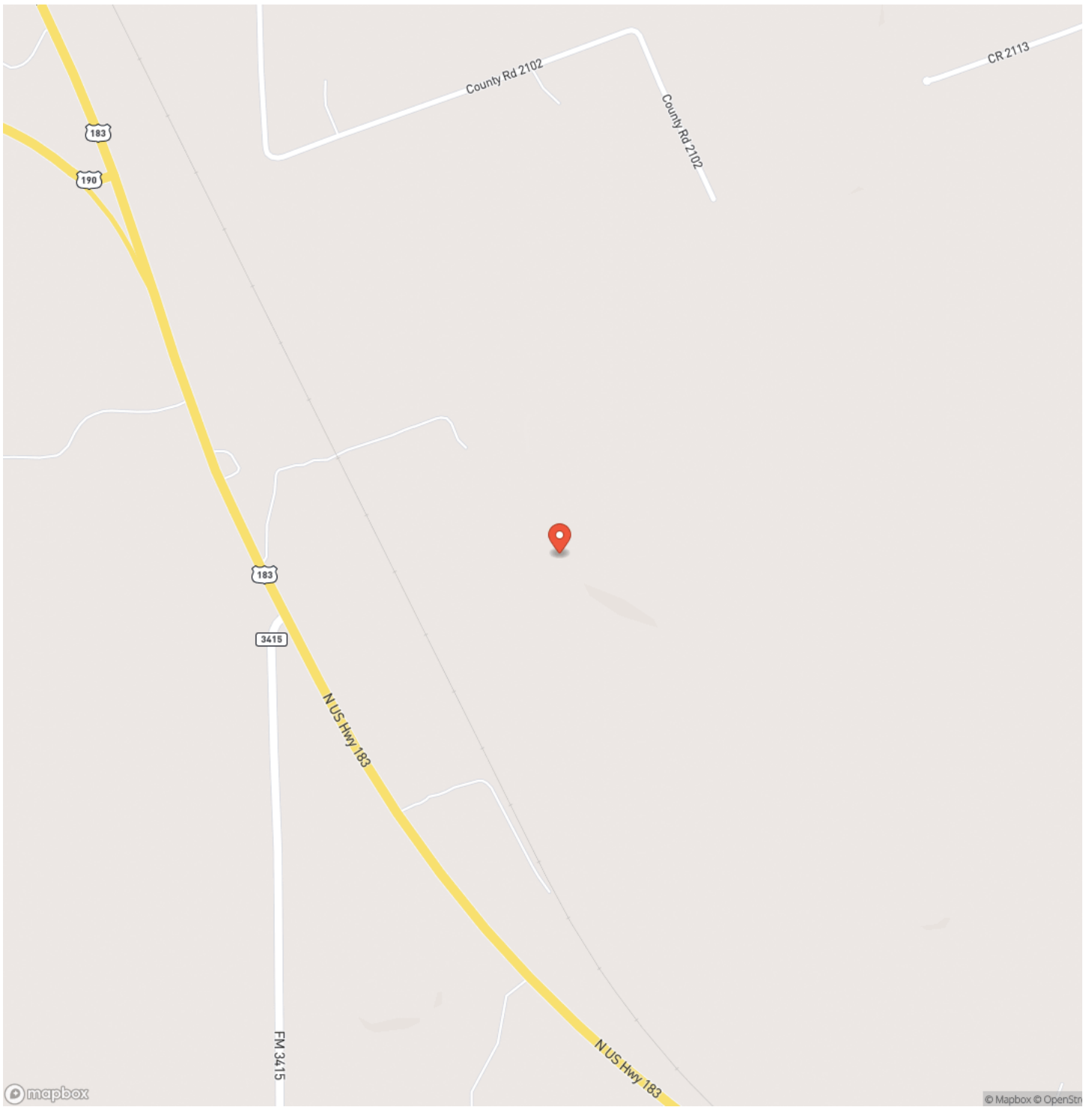
Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.



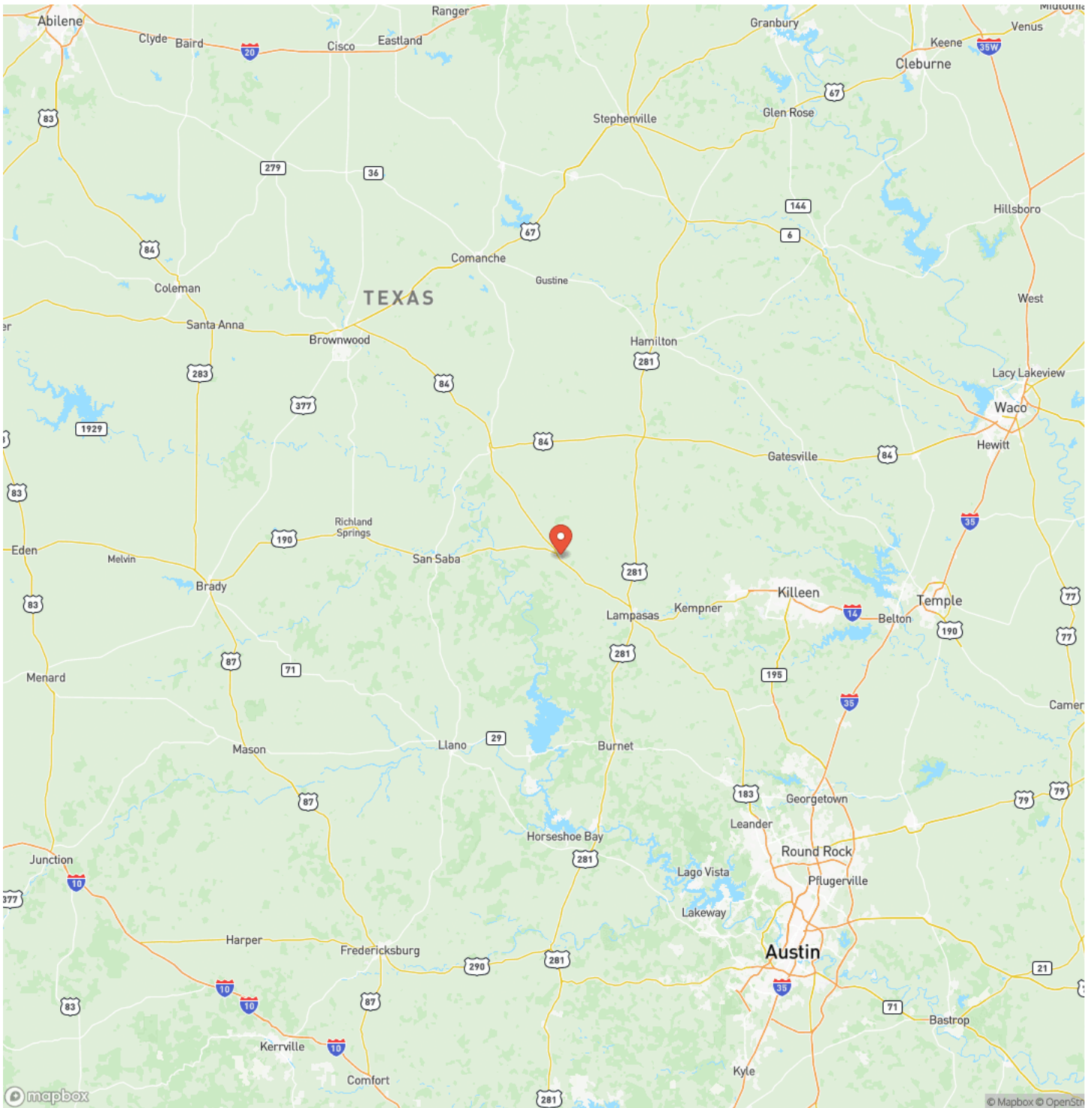
**Baggett Ranch**  
Lometa, TX / Lampasas County



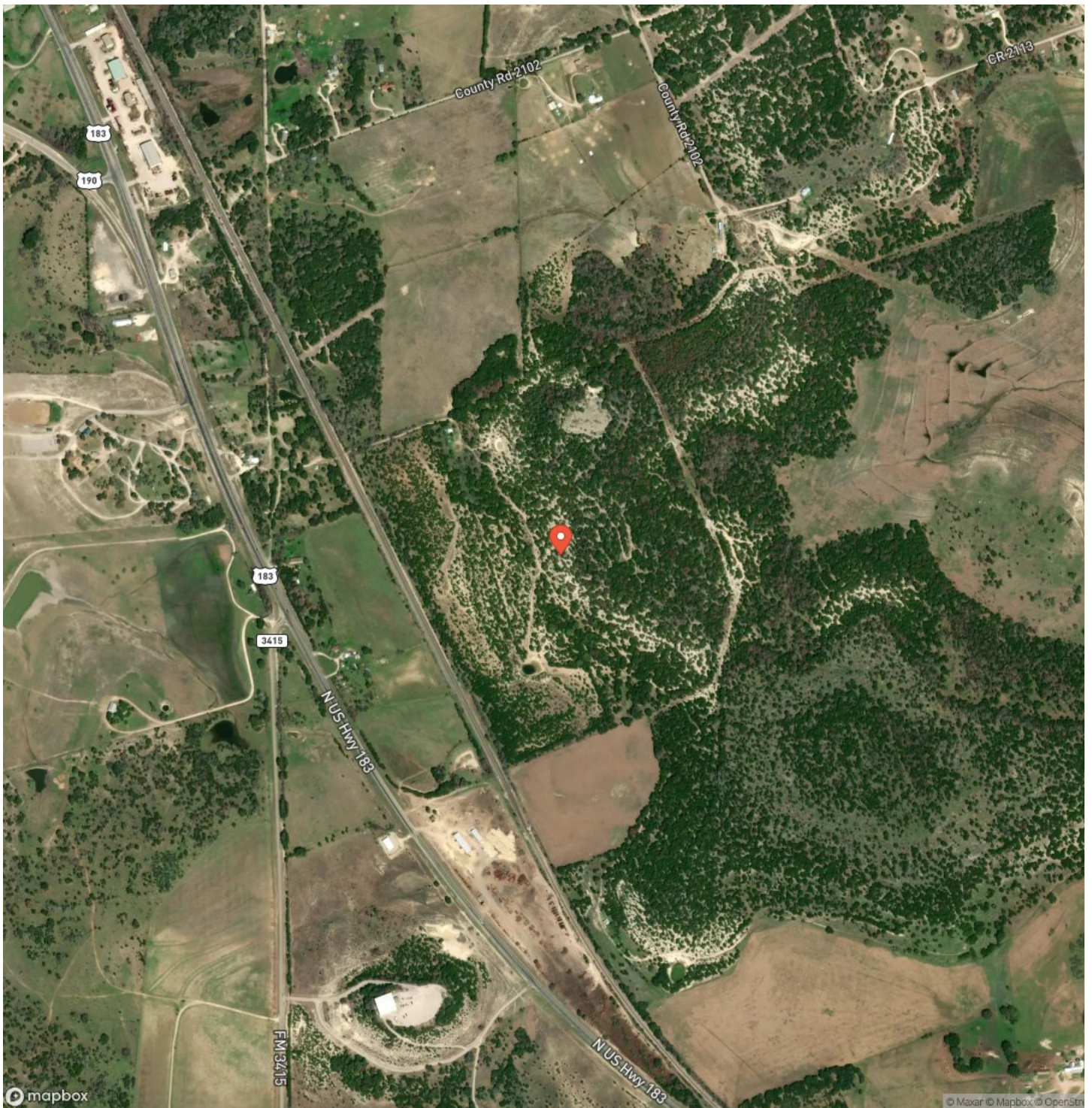
## Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**Capitol Ranch Real Estate, LLC**  
12405 Schwartz Road  
Brenham, TX 77833  
(979) 530-8866  
[www.RanchRealEstate.com](http://www.RanchRealEstate.com)

---

