

Red Tailz Ranch
CR 330
Lometa, TX 76853

\$775,000
68± Acres
Mills County



Red Tailz Ranch
Lometa, TX / Mills County

SUMMARY

Address

CR 330

City, State Zip

Lometa, TX 76853

County

Mills County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

31.317974 / -98.470627

Dwelling Square Feet

1754

Bedrooms / Bathrooms

2 / 2

Acreage

68

Price

\$775,000

Property Website

<https://ranchrealestate.com/property/red-tailz-ranch-mills-texas/88415/>



PROPERTY DESCRIPTION

Located just across the Lampasas/Mills County line, the Red Tailz Ranch is a real diamond compared to other properties around with a combination of distant views and nice elevation changes. Selective cedar clearing has been done over the last few years to open up some nice pastures but still has the right amount of coverage mixed with mature hardwoods throughout. The elevation changes range up to 40ft with the highest point being where the barndominium is located.

Surface water: One of the crown jewels is the spring fed tank that is about 1.5 acres when full. Behind that is a nice wet weather creek formation.

Improvements: A 40x40 barndominium sits at the front of the property that overlooks some views of large hills and ridgelines. The barndominium is approximately 60% complete but fully functional as it stands. Designed to be a 2 bed, 2bath with open kitchen & living concept. There is ample room to build out a third bedroom or to add on. Slab foundation with metal beams and closed cell spray foam insulation. The slab was extended to the side of the barndo for future covered parking or to add on. The back porch slab was also extended for ample room for whatever you may want at 60'x40'. The property is fenced on 3 sides with rear fencing to be in excellent condition. 2 deer blinds, 2 feeders, and 2 protein feeders.

Utilities: Electricity is in place and hooked up. The seller installed a 1,200-gallon septic tank that is functional with 2 rows of 100' infiltrators. For water, there is a pump to bring spring fed water into a 400-gallon storage tank for cooking, bathing, and cleaning. Water has been tested by the seller. No water well resides on the place but one could be drilled or install a rainwater catchment system. There is a Corix water line at the corner of the property that can be accessed as well.

Exemptions: Wildlife exempt. Around \$3,900 a year.

Access: Is on the newly paved CR330 and has about 1,038ft of CR330 frontage and 2,044ft of CR315 frontage. Very quiet and holds nice seclusion where it sits.

Wildlife: This place holds quality whitetails where the seller has been management minded and feeds corn and protein year-round. Quality number of ducks during waterfowl season is known to be consistent. Ample turkeys and dove with your occasional hogs, quail, varmints, and free ranging exotics.

11 min to Lometa

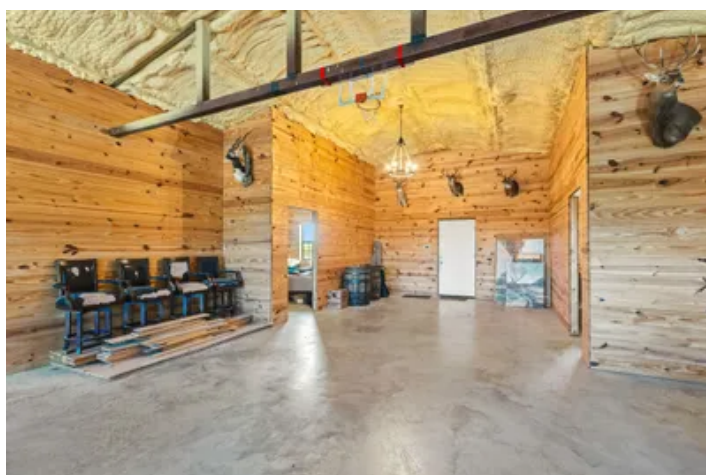
13 min to Goldthwaite

27 min to Lampasas

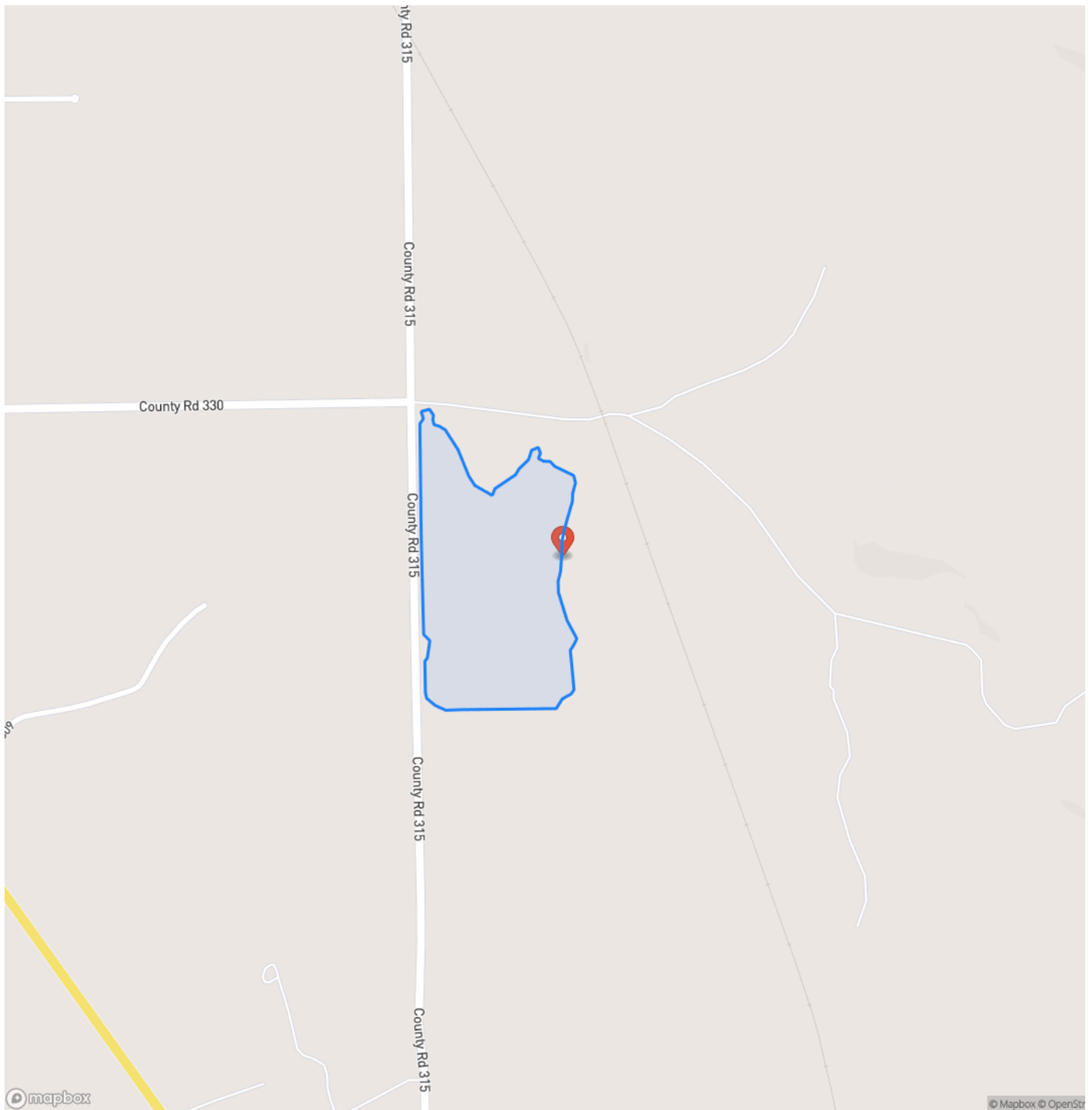
1 hr & 15min to Austin

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.

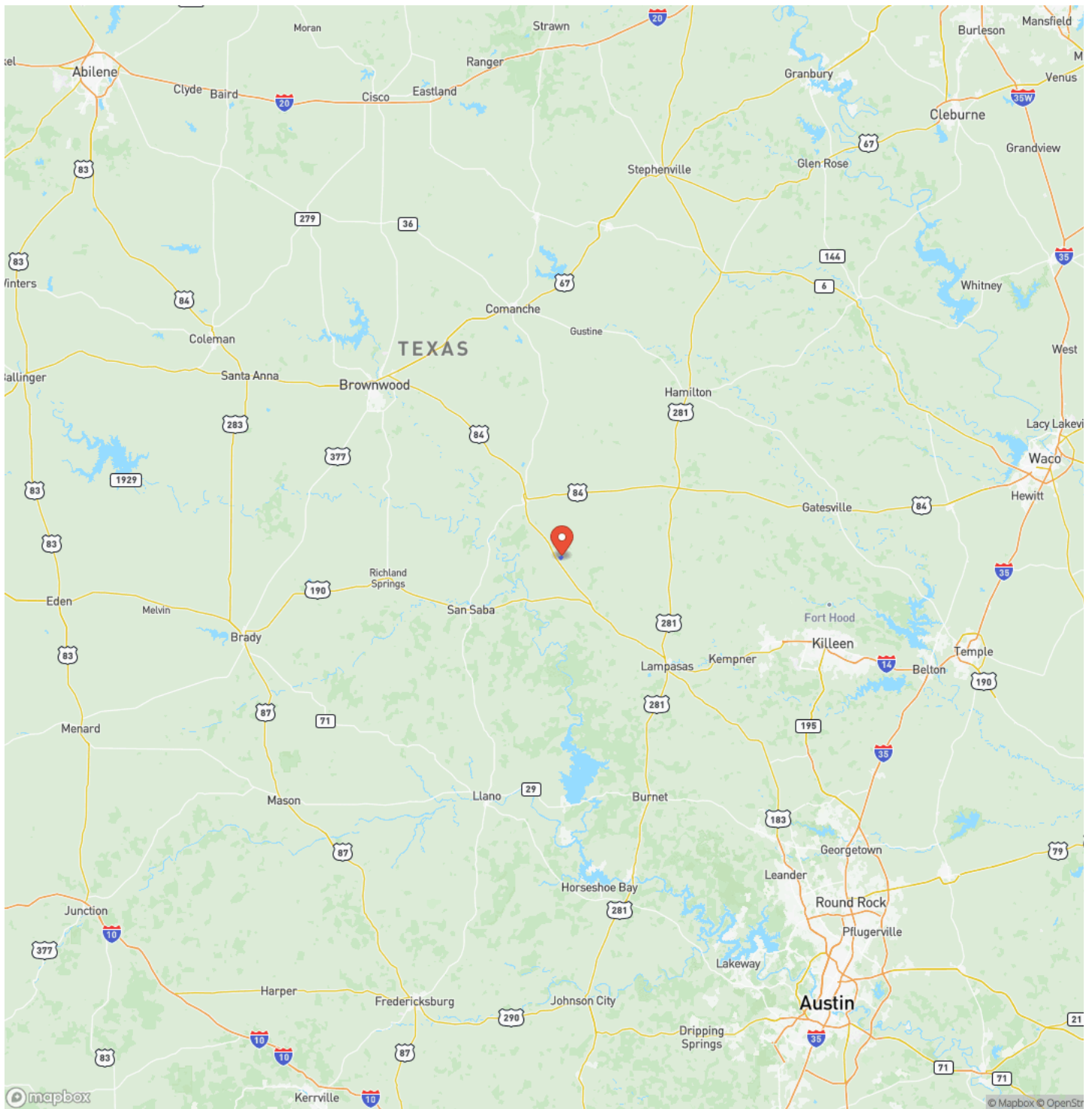
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Lometa, TX / Mills County



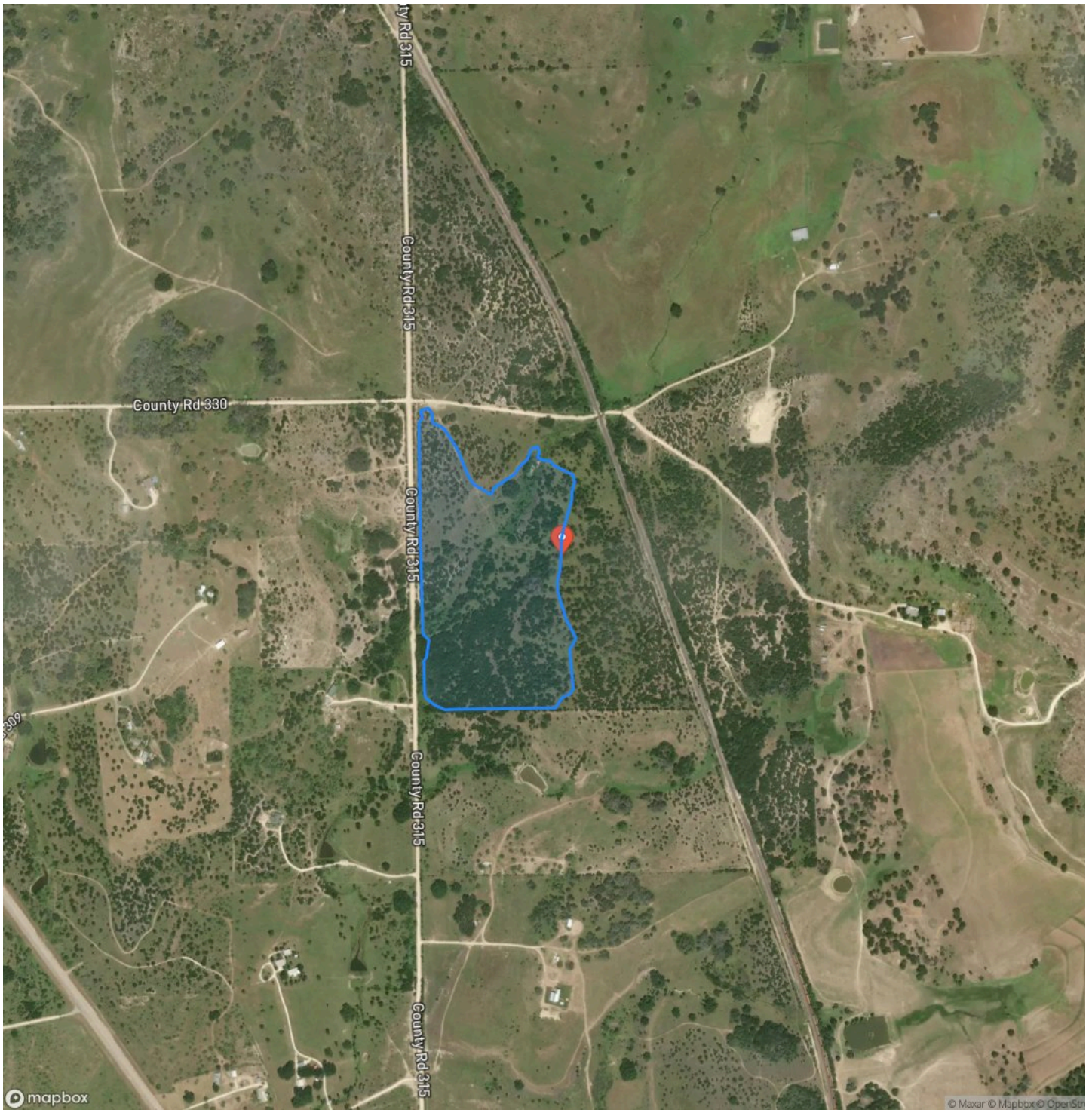
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Witt

Mobile

(832) 212-2966

Email

Justin@CapitolRanch.com

Address

City / State / Zip

NOTES

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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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