

\$2,500,000 - Tract 1 Cr 223, Kempner

MLS® #1643111

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 177.00 Acres

NONE, Kempner, TX

Less than 1 hour north of Austin, TX and within minutes of Lampasas, Killeen, Temple, and the I-35 corridor between Austin and Waco; Rock Bar River Ranch is ready to help create a Texas land legacy for its new owners. Featuring 174 acres of fields and tree covered bottom land stretching along nearly 1.5 miles of the Lampasas River; Rock Bar Ranch presents an excellent opportunity as a cattle grazing operation with multiple pastures with water access and a thoughtfully designed water distribution system. Working pens, a well, traps, a barn, and a vintage hunting cabin further enhance the utility of the ranch as a cattle operation and hay production property. Additionally, the ample Elm, Pecan, and Live Oak tree cover provide habitat for the ample wildlife that inhabits the ranch. Enjoy fishing, kayaking, swimming, or traditional Texas riverside culture along the long and diverse stretch of the Lampasas River that forms the northern boundary of the property with clean access in multiple locations to include a large gravel bar from which gravel extraction operations were performed in years past. Rock Bar Ranch. Your Texas land legacy awaits.



Essential Information

| | |
|-------------|-------------|
| ListingFeed | abor_vow |
| MLS® # | 1643111 |
| List Price | \$2,500,000 |

| | |
|------------|-------------------|
| Sale Price | \$2,326,112 |
| Sale Date | July 11th, 2024 |
| Bathrooms | 0.00 |
| Acres | 177.00 |
| Type | Farms and Ranches |
| Sub-Type | Other |
| Status | Closed |

Community Information

| | |
|-------------|----------------|
| Address | Tract 1 Cr 223 |
| Subdivision | NONE |
| City | Kempner |
| County | Burnet |
| State | TX |
| Zip Code | 76359 |

Amenities

| | |
|---------------|-------------|
| Utilities | None |
| Features | None |
| Parking | None |
| Is Waterfront | Yes |
| Waterfront | River Front |

Exterior

| | |
|-----------------|---------------------------|
| Lot Description | Agricultural, See Remarks |
|-----------------|---------------------------|

School Information

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|------------|---------------|
| District | Lampasas ISD |
| Elementary | Hanna Springs |
| Middle | Lampasas |
| High | Lampasas |