

BIG SPRINGS RANCH

241 CR 1287

Lampasas, TX 76550

Directions: From Lampasas FM 580 West to FM 1494, Left then 2.5 miles to CR 1255, bear right then 8 miles to CR 1287, then left for 2 miles.

Location: This property is located 6+miles south of Lampasas. Lampasas is the county seat, and features many excellent restaurants, shopping, hotels, and medical services. Lampasas also has a municipal airport with paved runway, instrument approaches and fuel farm. The ranch is also just 68 miles northwest of Austin, 122 north of San Antonio and 55 miles west of Temple. The property fronts Lampasas County Road 1255.

HIGHLIGHTS

- 1099+/- Acres, gated entrance
- Elevation-heights from 900+ feet to the west and 1352+ to the east
- Yancey Creek traverses through the ranch about 1.5 miles and drains into the Colorado River, Natural springs.
- Wildlife consists of Whitetail deer, turkey, hogs, dove and varmints, Aoudad sheep
- Minerals are Negotiable
- Home is 3032 sq ft, 4 beds, 4 bath, open floor plan w/fireplace & wood burning insert, ceiling fans
- Kitchen-Spacious & open to living area, Breakfast Barn, stainless steel appliances
- Glass enclosed porch 670 sq ft
- Detached Garage 875 sq ft
- Equipment Barn 3,888 Sq ft
- Livestock working pens
- Utilities-Hamilton Electric Coop
- Private septic system
- Well
- Lampasas & Burnet Cad Taxes paid 2024 with exemptions (Ag 1-D-1 Valuation): \$8,834.54
- Utilities provided by Hamilton Electric Coop