

**13.5 or 27 Acres
Lampasas County
TBD CR 3300, Kempner, TX 76539**



Property Highlights

- Longe-range views
- Gentle rolling topography
- No restrictions
- Electricity and water available at road
- Close to Kempner, Copperas Cove, Lampasas



Scan or click
for more info



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KELLERWILLIAMS
LAND

KW AUSTIN SW
KELLERWILLIAMS. REALTY



Description

Discover the serene allure of this versatile property nestled on paved County Road 3300, spanning over 27 acres or available as two separate 13.5-acre tracts. Embrace the perfect harmony of nature and potential on this expansive land, featuring a blend of open pasture and wooded areas with picturesque views and gently rolling topography creating a peaceful backdrop for your future home or recreational haven. Enjoy sweeping hilltop vistas, offering privacy and a connection to the great outdoors, and the benefit of backing up to high-fenced conservation land. Electricity and Kempner Water available at the road. A new water meter is available with application. Minerals are negotiable. No known restrictions. New survey needed. Lampasas County, Lampasas ISD, 1.537% tax rate, \$6,015 estimated taxes.

DISTANCE

3.9 miles to Hwy 190 in Kempner

6.5 miles to Copperas Cove

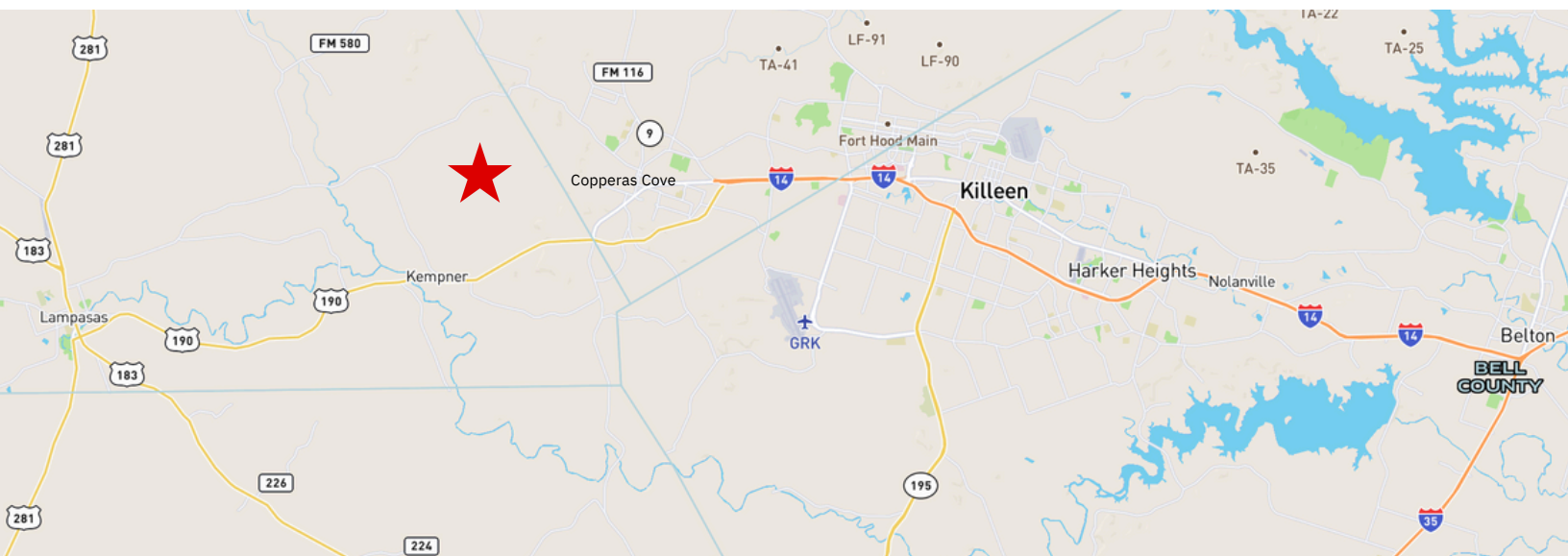
15 miles to Lampasas

38 miles to I-35 in Belton

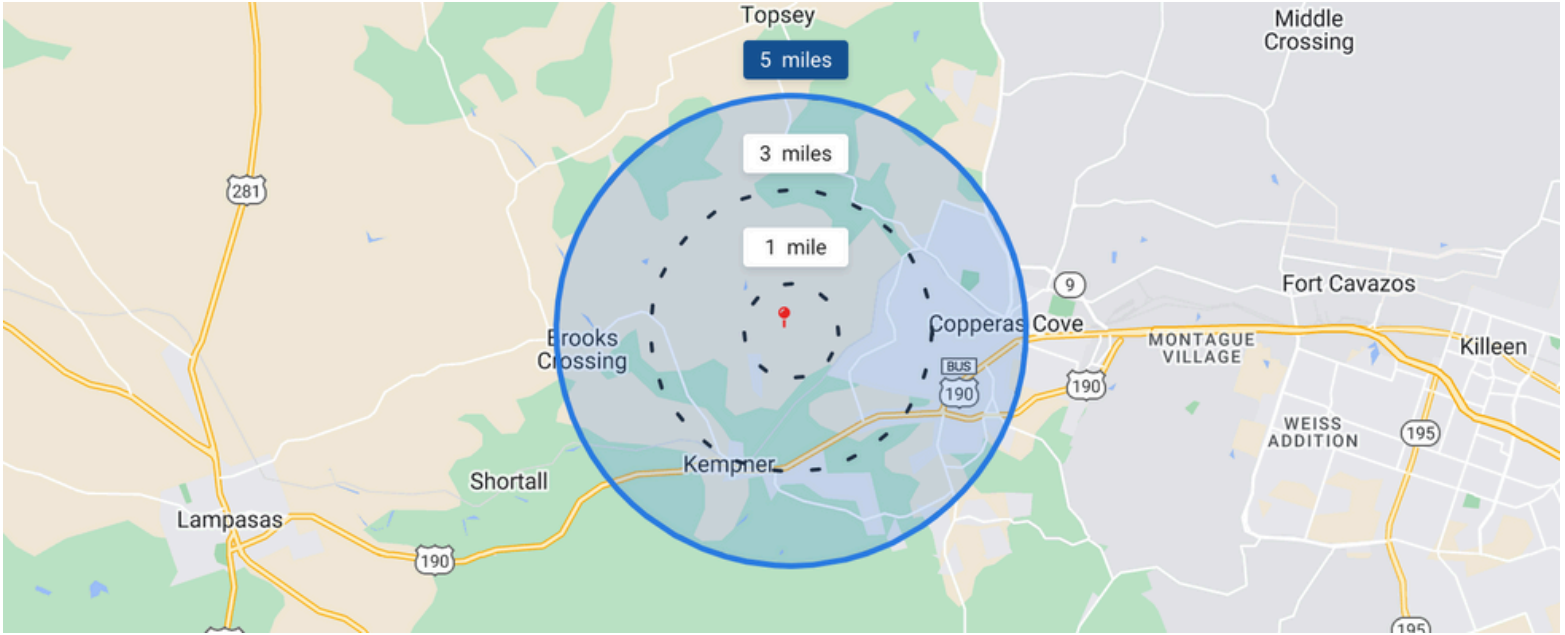
70 miles to downtown Austin

78 miles to Austin-Bergstrom International Airport

20 miles to Killeen Regional Airport



Demographics

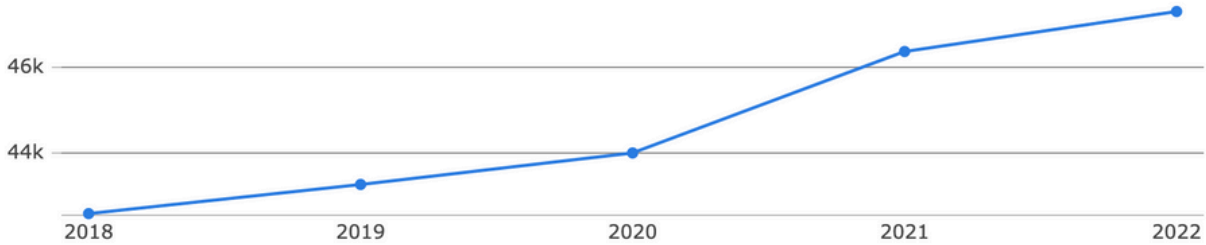


Population

47.2k

↑ 2%
Compared to 46.3k in 2021

↑ 11%
Compared to 42.5k in 2018

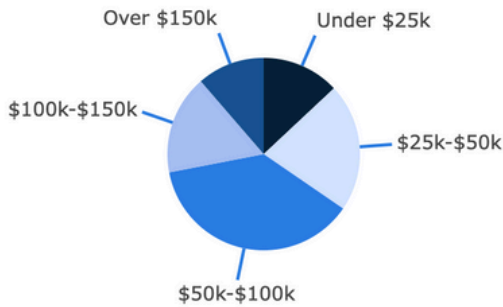


Household Income

\$69.6k
Median Income

\$67.4k
2028 Estimate

↓ -3%
Growth Rate

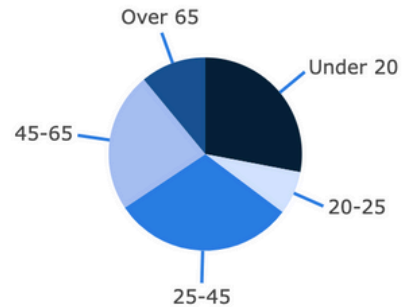


Age Demographics

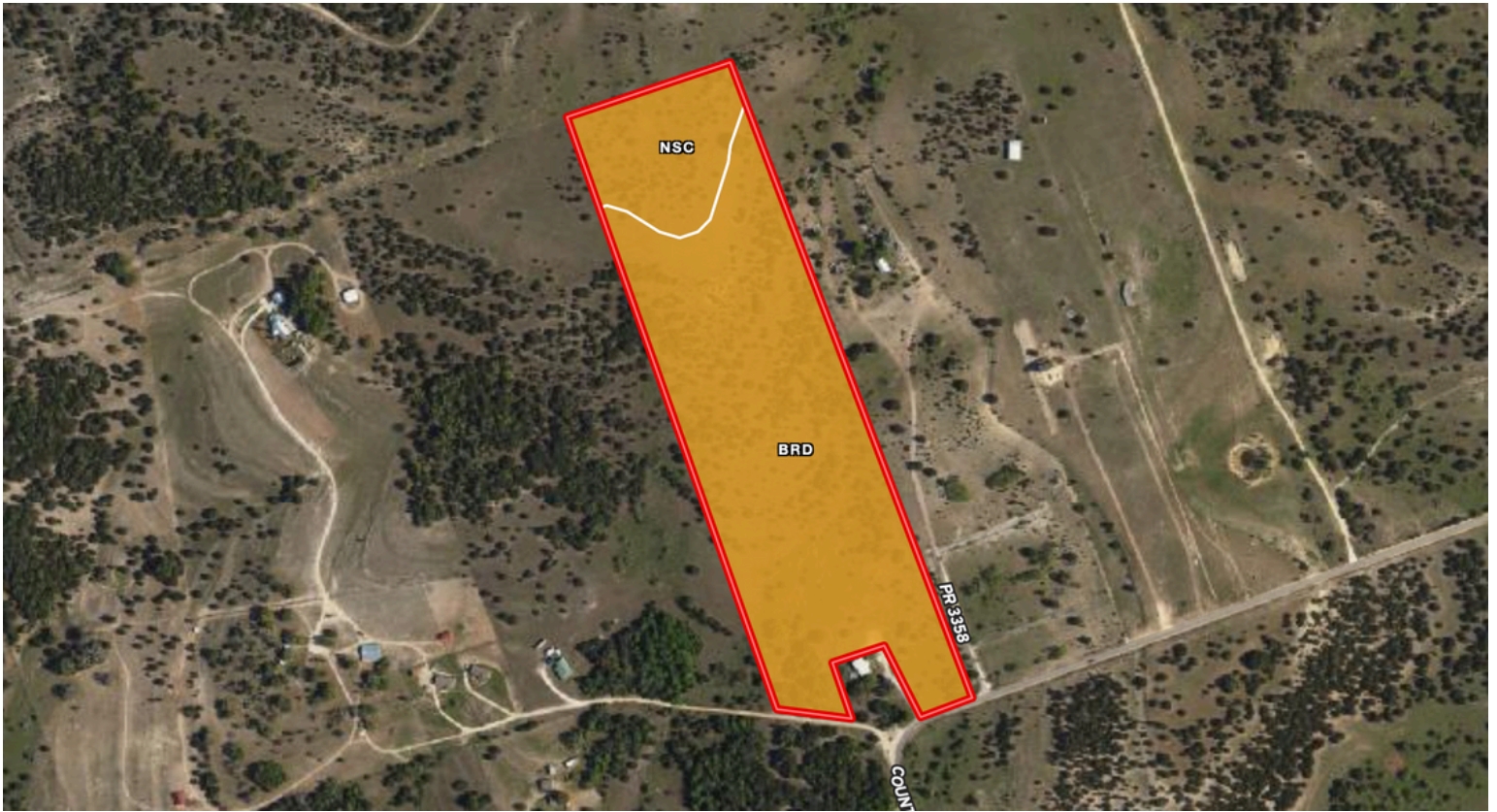
35
Median Age

34
2028 Estimate

↓ -3%
Growth Rate



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BrD	Brackett gravelly clay loam, 3 to 8 percent slopes	23.6	82.87	0	20	6s
NsC	Nuff very stony silty clay loam, 2 to 6 percent slopes	4.88	17.13	0	28	6s
TOTALS		28.48(*)	100%	-	21.37	6.0


(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

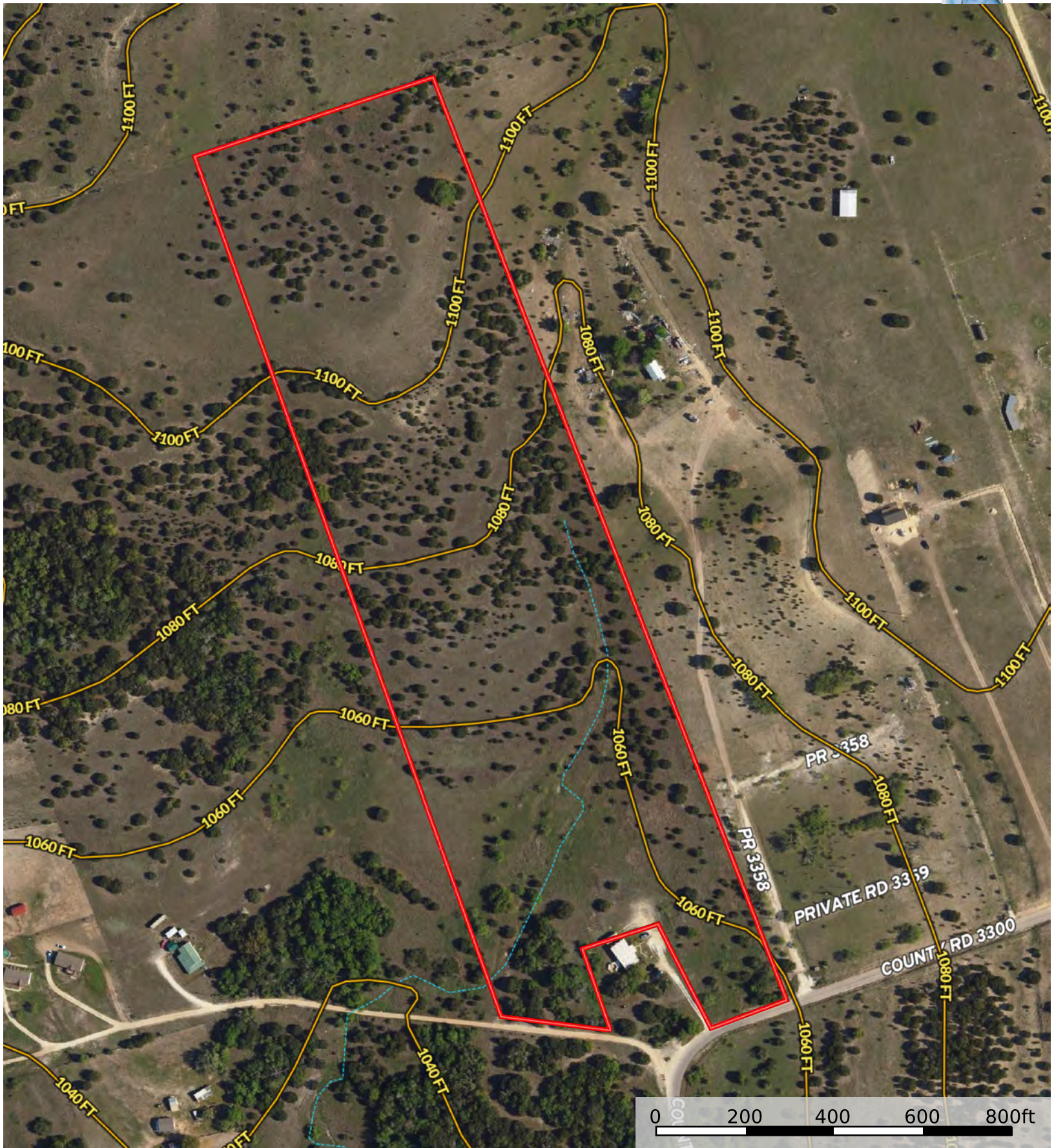
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								

Photos



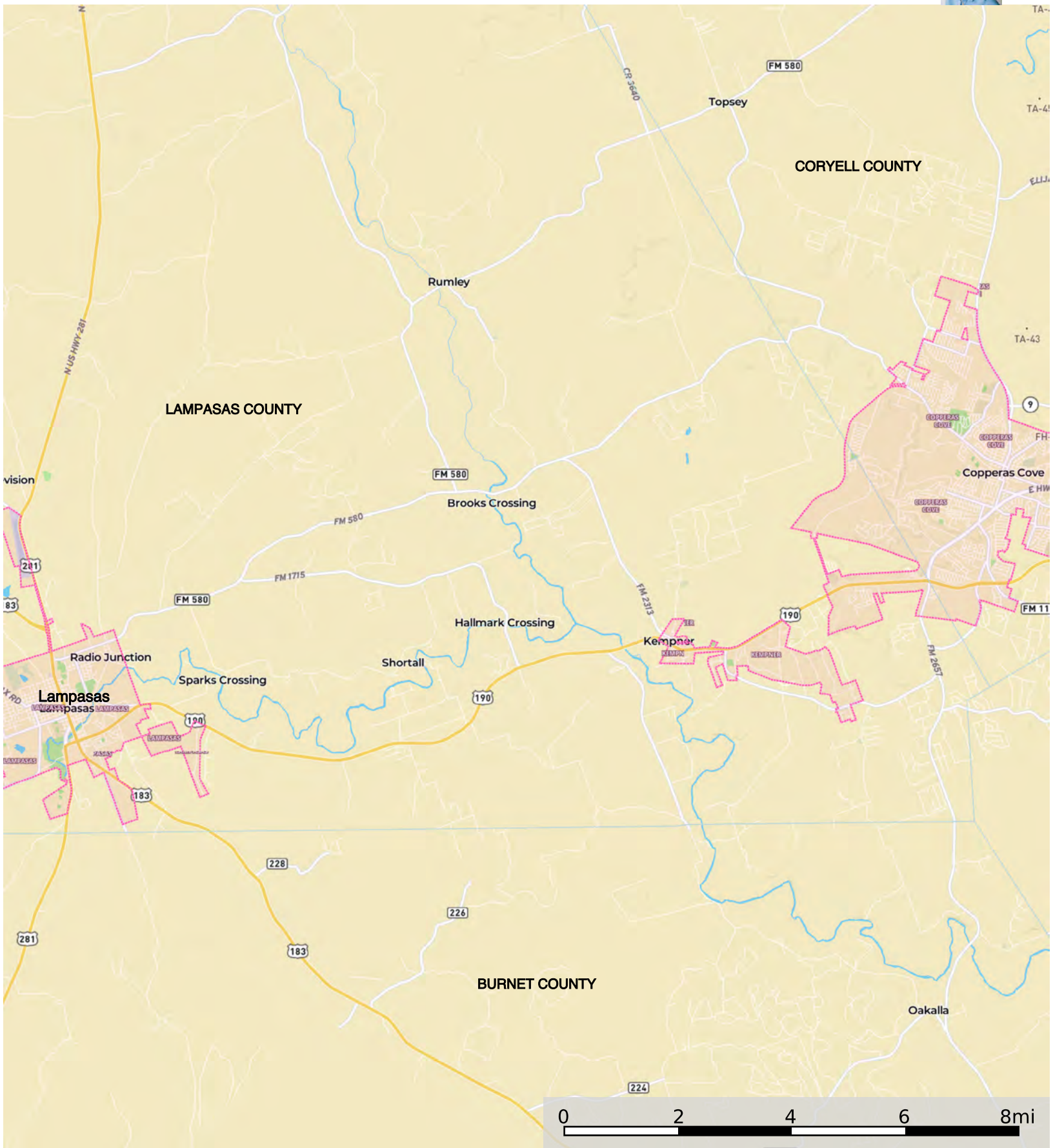


 Boundary





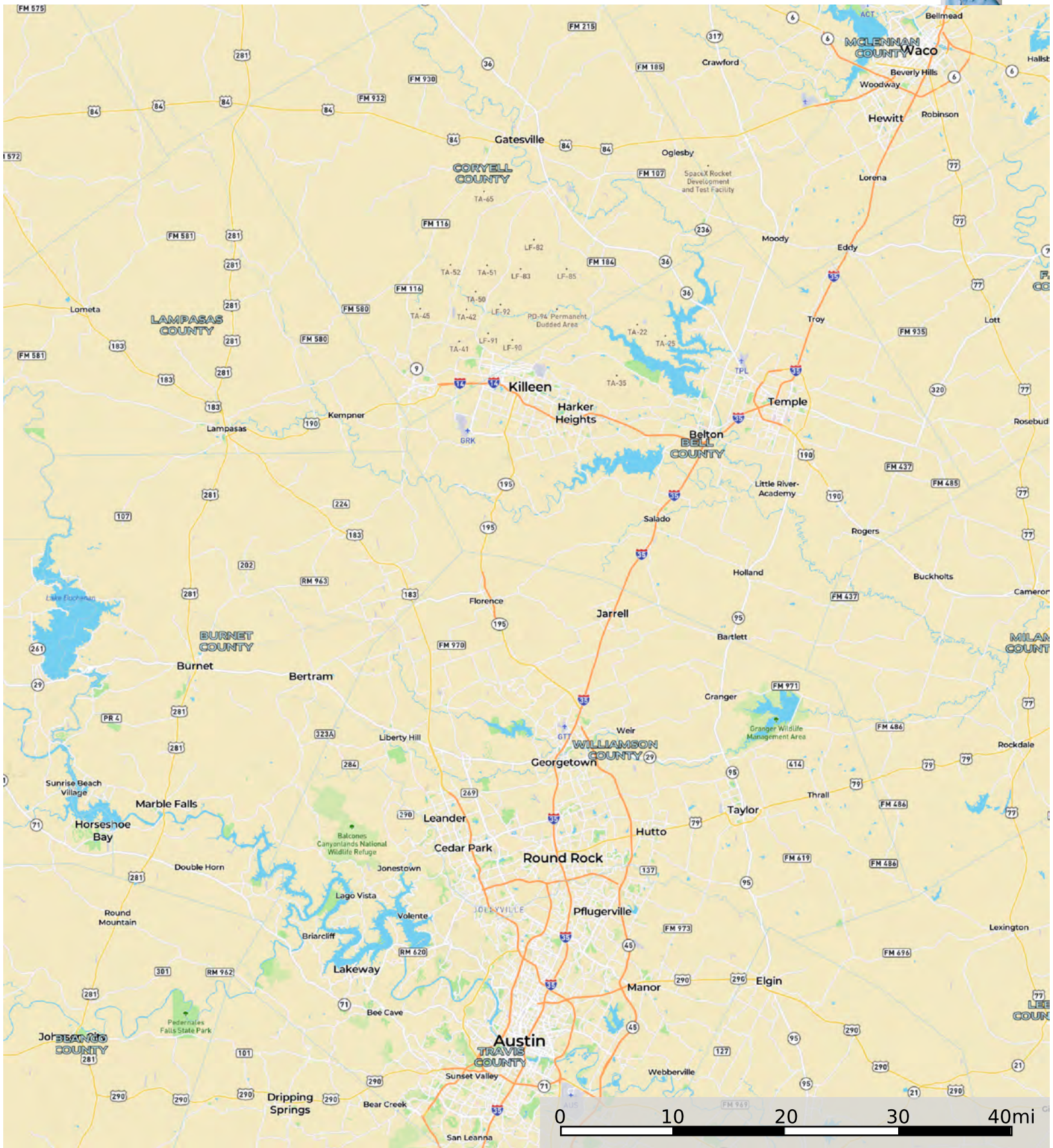
Boundary  Boundary



Boundary

TBD CR 3300, Kempner, TX 76539

Lampasas County, Texas, 27.18 AC +/-



★ Property
□ Boundary