

Glaze Ranch
County Road 4630
Kempner, TX 76539

\$1
1,290± Acres
Lampasas County



Glaze Ranch
Kempner, TX / Lampasas County

SUMMARY

Address

County Road 4630

City, State Zip

Kempner, TX 76539

County

Lampasas County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.061732 / -97.967672

Acreage

1,290

Price

\$1

Property Website

<https://ranchrealestate.com/property/glaze-ranch-lampasas-texas/65585/>



MORE INFO ONLINE:

www.RanchRealEstate.com

Glaze Ranch

Kempner, TX / Lampasas County

PROPERTY DESCRIPTION

Here lies one of the largest live water properties within Southeast Lampasas County, featuring over 2 miles of accessible Lampasas River and only an hour to Austin. The Glaze Ranch is a unique Hill Country experience that simply cannot be replicated. With its highly sought after river frontage, this ranch has fantastic recreational, commercial, or development potential. With large topography changes and soaring views, Glaze Ranch sits within a stretch of growth, nearing Copperas Cove, Killeen, and Austin.

This property hosts many improvements including a Custom home built in 2022 with beautiful Oklahoma Stone, a prime hunting cabin, extensive trail system, 100 plus year-old stone ranch home, working pens, 2 pivot systems and utilities, including city water.

River Home: The newly built home is perched atop one of the many high points on this expansive property. The home has roughly 2,000 sqft of living space, including 2 bedrooms, 2 bathrooms, utility room, and an office area. With longevity in mind, the home exterior is built using state of the art insulated concrete foam walls and imported Oklahoma Stone. The 18 ft x 25 ft covered porch features breathtaking 180-degree views of the rolling hills and pristine river. The living area also features a 40 ft x 30 ft covered area for parking with a storage room that can easily be converted into a living space.

Hunting Cabin: This cabin is the perfect setup for seasonal hunters and visiting guests; it was built for large volume entertainment. Featuring an open concept, the roughly 2,000 sqft of living space includes 2 large bathrooms with multiple showers and toilet stalls. It also has a large living space, full size kitchen, and relaxing covered porch with a yard.

Land/Wildlife: The trail system on this property provides multiple routes and vantage points on the Glaze River Ranch, making every turn an adventure. The topography includes large elevation changes of up to 240 ft throughout the Ranch. Extensive clearing has been done to give way to access and usability. Not only does this Ranch provide views from hilltops but provides miles of access to the Lampasas River. The river frontage features multiple points of shallow areas and crisp cool swimming holes along the rock bluffs. Rest assured, the quality of wildlife is thriving on this property with numerous species of game seen daily, especially on the river.

Exotics: Groups of Aoudad and Red Deer have been seen on regular occasion from neighboring high fence ranches.

Surface water: There are currently 5 ponds on the ranch with many areas to further improve or expand the surface water.

Pivot Systems: Currently not in use the past few seasons, the two pivots occupy roughly 65+/- Acres and 35+/- Acres. These fields are serviced by the river with riparian water rights (rights can be conveyed).

Other Improvements: There is an extensive set of working pens capable of handling cattle and horses with sturdy built overhangs. An outdoor arena is also present in fair condition. For water storage, there is several water storage tanks throughout the ranch that is serviced by city water. There are also metal shops in place measuring 40x 80 and 80x 80. The ranch is fenced along the river with cross fencing in place and multiple cattle guards along the county road. The northern border of the ranch is high fenced. There is roughly 141+/- Acres across the county road that can be purchased as advertised or left out of sale. A small portion of the ranch does cross over into Burnet County.

Access: There are 3 points of access to the property including access from the county road, a gated private entrance from FM 2808, along with an additional deeded easement from FM 2808.

Utilities/Exemptions: All utilities are in place including electricity, septic, and Kempner City water. Ag Exemption is in place.

Location: The magnitude of this ranch and its location does not get any better. Located just south of the small town of Kempner, Copperas Cove is a 13 minute drive into downtown and a 20 minute drive to downtown Killeen. To get to the heart of Austin is a very easy 60 minute drive!

Additional Acreage: There are additional acreage options available for purchase. Property will need to be surveyed. Please contact the



Listing Agent Justin Witt.

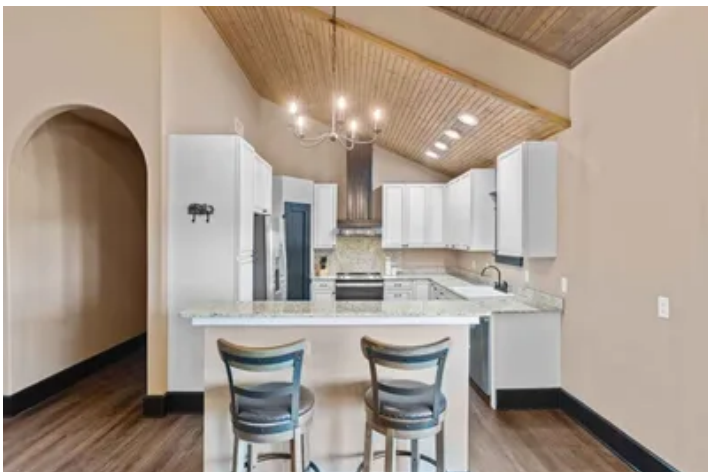
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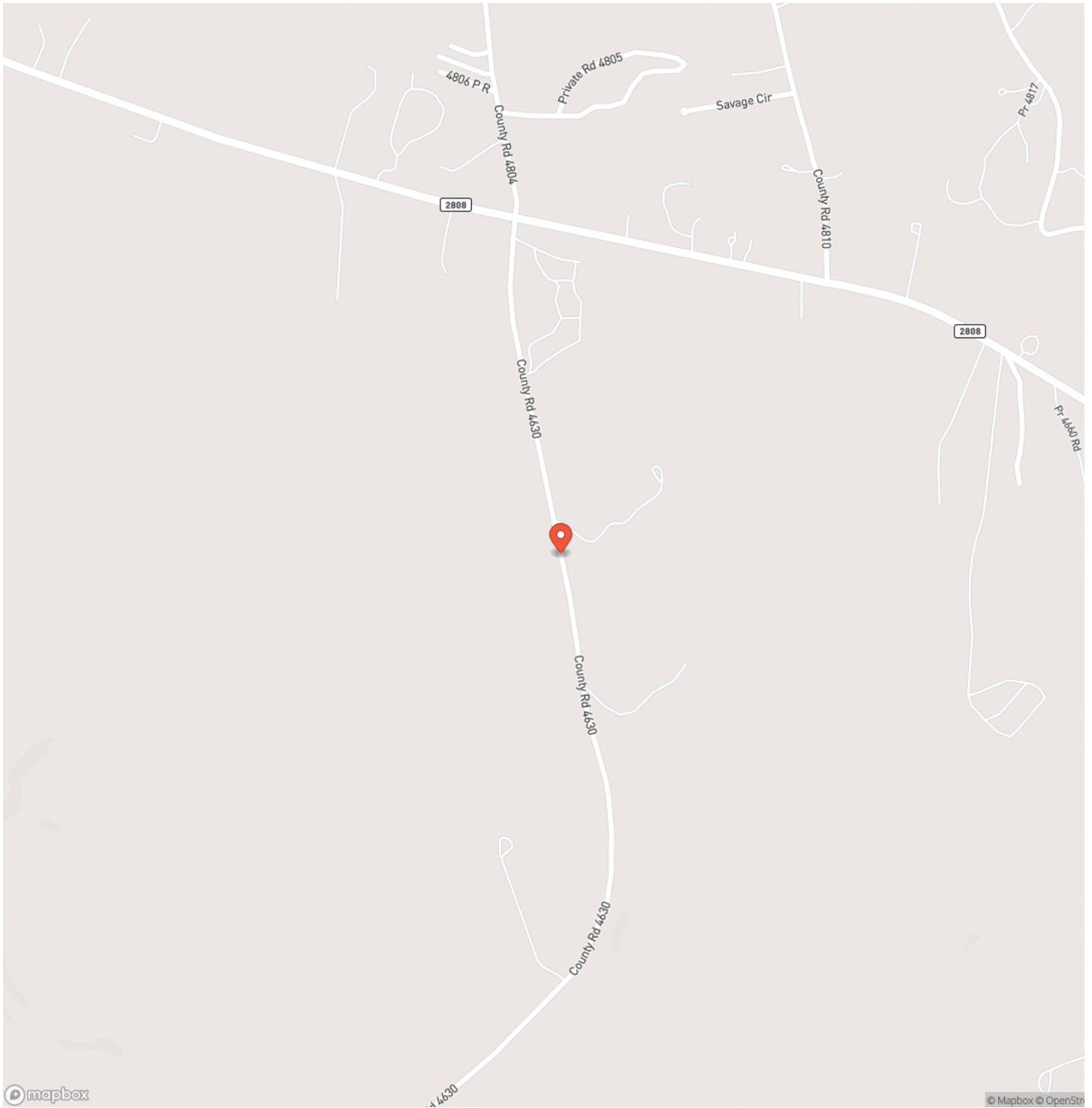
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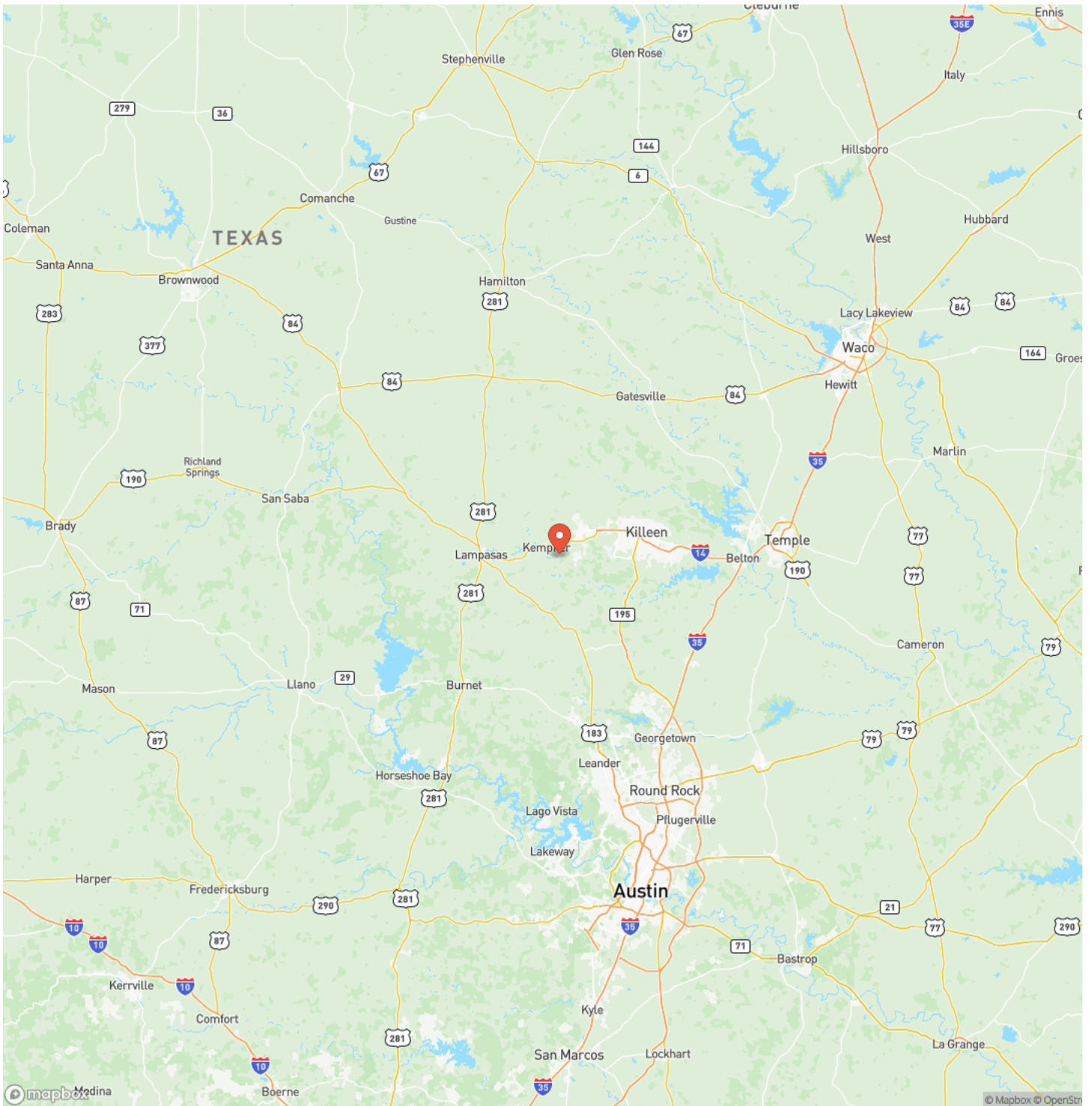
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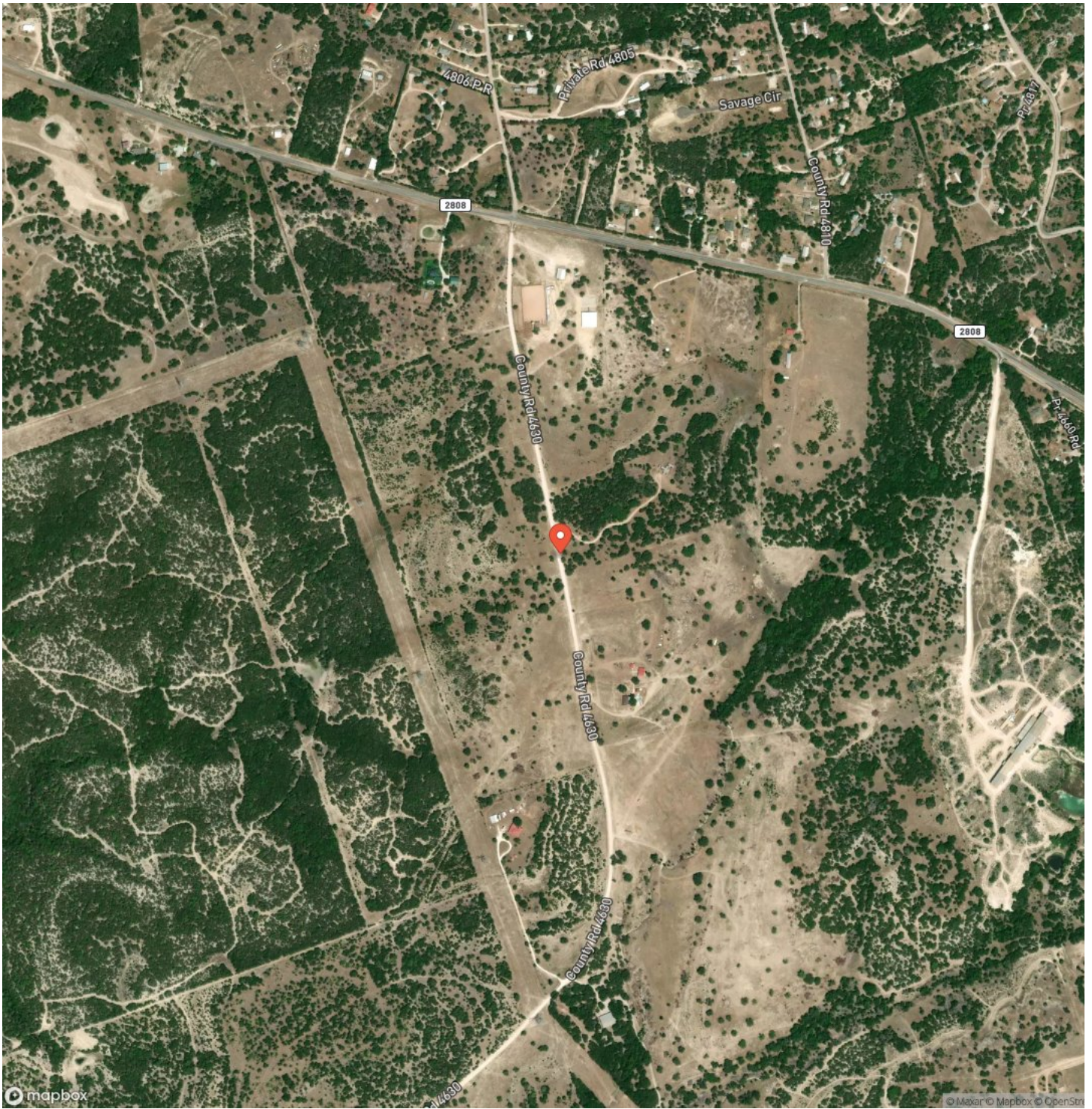
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



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Justin Witt

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Austin, TX 78745

NOTES



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