

**Sutton Ranch**  
9701 County Road 3420  
Lampasas, TX 76550

**\$2,350,000**  
84± Acres  
Lampasas County



**Sutton Ranch**  
**Lampasas, TX / Lampasas County**

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**SUMMARY**

**Address**

9701 County Road 3420

**City, State Zip**

Lampasas, TX 76550

**County**

Lampasas County

**Type**

Farms, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

31.208061 / -98.141174

**Taxes (Annually)**

2554

**Dwelling Square Feet**

3984

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

84

**Price**

\$2,350,000

**Property Website**

<https://www.bartrealtyllc.com/property/sutton-ranch-lampasas-texas/87540/>



## **PROPERTY DESCRIPTION**

### ***Description***

The Sutton Ranch is a premier 84 ± acre property offering the perfect blend of country living, recreational enjoyment, and agricultural productivity. Featuring a well-maintained 3-bedroom, 2-bath home with an office, the property also boasts multiple entertainment spaces, top-tier equestrian facilities, and extensive improvements for both livestock and equipment storage. With abundant native wildlife, a productive hay field, and excellent location just minutes from Lampasas, this ranch is an ideal retreat, family homestead, or income-producing operation.

### ***Location***

Located approximately 14 miles outside of Lampasas, Texas, the Sutton Ranch enjoys a quiet, rural setting with convenient access to town amenities. The property offers county road frontage and is secured by an electric gate and pipe fencing for both privacy and ease of access.

### ***Improvements***

The main residence features three bedrooms, two bathrooms, and an office, along with an enclosed sunroom with a fireplace and an outdoor game room complete with its own fireplace, pool table, and shuffleboard. Recreational amenities include an in-ground pool, an outdoor spa room with a hot tub, and beautifully landscaped outdoor living areas. For equestrian needs, the horse barn is equipped with four stalls, a wash rack, a tack room, and dedicated feed and hay storage. The 75' x 55' equipment barn offers four bay doors, full electrical service, and water and septic hookups. Additional structures include a workshop with office space and a separate storage shed. The property is well-suited for livestock with a dedicated cattle and horse run, secure pipe fencing, and gated access. An underground storm shelter provides added safety.

### ***Utilities***

The property is serviced by electric power throughout, and co-op water provides a reliable water source. Water and septic hookups are available at multiple buildings. An underground storm shelter offers additional safety.

### ***Water***

The ranch features a pond suitable for livestock or wildlife, along with coop water service and water lines extending to multiple improvement sites.

### ***Land, Wildlife & Hunting***

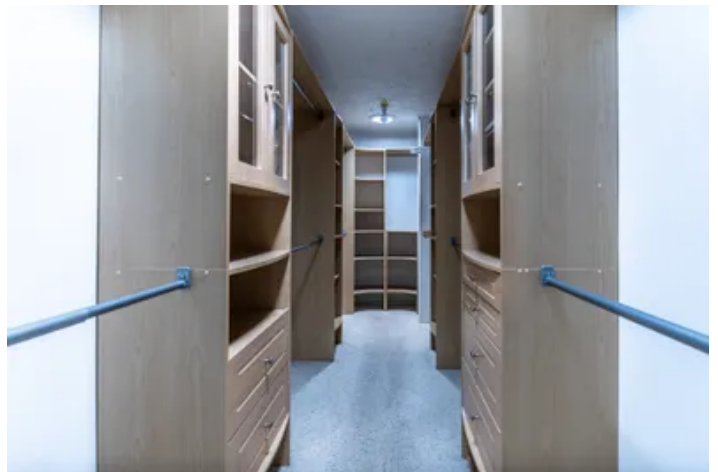
The 84 ± acres include improved pastures, a productive 23± acre hay field, and scattered tree cover. Whitetail deer and native wildlife are plentiful, creating excellent hunting opportunities. The land's diverse terrain is well-suited for livestock, horses, and recreational activities.

### ***Remarks***

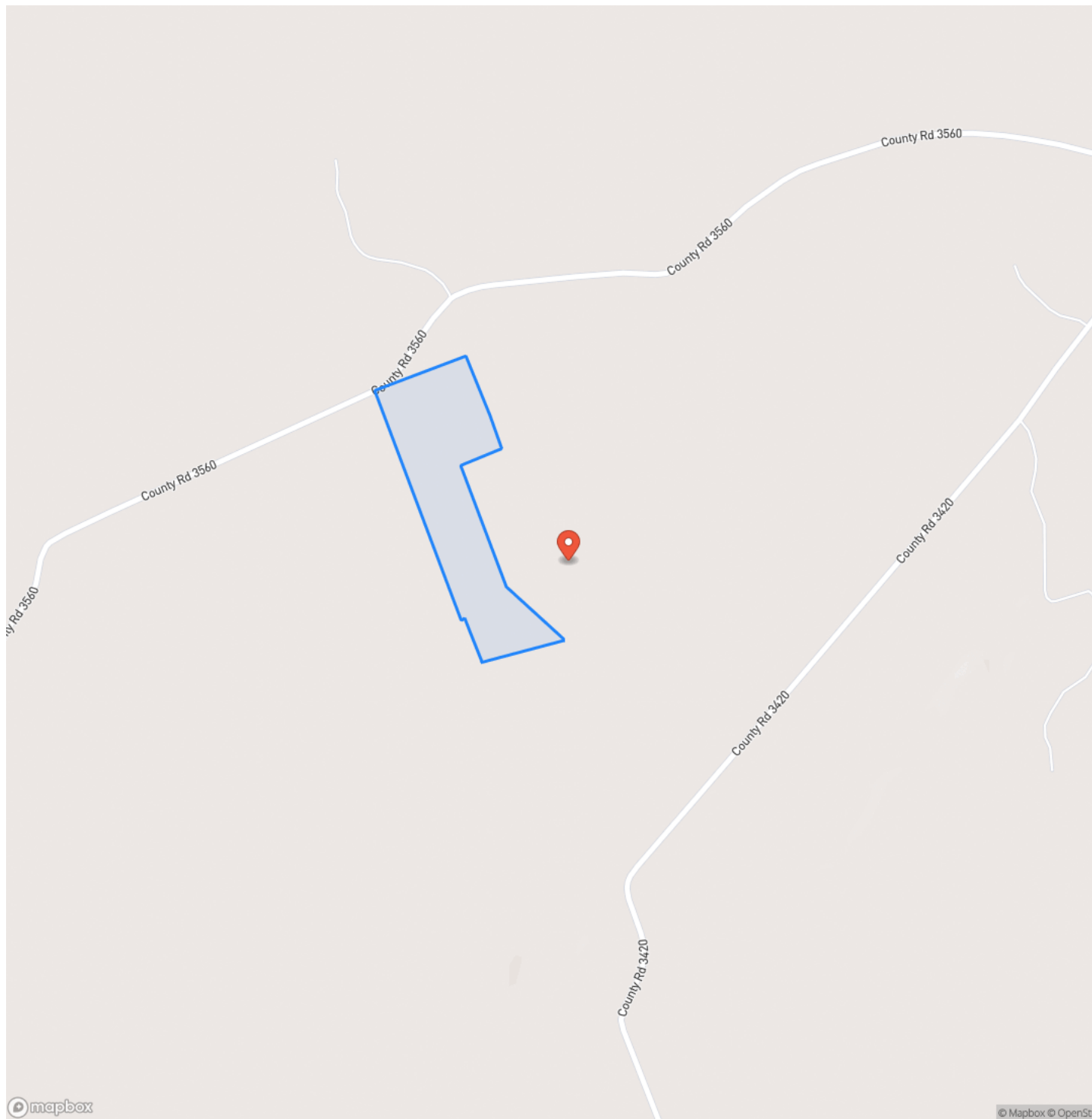
The Sutton Ranch is a turn-key opportunity for buyers seeking a well-rounded property in the heart of Lampasas County. Whether your vision is a working cattle or horse operation, a recreational retreat, or a private homestead, this ranch offers the infrastructure, location, and natural beauty to make it a reality.



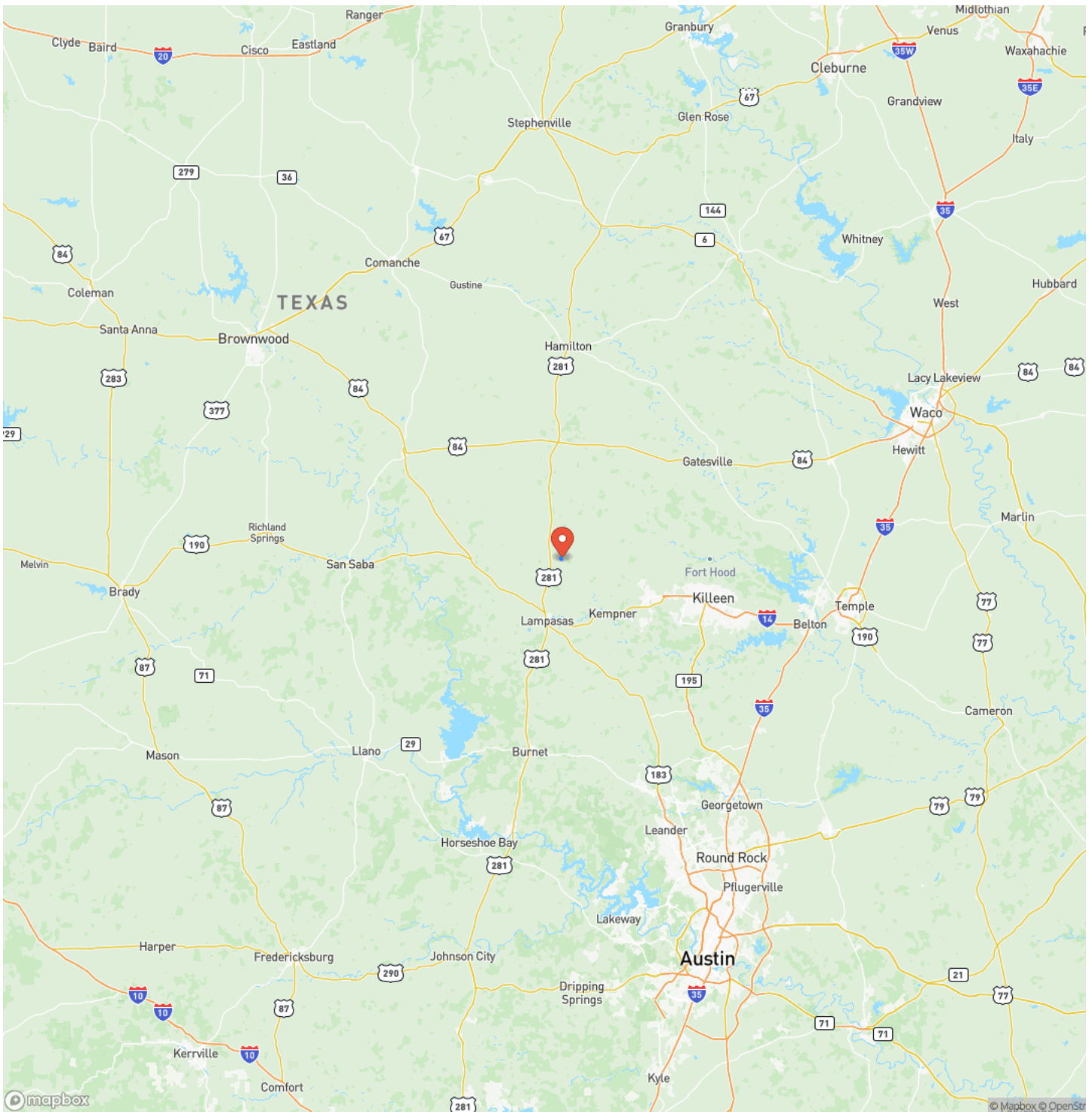
Sutton Ranch  
Lampasas, TX / Lampasas County



## Locator Map



## Locator Map



## Satellite Map



### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Alexis Thompson

## Mobile

(210) 897-9263

## Office

(210) 897-9263

## Email

athompson@bartrealtyllc.com

**Address**

46 Samac Ln

## City / State / Zip

## NOTES

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**www.bartrealtyllc.com**

## **DISCLAIMERS**

*Shown by appointment only with Bar T Realty, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Bar T Realty, LLC.*



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