

\$2,600,000 - 789 County Road 3480, Lampasas

MLS® #4623927

\$2,600,000

4 Bedroom, 4.00 Bathroom, 4,110 sqft
Farms and Ranches on 224.02 Acres

None, Lampasas, TX

~224 total acres with over 3000 feet of both sides of spring fed Lucy Creek. Huge Oak trees, Cedar Elms and Pecan trees cover much of the ranch. ~1000â€™ of frontage on County Road 3500. Over 1 mile of frontage on both sides of County Road 3480. Roughly 78 acres of open grazing field with improved Kline grass and 146 acres of wooded and semi-wooded and riparian zones around the creek. Clay loam soils cover most of the ranch and provide excellent grazing. 4,110 sq ft custom home - four bedrooms, three and ½ baths, office that could be a fifth bedroom, two large living areas, spacious kitchen, screened in porch and attached garage with lots of storage space. Swimming pool and pool house that protects pool equipment and provides a storage space. Guest house which needs significant work, barn and several storage buildings. Fenced and cross fenced with numerous livestock watering locations and working pen. Lucy Creek runs through the property and provides running spring fed water most of the year. The deep holes on the creek typically hold water year-round. The property sits above the Trinity Aquifer. A water well on the property supplies water for stock animals, wildlife and irrigation. Kempner Water Supply Corporation provides water for both the main house and the guest house. Wildlife: The ranch habitat attracts most of the native Texas wildlife, whitetail deer, wild turkeys, etc. Grasses and Trees: Native grasses, improved Kline grass in the pastures and native trees



are flourishing. Horses are allowed.

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	4623927
List Price	\$2,600,000
Sale Price	\$2,510,000
Sale Date	August 17th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,110
Acres	224.02
Year Built	2000
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	789 County Road 3480
Subdivision	None
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Phone Available
Features	None
Parking	Additional Parking, Electric Gate, Gated
# of Garages	3
View	Hills, Pool, Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Stream
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Free-Standing Electric Range, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Agricultural, Native Plants, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Screens, Window Treatments
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Lampasas ISD
Elementary	Hanna Springs
Middle	Lampasas
High	Lampasas