

Glaze River Draw Ranch
County Road 4630
Kempner, TX 76539

\$1
465± Acres
Lampasas County



Glaze River Draw 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

31.069 / -97.9741

Acreage

465

Price

\$1

Property Website

<https://www.capitolranch.com/property/glaze-river-draw-ranch>



MORE INFO ONLINE:

www.RanchRealEstate.com

**Glaze River Draw Ranch
Kempner, TX / Lampasas County**

PROPERTY DESCRIPTION

Here lies a once-in-a-lifetime piece of Texas land. This slice of Hill Country Paradise features live water and fantastic recreational opportunities or development potential. With large topography changes and soaring views, Glaze River Draw Ranch sits within a stretch of growth, nearing Copperas Cove, Killeen, and Austin.

This property hosts over 1,800 ft of Lampasas River frontage, a Custom home built in 2022 with beautiful Oklahoma Stone, a prime hunting cabin, extensive trail system, and utilities, including city water.

Stone 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 Draw 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.

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.

Surface Water: There are currently 2 wet weather ponds in place with multiple other areas with great runoff for more ponds.

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. Please contact the Listing Agent Justin Witt.

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.

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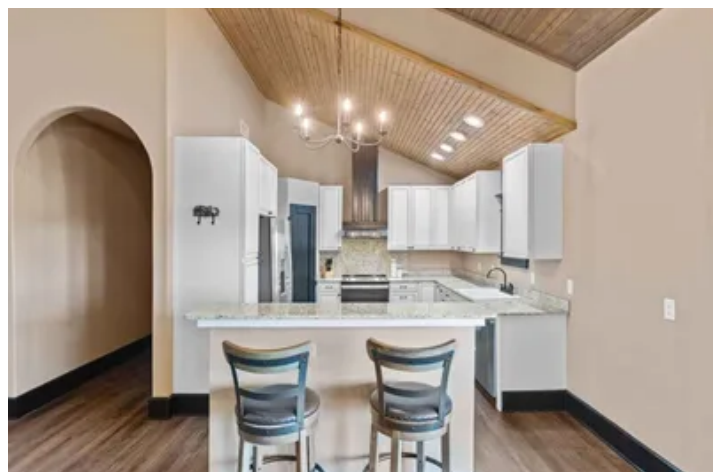
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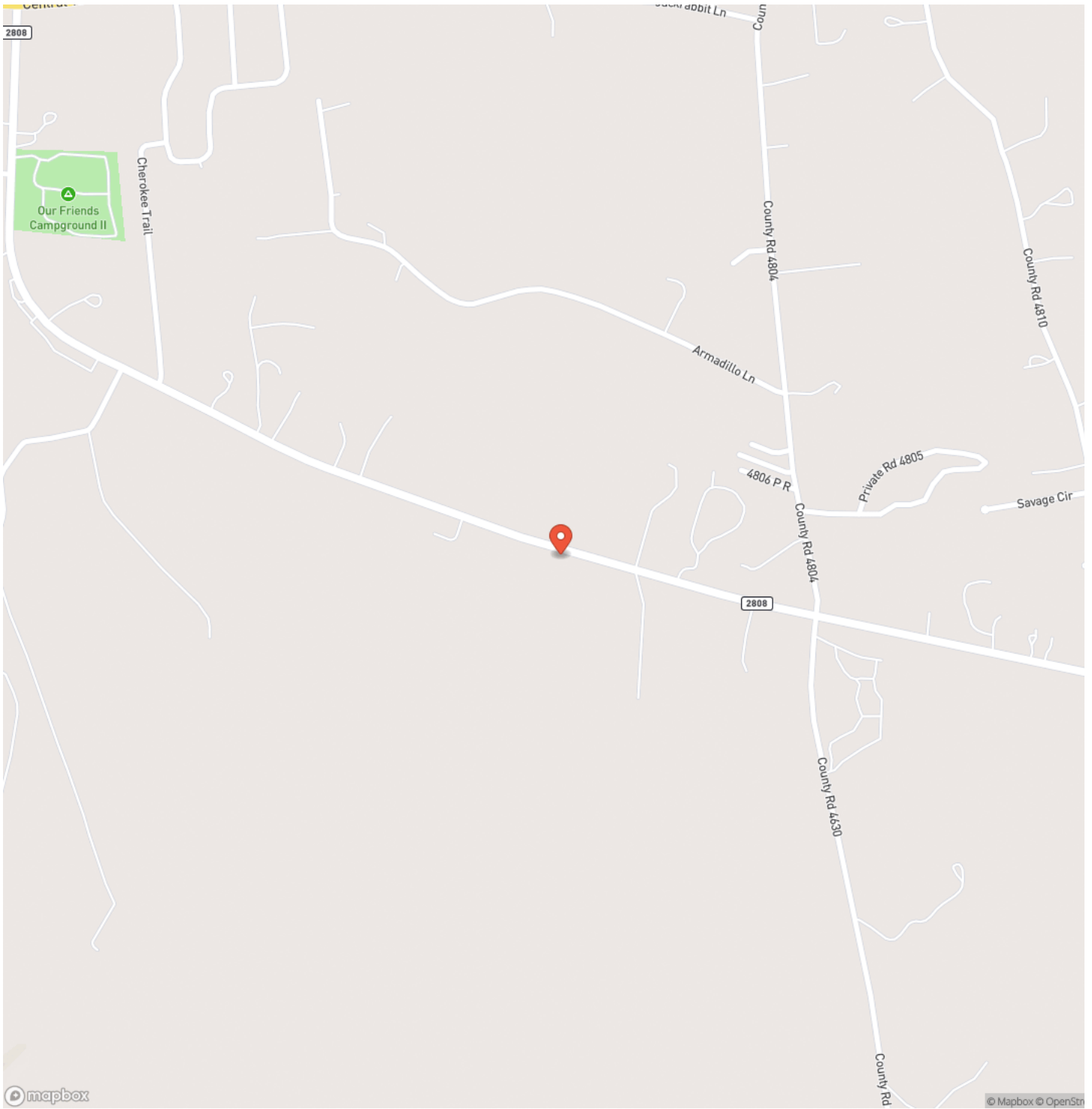
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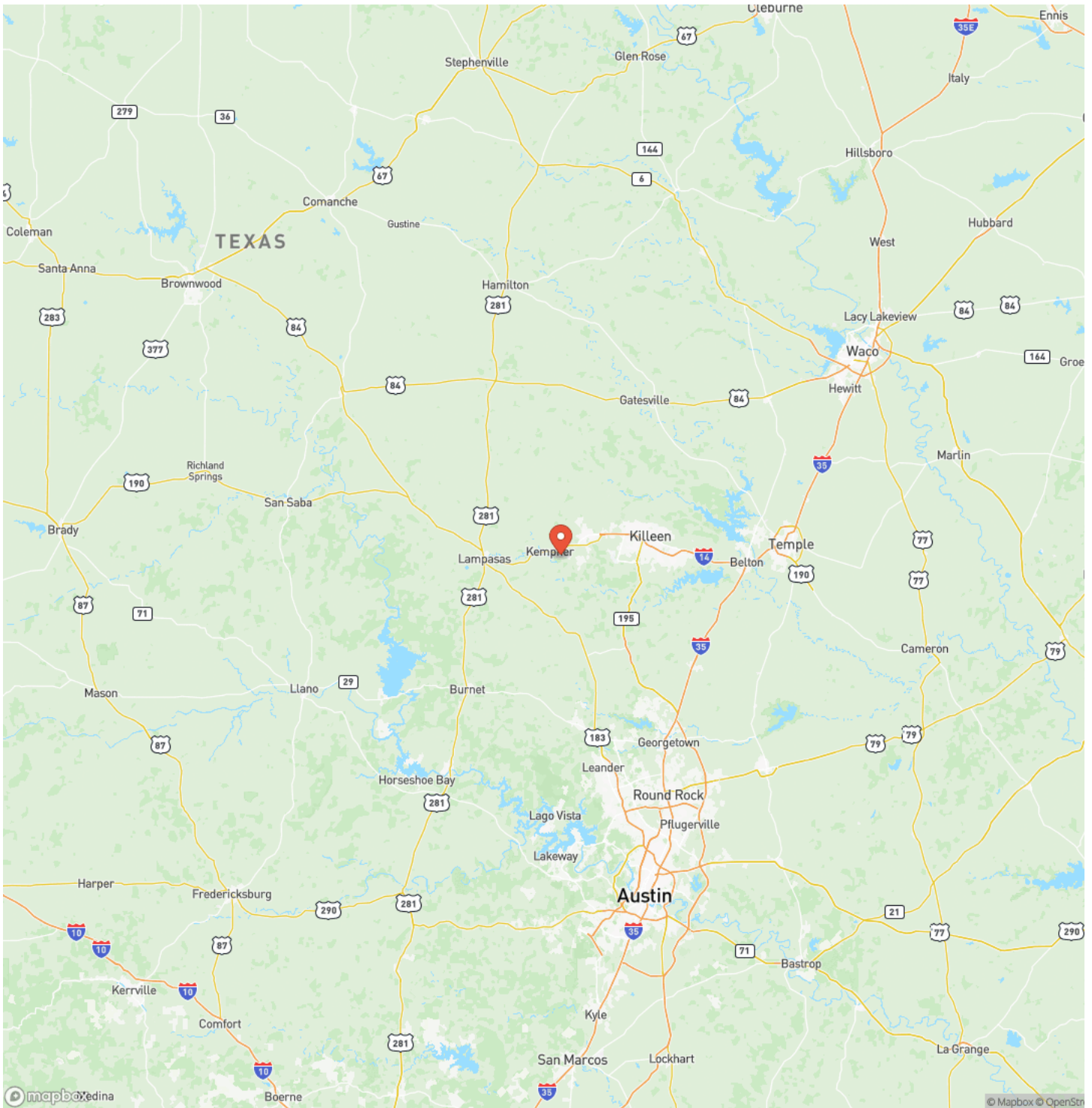
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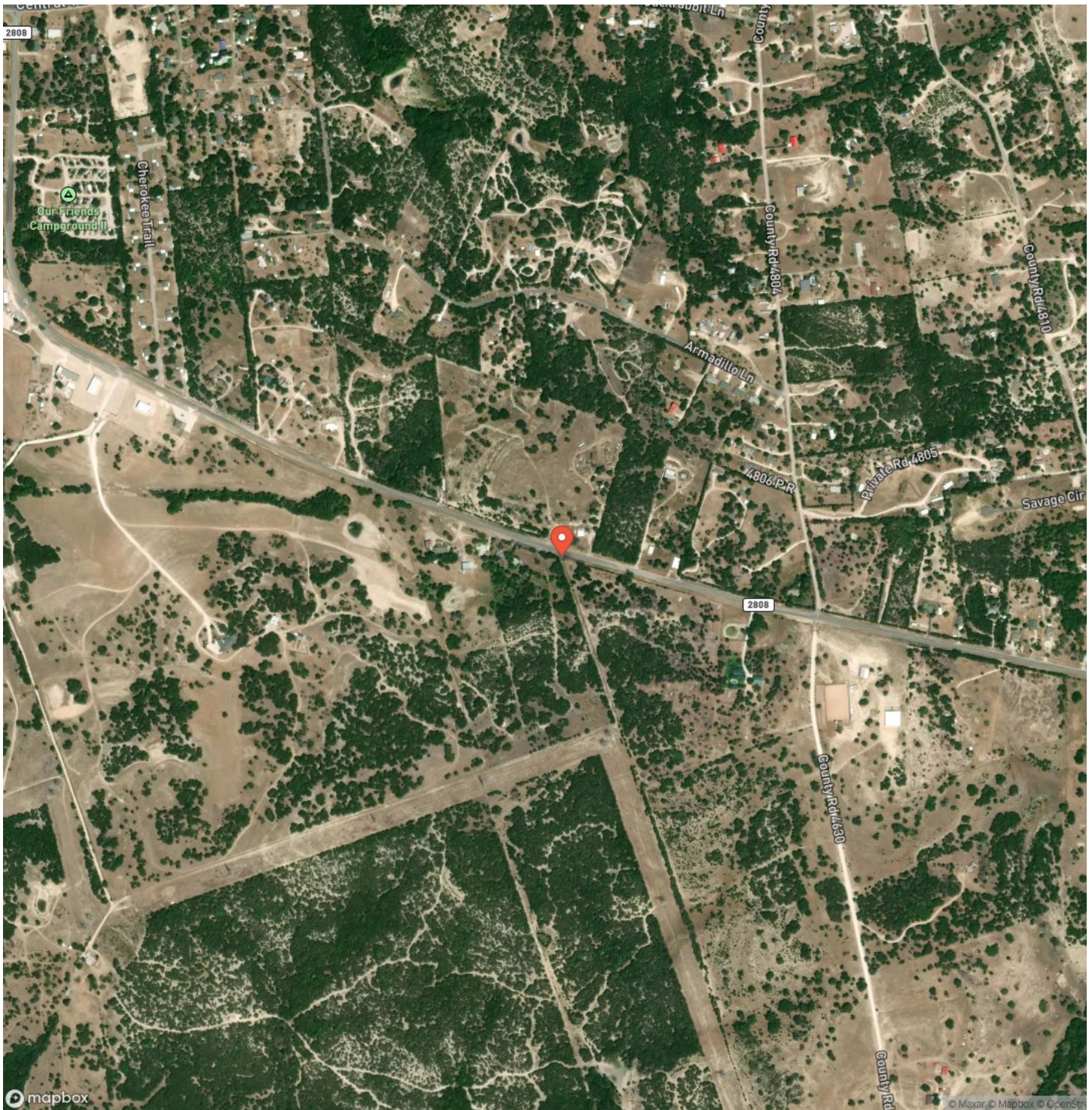
Locator Map



Locator Map



Satellite Map



**Glaze River Draw Ranch
Kempner, TX / Lampasas County**

LISTING REPRESENTATIVE
For more information contact:



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Justin Witt

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NOTES

MORE INFO ONLINE:

www.RanchRealEstate.com



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