

Discover the Pitt Creek Ranch, nestled in the heart of the coveted Hill Country in Central Texas, a mere 50-minute drive from the vibrant city of Austin, TX. Spanning an impressive 2,932 acres, this historic land is a true Central Texas treasure.

This ranch boasts captivating elevation changes that offer panoramic 360-degree views, while the lush native grasses in the fertile valleys below capture the natural beauty of Central Texas. Towering Live Oaks and Native Pecan Trees grace the landscape, providing the perfect backdrop for multiple potential home sites with breathtaking views. Ducks gracefully descend onto a picturesque pond, reminiscent of a scene from a magazine. The Pitt Creek Ranch is a haven for wildlife, with diverse native tree species at every turn. Exceptional whitetail deer and hog hunting is facilitated by two distinct hunting camps, and the native grasses are under a surface lease for a Cow/Calf operation.

Conveniently located just minutes away from Highway 281, Highway 183, and Highway 190, the Pitt Creek Ranch is close to Lampasas, a thriving community with modern amenities, including hospitals, schools, HEB and Walmart stores, delightful restaurants, local coffee shops, award-winning wineries, and the picturesque Colorado Bend State Park. Lampasas is also home to the State of Texas's oldest natural swimming pool, Hancock Springs Pool, which is adjacent to an 18-hole golf course, all within 15 minutes of the property. The spring-fed Hancock Springs Pool maintains a refreshing year-round temperature of 69 degrees. Whether you seek a round of golf with friends, a refreshing swim to beat the heat, or the tranquility of the Texas Hill Country, the Pitt Creek Ranch offers it all within easy reach.

**Silent features of the deal:**

1. In addition to the outstanding attributes of the Pitt Creek Ranch, we are delighted to provide prospective buyers with a range of flexible options. The seller is not only open to subdividing the parcels into various intervals to suit your unique requirements but is also **prepared to finance the deal with an attractive offer.**
2. You have the freedom to select from 100-acre intervals, 200-acre intervals, 300-acre intervals, 400-acre intervals, or 500-acre intervals, empowering you to customize your investment precisely to your preferences and objectives. Plus, with a 50% down payment, you won't need to worry about securing bank financing. This financing option ensures a streamlined and hassle-free purchasing process, making your ownership of the Pitt Creek Ranch even more accessible and convenient.
3. For those seeking the ultimate ownership experience, the entire 2,932-acre parcel is also available for purchase. If you decide to acquire the entire property, a unique opportunity awaits you can **assume the existing loan with a favorable interest rate of 4.25%.**

4. With over three miles of frontage on two different County Roads, the **Pitt Creek Ranch offers accessibility, seclusion, access to electricity, available water, and ample space to unwind.** Leave behind the stresses of city life and retreat to the serenity of the Pitt Creek Ranch.
5. **Water** enthusiasts will appreciate Pitt Creek, which flows into a dependable Corps of Engineers lake Reservoir #2, providing ample surface water and five ponds (two seasonal). Three of these ponds can be enjoyed and fished year-round. Additionally, the property benefits from an underground Corix water line along the frontage of CR 1255.
6. **Electricity** is readily available, thanks to Pedernales Coop, which has provided single-phase electric service to all structures throughout this magnificent hidden gem in the Central Texas Hill Country.

**With these remarkable features and flexible financing options, your dream of owning a piece of this exceptional Central Texas Hill Country can effortlessly become a reality. Don't let this unique opportunity pass you by. Seize the chance to make the Pitt Creek Ranch your very own piece of paradise in the heart of Central Texas Hill Country.**