

Patterson Creek Hideout
2764 County Road 2315
Lampasas, TX 76550

\$399,000
22.030± Acres
Lampasas County



Patterson Creek Hideout
Lampasas, TX / Lampasas County

SUMMARY

Address

2764 County Road 2315

City, State Zip

Lampasas, TX 76550

County

Lampasas County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

31.231335 / -98.21294

Acreage

22.030

Price

\$399,000

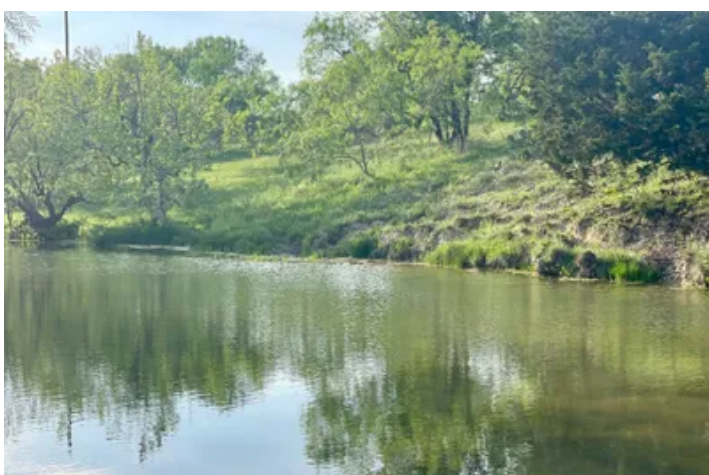


Patterson Creek Hideout
Lampasas, TX / Lampasas County

PROPERTY DESCRIPTION

Patterson Creek Hideout is a great little country place to escape from the stress of the city. This little ranch is set up and ready to enjoy the day you close. The current owner installed new perimeter fence, septic system, Corix water, COOP electricity, storage building and 2017 Joy Flight Travel Trailer under canopy with attached fiber board deck sitting on top of the hill with fantastic views. Patterson Creek runs along the north boundary and has a wonderful deep water hole behind the concrete dam. Enjoy summer days swimming, fishing and kayaking in the clear water. The land is rich grassland with scattered trees and has wildlife exemption in place.

Patterson Creek Hideout
Lampasas, TX / Lampasas County



Patterson Creek Hideout
Lampasas, TX / Lampasas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Mehaffey

Mobile

(254) 386-9169

Email

josh@ranchconnection.com

Address

City / State / Zip

Hamilton, TX 76531

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Ranch Connection LLC
5049 Edwards Ranch Rd, Fl 4
Fort Worth, TX 76109
(817) 366-3850
www.ranchconnection.com
