

North Fork Yancey Creek Ranch
1914 PR 1377
Lampasas, TX 76550

\$2,999,999
215± Acres
Lampasas County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

North Fork Yancey Creek Ranch Lampasas, TX / Lampasas County

SUMMARY

Address

1914 PR 1377

City, State Zip

Lampasas, TX 76550

County

Lampasas County

Type

Ranches, Hunting Land, Riverfront

Latitude / Longitude

31.050951 / -98.422064

Taxes (Annually)

227683

HOA (Annually)

150

Dwelling Square Feet

1296

Bedrooms / Bathrooms

3 / 1

Acreage

215

Price

\$2,999,999

Property Website

<https://moreoftexas.com/detail/north-fork-yancey-creek-ranch-lampasas-texas/31820/>



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PROPERTY DESCRIPTION

Coming Soon 9-1-22

215 +/- acres of exceptional hunting, fishing and remote enjoyment in Smith Ranch of western Lampasas County. Big elevated views on this, rugged beauty. Colorado River access , cabin, shop and more!

Call to schedule a showing before it goes live on the MLS.



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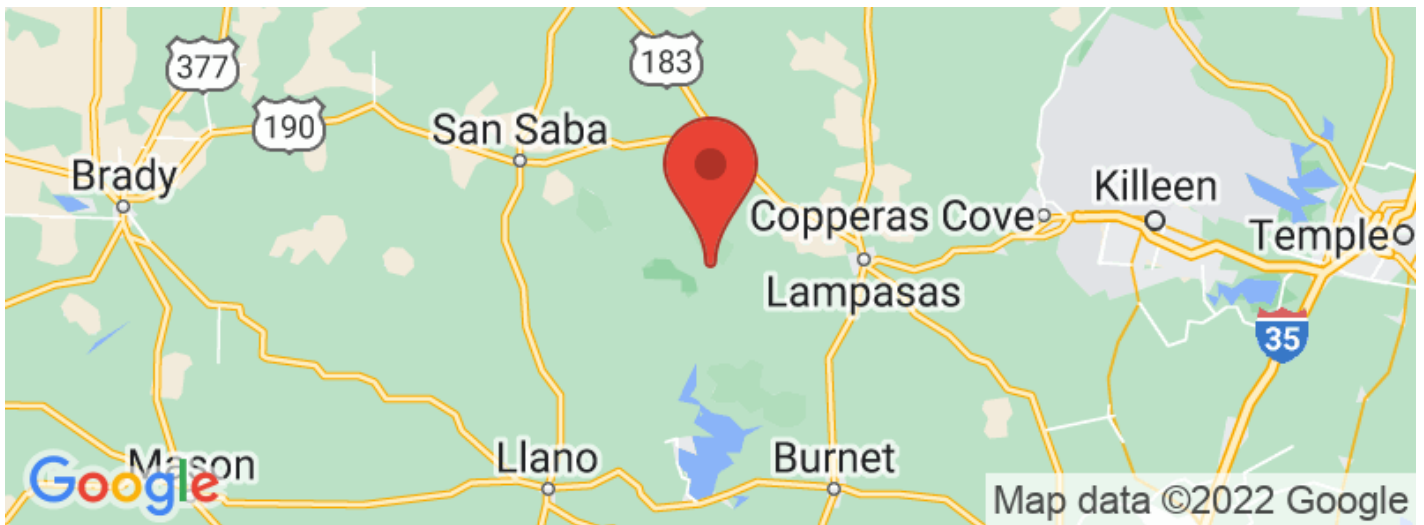
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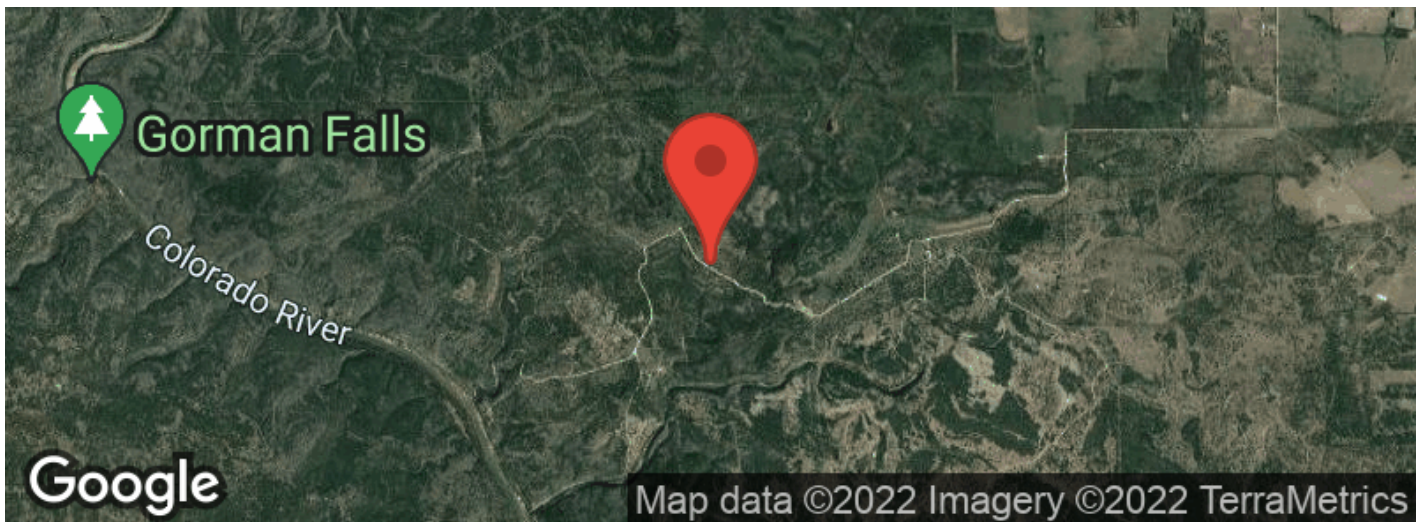
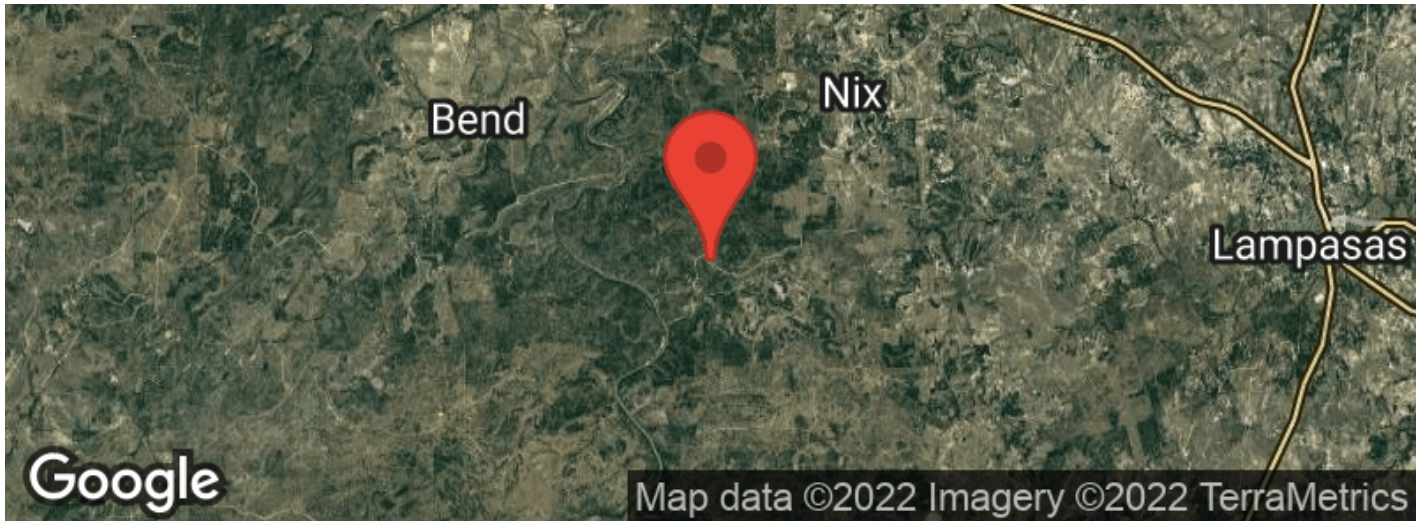


Locator Maps



North Fork Yancey Creek Ranch
Lampasas, TX / Lampasas County

Aerial Maps



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**North Fork Yancey Creek Ranch
Lampasas, TX / Lampasas County**

LISTING REPRESENTATIVE

For more information contact:



**MOSSY OAK PROPERTIES
OF TEXAS**

Representative

Rex Bumpus

Mobile

(512) 734-1204

Email

rexbumpus@mossyoakproperties.com

Address

1507 S Key Avenue #2

City / State / Zip

Lampasas, TX 76550

NOTES



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NOTES

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.



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