

\$1,200,000 - 2469, 2471 Cr 3220, Kempner

MLS® #1720431

\$1,200,000

3 Bedroom, 3.00 Bathroom, 2,437 sqft
Farms and Ranches on 32.81 Acres

William M Gatliff Abstract, Kempner, TX

This Country Retreat with two beautiful homes on 32.81 acres with ITS OWN WATER SUPPLY can be yours! Escape from the city and enjoy quiet solitude on this fully fenced property. Home one is a 2437 sq. ft two story with 3BR/2.5BA. This home boasts stunning views of the countryside from the covered back porch. The unique fireplace was built with stones the owners collected over the years. The second home built in 2018 is 1216 sq.ft. with 2BR/1BA. This home can be used as an AirBNB or for guests and family.

Enjoy your morning coffee on the large front porch or the deck, while listening to the sounds of nature.

The pole barn has horse stalls and plenty of room for storage. THE WORKING WINDMILL NEXT TO THE BARN PUMPS WATER TO THE LIVESTOCK. The seasonal creek is accessible to the farm animals.

This private land is rich in deer. The owners are leaving several deer blinds for the new owners.

Enjoy lower taxes on your new ranch. Call your favorite realtor to see this breathtaking piece of Texas!



Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	1720431

List Price	\$1,200,000
Sale Price	\$1,000,000
Sale Date	December 20th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,437
Acres	32.81
Year Built	1998
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	2469, 2471 Cr 3220
Subdivision	William M Gatliff Abstract
City	Kempner
County	Lampasas
State	TX
Zip Code	76539

Amenities

Utilities	Cable Available, Electricity Connected, Other, Phone Available, Water Connected
Features	None
Parking	Circular Driveway, Carport
View	Pasture, Rural, Trees/Woods
Waterfront	Seasonal

Interior

Interior	Carpet, Stone, Tile
Appliances	Built-In Oven, Cooktop, Gas Cooktop, Microwave
Heating	Central, Electric, Fireplace(s), Propane, Wood
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Raised Hearth
# of Stories	2

Stories Two

Exterior

Lot Description Agricultural, Sprinklers In Rear, Sprinklers In Front, Private, Many Trees

Construction Stone

Foundation Slab

School Information

District Lampasas ISD

Elementary Taylor Creek

Middle Lampasas

High Lampasas