

PB 40
TBD
Lometa, TX 76853

\$350,000
40± Acres
Lampasas County



PB 40
Lometa, TX / Lampasas County

SUMMARY

Address

TBD

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

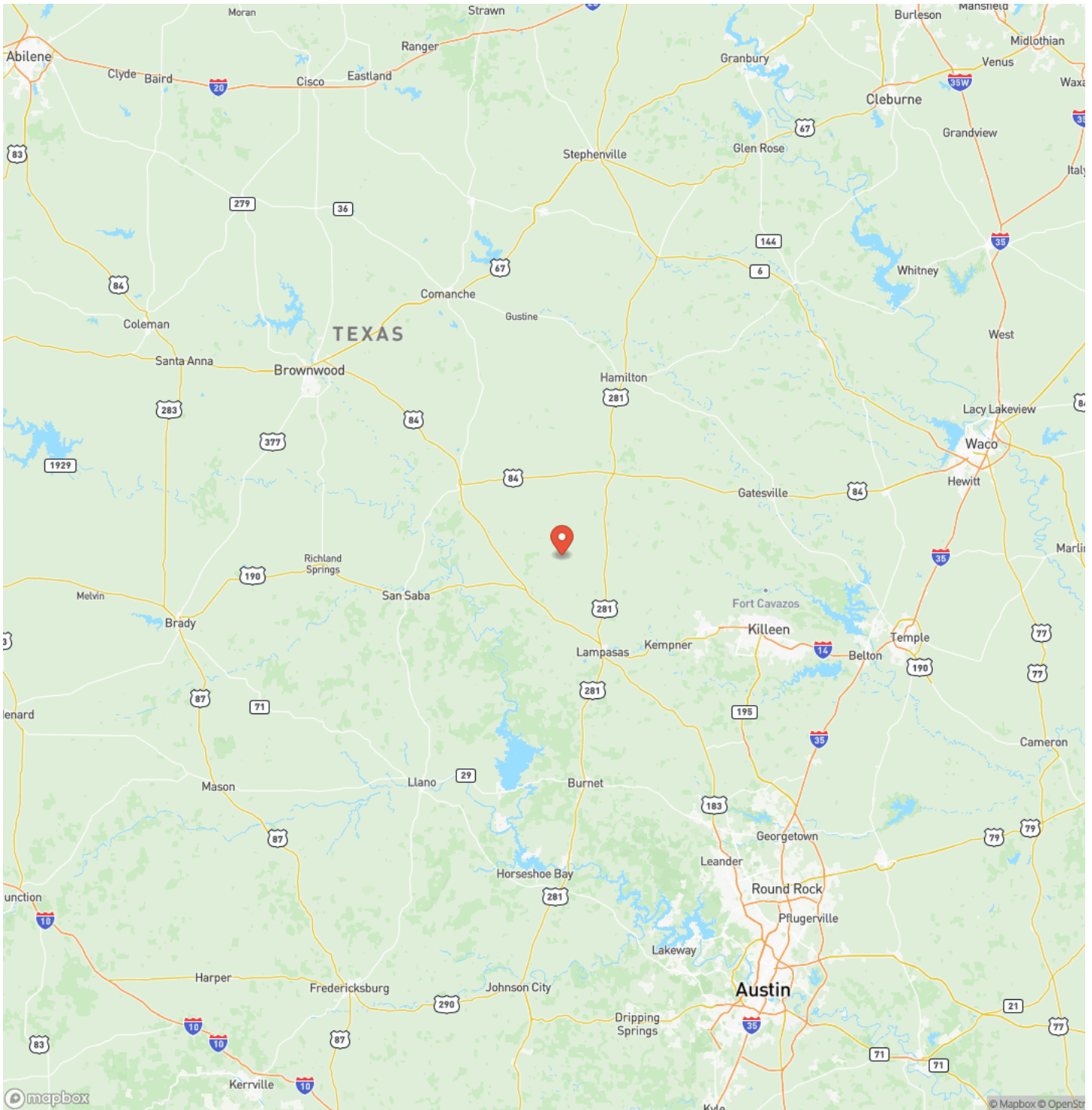
Showings are done by appointment only with required 24-hour notice. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, 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.



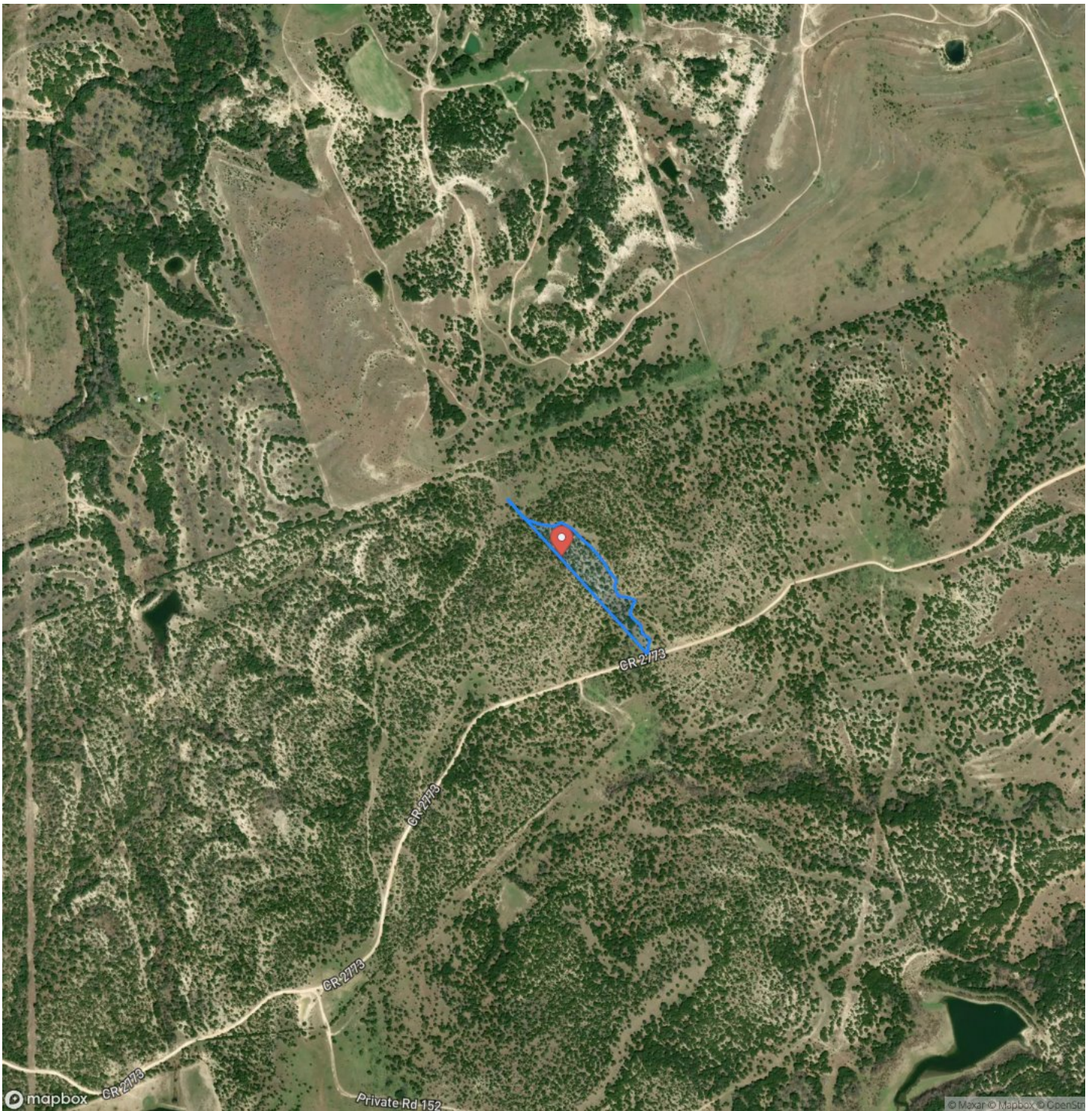
Locator Map



Locator Map



Satellite Map



For more information contact:



Representative

Justin Witt

Mobile

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Email

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Address

City / State / Zip

NOTES

NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.

DISCLAIMERS

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