

# \$1,400,000 - 4416 Fm 2527, Lampasas

MLS® #9409596

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## \$1,400,000

2 Bedroom, 2.00 Bathroom, 1,671 sqft  
Farms and Ranches on 52.06 Acres

NONE, Lampasas, TX

Tucked away from the busy lifestyle and city lights, sits this 52-acre retreat on the Lampasas River. Gorgeous views, breathtaking sunsets, abundant wildlife are just a few of the wonderful features you will experience here on the ranch.

As you pull into the circle drive, you will notice the beautifully manicured lawn that surrounds this 2 bd 2 ba, 1,700 sf limestone ranch house. The rustic wood accents and a 3-sided covered porch bring the charm and characteristics of a simpler life.

With plenty of room to grow and spread, the ranch also features a 40x60 2,400 sf enclosed Quonset building with cement footings that provides plenty of shelter for a workshop or barn. Just steps away from the main house stands an additional outdoor building that would make great guest quarters or work from home space.

Just beyond the 40+/- acres of income producing cultivated land, stretches the Lampasas River. This serene setting offers hunting, fishing, recreation as well as investment opportunities. Come and settle in to the quiet life at this Lampasas River Retreat.

Built in 2001

## Essential Information



ListingFeed	abor_vow
MLS® #	9409596
List Price	\$1,400,000
Sale Price	\$1,115,000
Sale Date	March 30th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,671
Acres	52.06
Year Built	2001
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4416 Fm 2527
Subdivision	NONE
City	Lampasas
County	Lampasas
State	TX
Zip Code	76550

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Carport
View	Hills
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Cooktop, Electric Water Heater, Microwave, Built-In Range
Heating	Central, Electric, Fireplace(s), Wood
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1

Fireplaces Wood Burning, Masonry

# of Stories 1

Stories One

### **Exterior**

Lot Description Agricultural, Cleared, Landscaped, Moderate Trees, Views

Windows Display Window(s)

Roof Metal

Construction Frame, Masonry, Wood Siding

Foundation Slab

### **School Information**

District Lampasas ISD

Elementary Hanna Springs

Middle Lampasas

High Lampasas