

Lazy L North 158.876 Acre Ranch

158.876± acres

| \$993,000

| Lampasas, Texas

| Lampasas County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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The 158.876 acre, Lazy L North Ranch, is located in central Lampasas County, approximately 10 miles north of the town of Lampasas, just one mile off US Hwy 281. This is a high country ranch, as the elevation goes from 1,140 feet along the county road and rises to 1,240 feet above MSL, overlooking the School Creek bottomland to the south. It has a great deal of recreational appeal with its rolling terrain and excellent turf of native grasses and forbs. Scattered cedar trees provide cover for wildlife, yet not so dense as to be a detriment to livestock grazing.

There is a draw that traverses the NW quadrant of the ranch with two nice stock ponds, which provide an excellent source of water for wildlife and livestock. These water sources are also attractive to doves and waterfowl plus providing an opportunity for fishing.

Improvements

There are no structural improvements on this portion of the ranch. It has good perimeter fencing, with new fencing along the country road. There is a deer blind and feeder that will convey with the ranch.





Minerals

All seller owned minerals will convey.

Price

\$6,250 per acre • \$993,000

Remarks

This is an excellent opportunity to own a nice-sized ranch in a popular area within a short distance to Lampasas. Lampasas is a hidden gem in Central Texas and has something to offer everyone! Take a stroll in the Historic Downtown Square. All around town you can view murals that tell a story, visit one of the many delicious eateries and shop the unique stores.

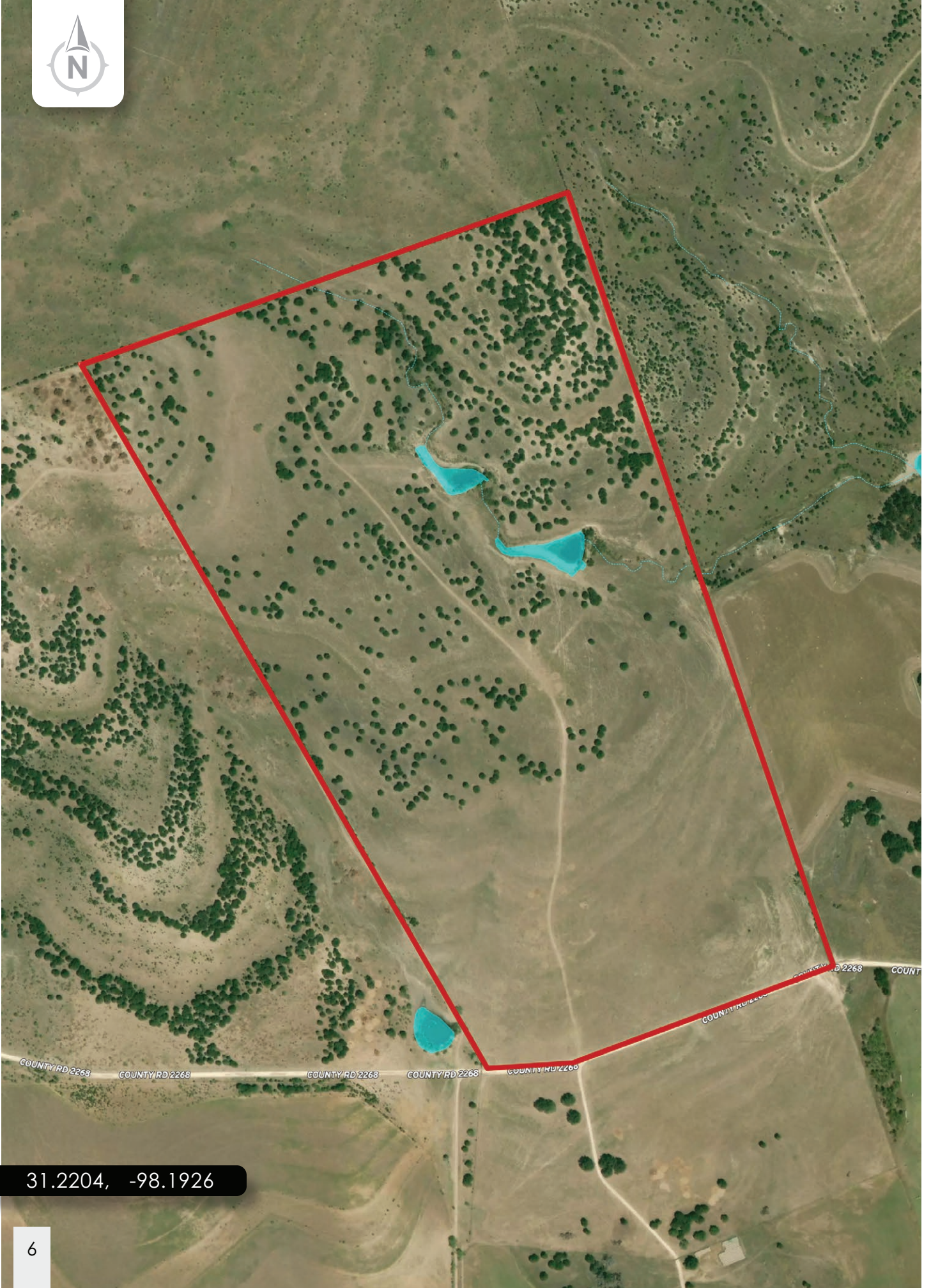
There is an additional 260± acres of the Lazy L ranch, located across the county road, on School Creek, which may also be available for purchase.



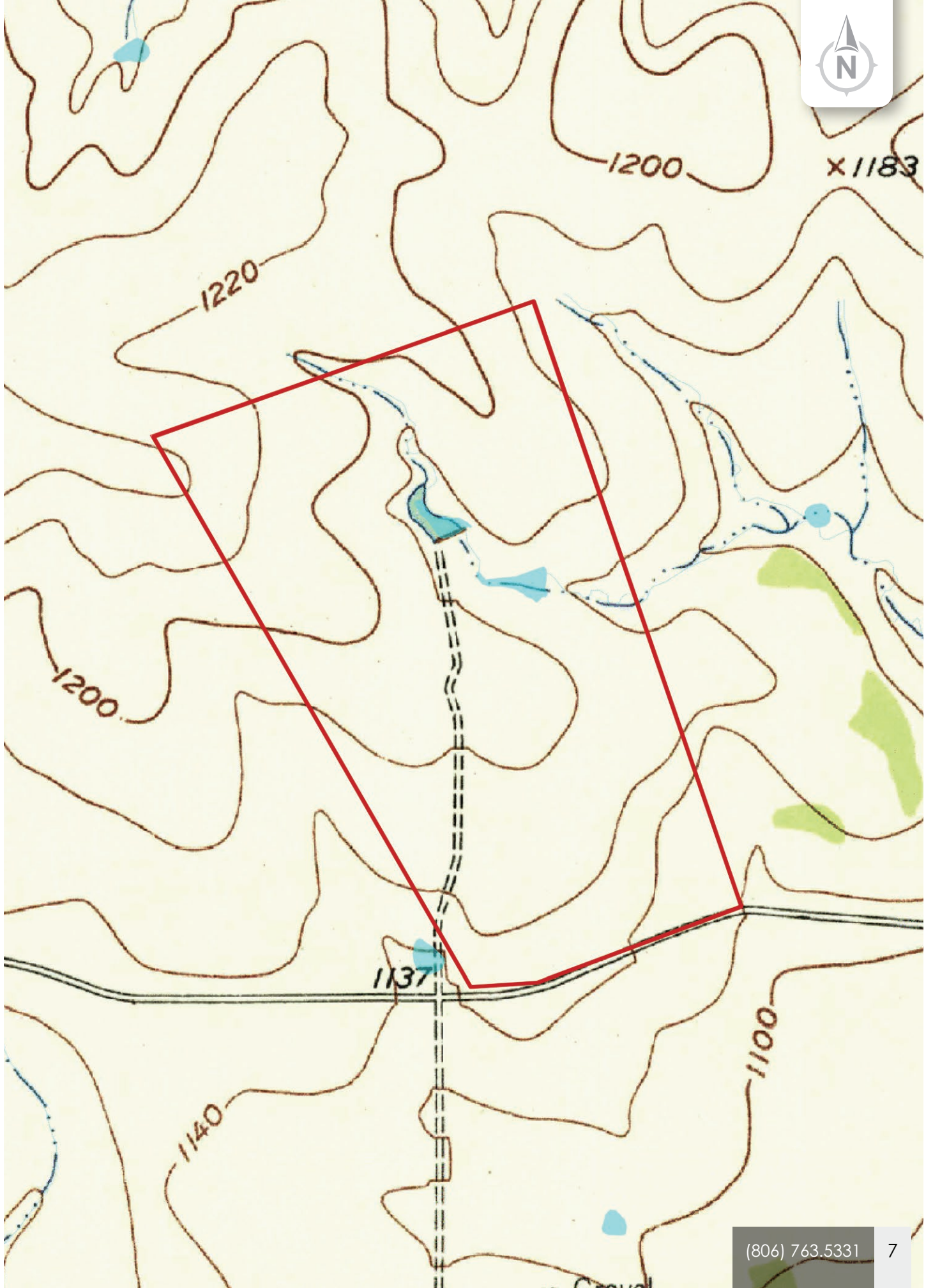


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31.2204, -98.1926



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