

# **\$1,675,000 - Tbd Fm 1047, Lometa**

MLS® #2295336

---

## **\$1,675,000**

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 155.00 Acres

None, Lometa, TX

Experience the ultimate live-water opportunity at Simms Creek Ranch, a stunning 155-acre property located in Lampasas County, Texas. This ranch is a true gem and offers features that are unmatched in the area. The most reliable creek in the county, Simms Creek is spring-fed and has water holes that are neck-deep, even during the driest summers. With 1/3 mile of creek frontage, the property boasts incredible hardwood tree coverage, including magnificent oak trees throughout the ranch.

In addition to the breathtaking creek and stunning native trees, Simms Creek Ranch also has significant elevation changes with the high ground overlooking the creek bottom area, providing immense views in every direction. This ranch offers the perfect blend of private live water, excellent hunting, big trees, and expansive views.

Wildlife thrives on the ranch with a strong population of whitetail deer, turkeys, doves, ducks, pigs, and a population of quail as well.

Access is easy via an owned driveway off FM 1047, east of Lometa, TX. The ranch is approximately a 1 hour and 25-minute drive from Austin, 1 hour 30 minutes from Waco, and 2.5 hours from Fort Worth. Don't miss out on this rare opportunity to own a piece of Texas paradise. Schedule a visit to Simms Creek Ranch today!



## Essential Information

ListingFeed	abor_vow
MLS® #	2295336
List Price	\$1,675,000
Sale Price	\$1,600,000
Sale Date	August 18th, 2023
Bathrooms	0.00
Acres	155.00
Type	Lots and Acreage
Sub-Type	Multiple Parcels
Status	Closed

## Community Information

Address	Tbd Fm 1047
Subdivision	None
City	Lometa
County	Lampasas
State	TX
Zip Code	76853

## Amenities

Utilities	Above Ground Utilities, See Remarks
Features	None
View	Hills, Panoramic, Pond, Rural, Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Pond, Waterfront

## Exterior

Lot Description	Agricultural, Bluff, Cleared, Sloped Down, Flag Lot, Gentle Sloping, Native Plants, Private, Rolling Slope, Rock Outcropping, Many Trees, Steep Slope, Trees Large Size, Trees Medium Size, Trees Small Size, Views, Wetlands
-----------------	---

## School Information

District	Lometa ISD
Elementary	Lometa
Middle	Lometa
High	Lometa