

Shepperd Ranch
2992 CR 2400
Lometa, TX 76853

\$1,550,000
117± Acres
Lampasas County



Shepperd Ranch
Lometa, TX / Lampasas County

SUMMARY

Address

2992 CR 2400 null

City, State Zip

Lometa, TX 76853

County

Lampasas County

Type

Recreational Land, Ranches, Hunting Land, Single Family,
Residential Property

Latitude / Longitude

31.217112 / -98.393369

Dwelling Square Feet

1,664

Bedrooms / Bathrooms

3 / 2

Acreage

117

Price

\$1,550,000

Property Website

<https://www.mockranches.com/property/shepperd-ranch-/lampasas/texas/112358/>



PROPERTY DESCRIPTION

Shepperd Ranch

117± Acres | Lometa, Texas | Lampasas County

It is increasingly difficult to find a ranch that truly checks every box. The Shepperd Ranch is one of those rare properties that combines a beautifully updated home, highly productive agricultural improvements, exceptional water, outstanding hunting, and remarkable natural beauty into one turnkey package.

Located just 2.8 miles north of US Highway 190 near Lometa, Texas, the ranch offers over 2,000 feet of paved County Road 2400 frontage with easy year-round access while maintaining the peace and privacy of a true Central Texas ranch.

The Home

Perched beneath towering live oak trees, the recently renovated 1,664± square foot Austin stone home captures panoramic views stretching nearly 20 miles across the surrounding countryside. Originally built in 1994, the home has been thoughtfully updated with new flooring, paint, doors, plumbing, and HVAC, creating a move-in-ready residence that blends classic Texas character with modern comfort.

A pipe-fenced yard surrounds the home, providing both security and curb appeal, while the attached two-car carport offers convenient covered parking.

Agricultural Improvements

The Shepperd Ranch has been exceptionally developed for cattle production.

A 44' x 44' metal workshop with a concrete slab provides ample storage and workspace. Covered cattle working pens allow livestock to be handled efficiently in any weather.

The ranch is divided into eight fenced pastures, providing an outstanding rotational grazing system.

Three improved Coastal Bermuda fields have consistently produced over seven round bales per acre on their first hay cutting. A fourth cultivated field is ready to be planted in Coastal Bermuda or winter wheat, allowing a new owner to continue expanding hay production or establish seasonal grazing.

Water

Water is abundant throughout the ranch.

Two water wells serve the headquarters, including an enclosed well house, and a Corex water meter. A recently installed solar-powered water well in the back pasture supplies three concrete livestock troughs, providing dependable water for both cattle and wildlife without relying on utility power.

One of the property's most impressive features is over 1,900 feet of Antelope Creek frontage. Beautiful limestone bluffs overlook the creek while mature pecan trees line the banks, creating one of the most scenic settings in this part of Lampasas County. A deep stock pond further enhances the ranch's water resources.

Wildlife & Recreation

While the ranch is exceptionally productive from an agricultural standpoint, it is equally impressive as a recreational hunting property.

The combination of Antelope Creek, native cover, improved grasses, dependable water, and neighboring large ranches creates excellent habitat for whitetail deer, turkey, dove, and other native wildlife. Existing hunting blinds and feeders are available, allowing the next

owner to step into a turnkey hunting setup.

It is uncommon to find a ranch this size that is equally suited for ranching, hay production, hunting, and family recreation.

A Rare Combination

Many ranches excel in one area. Very few excel in all of them.

The Shepperd Ranch offers:

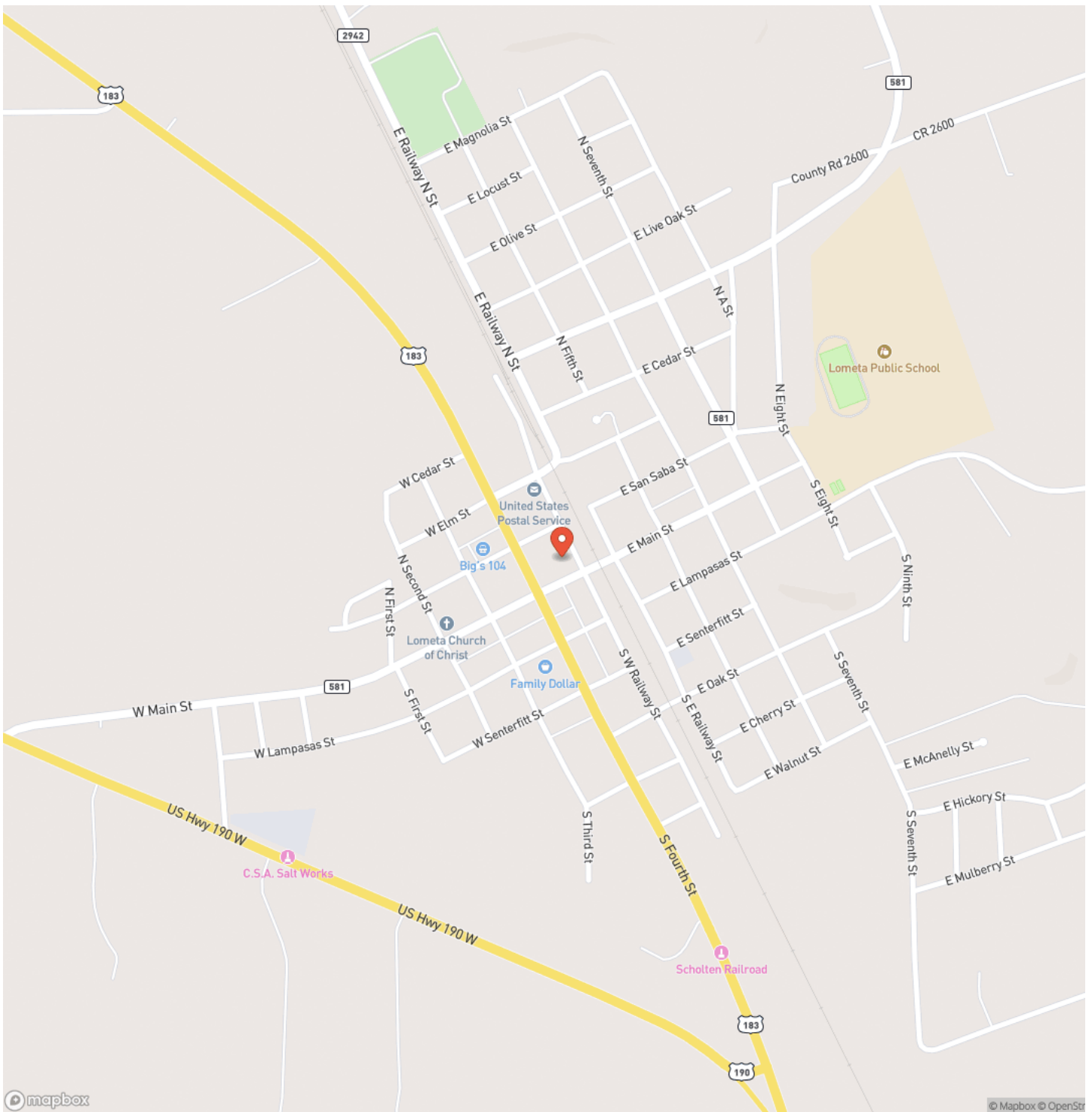
- Beautiful move-in-ready home with long-range views
- Productive Coastal Bermuda hay fields
- Excellent rotational grazing setup
- Quality cattle infrastructure
- Antelope Creek frontage with limestone bluffs and mature pecans
- Multiple water wells and solar livestock water system
- Outstanding hunting and recreational opportunities
- Convenient paved access just minutes from Highway 190

Whether you're looking for a full-time residence, weekend retreat, working cattle ranch, horse property, or recreational getaway, the Baxter Ranch represents one of the most versatile and complete offerings currently available in Central Texas.

Shepperd Ranch
Lometa, TX / Lampasas County



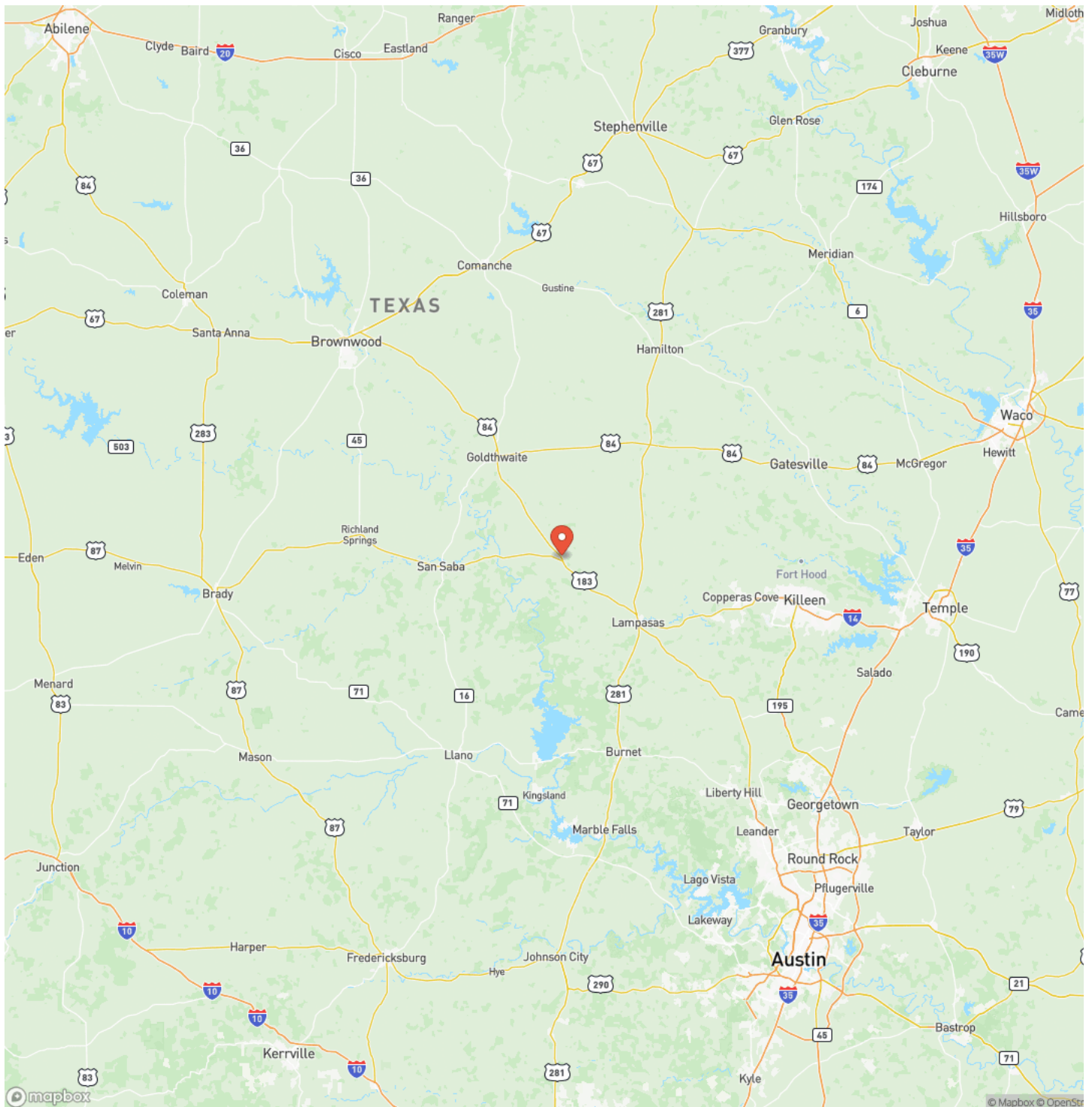
Locator Map



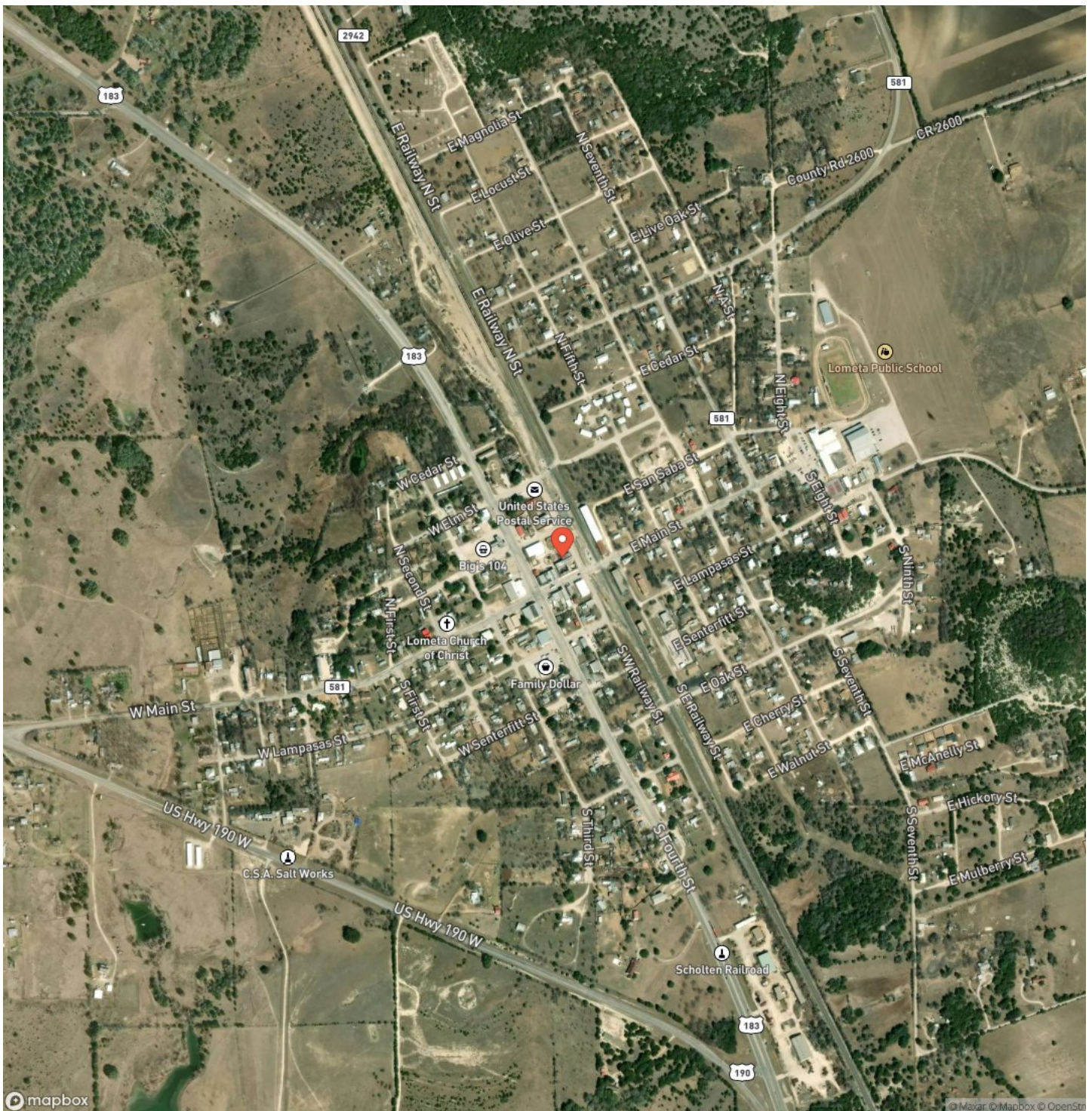
MORE INFO ONLINE:

<https://www.mockranches.com/>

Locator Map



Satellite Map



MORE INFO ONLINE:

<https://www.mockranches.com/>

Shepperd Ranch
Lometa, TX / Lampasas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kasey Mock, ALC

Mobile

(512) 842-4651

Office

(512) 275-6625

Email

kasey@mockranches.com

Address

439 S. Graham Street

City / State / Zip

Stephenville, TX 76401

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mockranches.com/>

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
439 S Graham St
Stephenville, TX 76401
(512) 275-6625
<https://www.mockranches.com/>
