

LANGE RIVER RANCH

430± ACRES

LAMPASAS COUNTY, TEXAS

\$5,267,500



(214) 361-9191
www.hrcranch.com

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SUMMARY: The Lange River Ranch is an outstanding combination use property situated along the banks of the Lampasas River in northern Lampasas County, Texas. This riverfront land is generally noted for its fertile soils and crop production, while also promoting excellent wildlife habitat with heavy stands of timber and vegetation that are known to draw and hold an abundance of native game animals. The ranch offers peace and solitude in its quiet hill country setting, making it an ideal recreational retreat, perfect

weekend getaway, or just the spot for your new permanent residence in the country.

LOCATION: The property is located 19 miles north of Lampasas, Texas and 10 miles south of Evant, Texas, approximately 1.5 hours north of Austin, 2.5 hours north of San Antonio, 2 hours southwest of Fort Worth, and 2.5 hours southwest of Dallas. Physical address is 18959 North US Highway 281, Lampasas, Texas 76550.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LAMPASAS RIVER: Surface water is in good supply at the Lange River Ranch as the Lampasas River winds its way through the property from north to south offering ownership and frontage along both sides for almost a mile. Here you'll find great opportunities for fishing, swimming, exploring, and enjoying all that comes with having such an outstanding "live water" feature as part of your new ranch.

TERRAIN: This diverse landscape offers high hills, rolling native grass pastures, densely wooded areas, and fertile river bottom fields. The higher elevated westerly portions of the property unveil big views of the Lampasas River valley and surrounding countryside looking east. The west side of the ranch rises to a high of ~1,180' and then descends ~140' as you move east toward the river. From there the landscape climbs 40'-45' as you leave the river continuing east toward US Highway 281. Tree cover consists of live oak, post oak, red oak, bur oak, chinkapin oak, elm, sycamore, cottonwood, hackberry, redbud, sumac, bumelia,

elbowbush, mesquite, and cedar. Approximately 78 acres of river bottom fields are cultivated along both sides of the river and farmed by a longtime tenant.

WILDLIFE: This portion of Lampasas County is known for outstanding hunting and the ranch has produced some real trophies over the years. The aforementioned river bottom land is framed by dense stands of hardwood trees that provide plentiful cover and edge for wildlife to use for seclusion and travel in and around the ranch. Combined with an abundance of native browse and forbs, the Lange River Ranch consistently draws in and holds game that include whitetail deer, axis, turkey, hog, and varmint. For the avid bow hunter, these heavily treed riparian areas are ripe for scouting and ready for your tree stand. There are also multiple fields where food plots could be established. There are currently 4 deer blinds, 5 corn feeders, 1 turkey feeder, and 1 fish feeder in place on the ranch. Some of which may convey with the sale.



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STRUCTURAL IMPROVEMENTS: Located on the east side of the ranch, the main house measures approximately 1,800 SF and provides 3 bedrooms and 2 full baths, along with a screened-in porch and carport. The home is dated, but charming and appears to be maintained in good condition. It is currently used by the owners when staying at the property. On the west side of the ranch, a 1,400 SF farmhouse is in place with 3 bedrooms and 2 baths. The ranch owner currently rents out this home. In addition to the homes, there are 3 barns/sheds on the property where equipment and miscellaneous items are stored.

FENCES AND ROADS: Much of the boundary fence has recently been replaced around the ranch and is in excellent condition. Other fencing appears to be maintained in good condition and will turn livestock. Access to the property is gained via US Highway 281 where the east side of the ranch fronts for approximately 2,200'. An all-weather gravel road leads in a short distance from the highway to the main house. From here a good network of interconnected pasture roads and trails provide excellent interior access and travel throughout. A concrete low water crossing is in place providing easy access across the Lampasas River. The west side of the ranch fronts along Lampasas County Road. No. 2901 for approximately 3,450' and provides access here to the second home.



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ADDITIONAL WATER SOURCES: In addition to the river there are multiple wet weather creeks and draws that feed through the property, as well as 4 stock ponds. Underground water is provided by two water wells that individually serve the two homes.

UTILITIES: Hamilton County Electric Cooperative provides electrical service to the ranch and there are two water wells on the property.

MINERALS: Seller is believed to own some minerals. There is no O&G production on the property and the minerals are not leased at this time. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired

EASEMENTS: The property is clean and unencumbered by pipeline easements, large transmission line easements, and/or access easements.

SCHOOL DISTRICT: Lampasas ISD

PROPERTY TAXES: The ranch is ag-exempt and property taxes for 2025 are estimated to be \$5,396.03.

ASKING PRICE: **\$5,267,500 (\$12,250 PER ACRE)**

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

Bret Polk- Broker Associate

(254) 965-0349 mobile

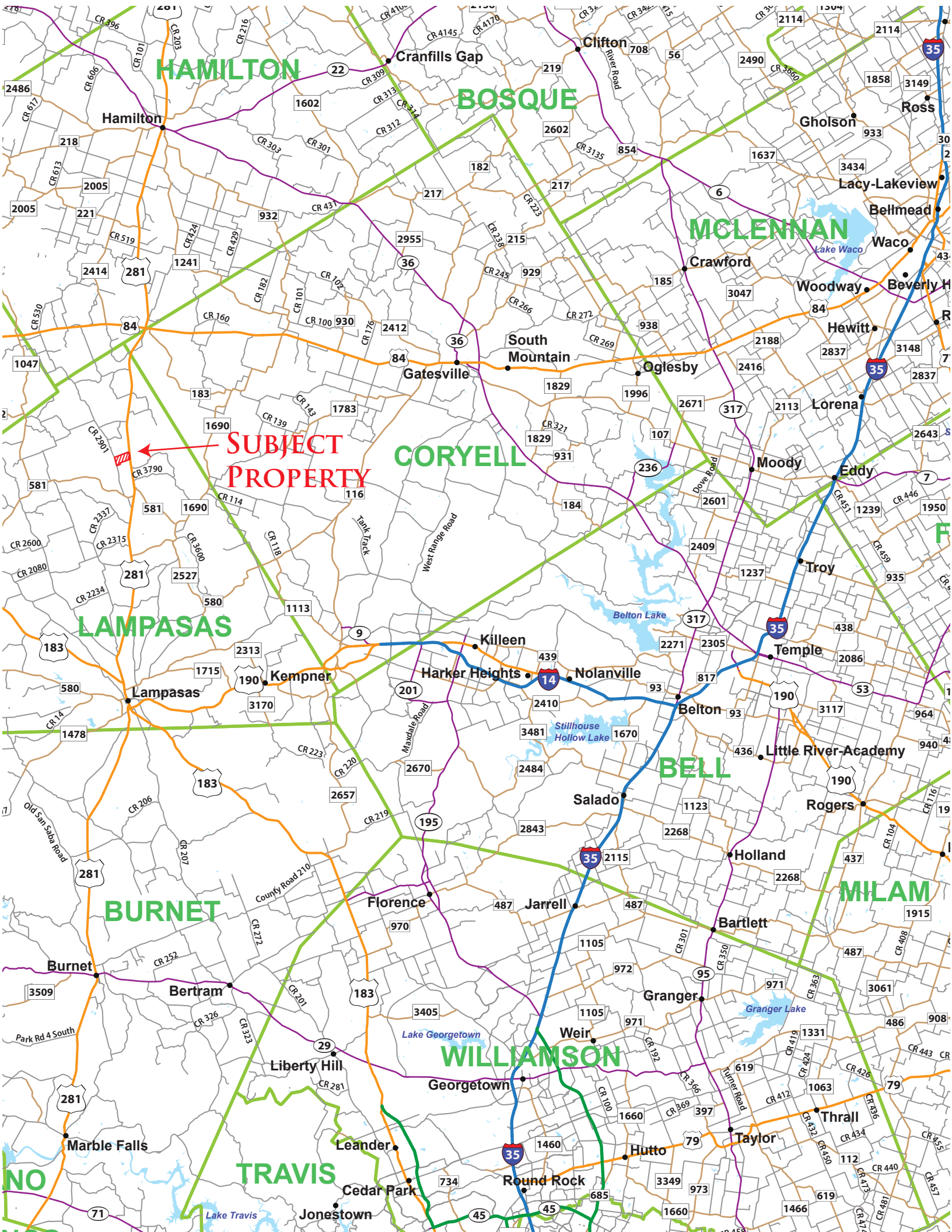
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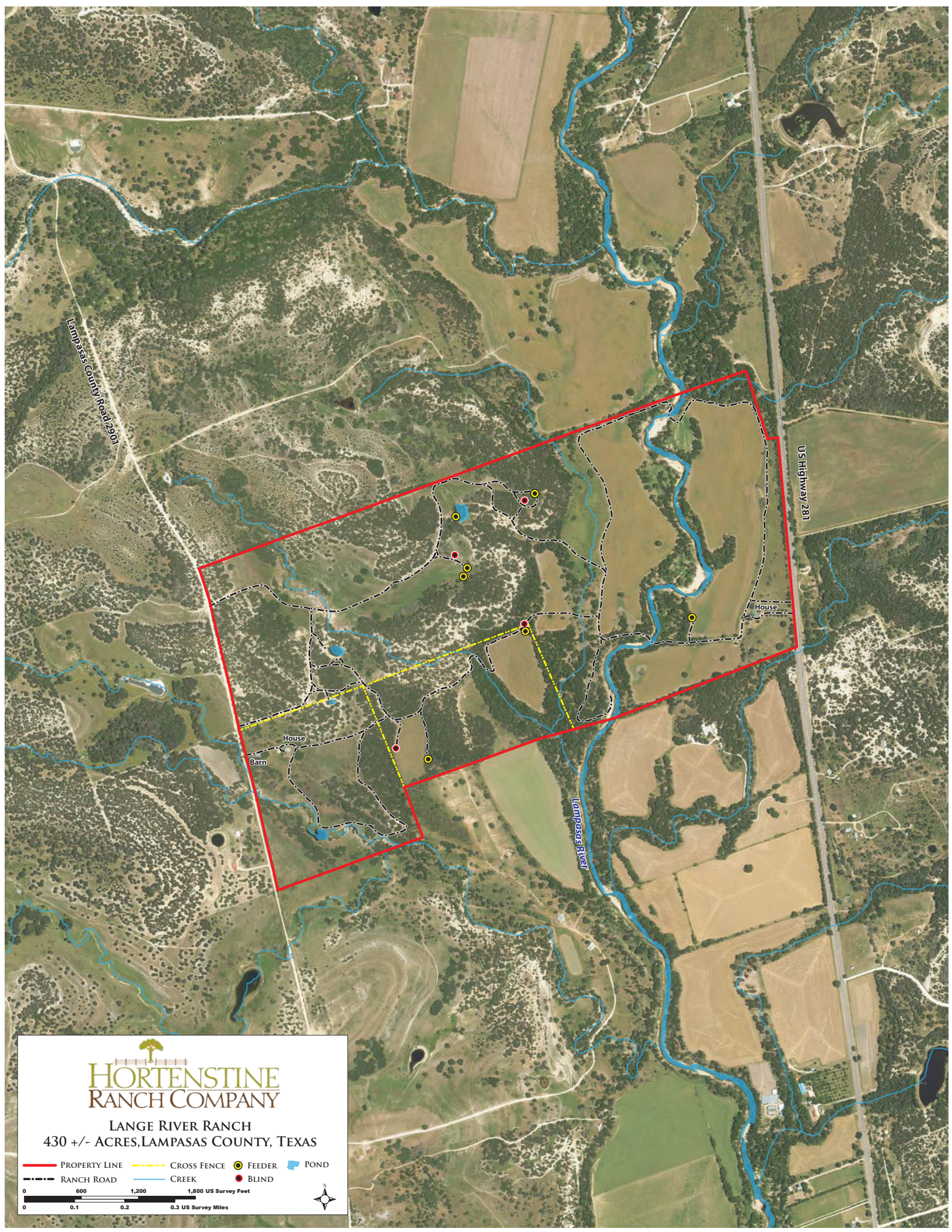


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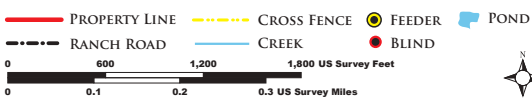


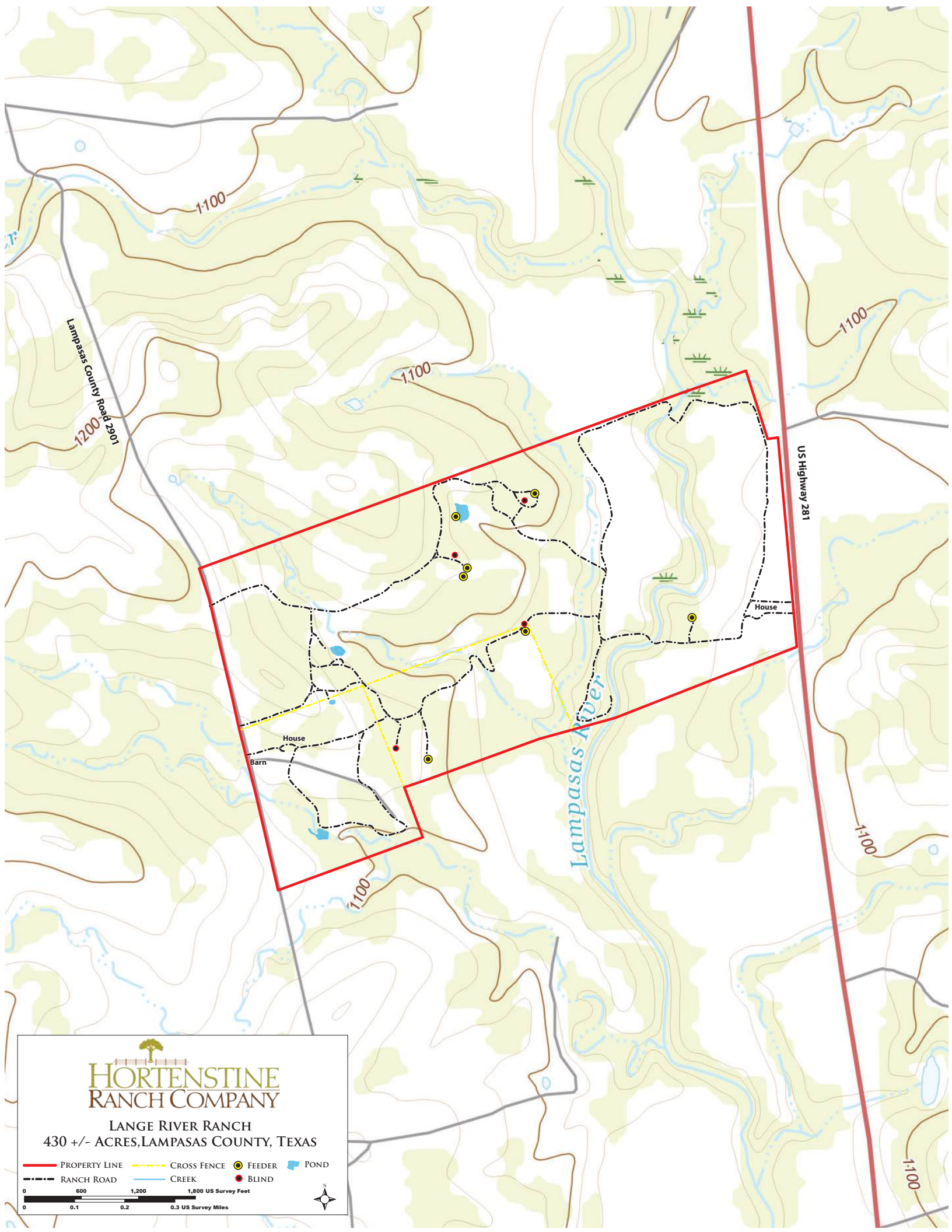





HORTENSTINE
RANCH COMPANY

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PROPERTY LINE

RANCH ROAD

CROSS FENCE

CREEK

FEEDER

BLIND

POND

0

600

1,200

1,800 US Survey Feet

0

0.1

0.2

0.3 US Survey Miles

N



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Hortensine Ranch Company, LLC (Broker)

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