

Colorado River - Bend, Lampasas County, TX
TBD PR 1789
Bend, TX 76824

\$1,575,000
45± Acres
Lampasas County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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Colorado River - Bend, Lampasas County, TX
Bend, TX / Lampasas County

SUMMARY

Address

TBD PR 1789

City, State Zip

Bend, TX 76824

County

Lampasas County

Type

Ranches, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

31.097095 / -98.521292

Taxes (Annually)

75

Acreage

45

Price

\$1,575,000

Property Website

<https://www.mossyoakproperties.com/property/colorado-river-bend-lampasas-county-tx-lampasas-texas/46624/>



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PROPERTY DESCRIPTION

DESCRIPTION

Welcome to your slice of paradise in Bend, Texas, where 45 acres of breathtaking landscape await. Nestled along the majestic Colorado River, this property boasts over 2,700 feet of stunning waterfront, offering a serene retreat for nature enthusiasts and outdoor aficionados alike.

Experience the harmony of nature as this expansive land plays host to a diverse array of wildlife. Encounter the graceful axis deer, whitetail deer, vibrant turkeys, and an abundance of birds, creating a vibrant ecosystem that surrounds you.

For those with a penchant for angling, the drought-resistant Colorado river provides exceptional fishing opportunities, promising memorable moments reeling in your catch of the day. Dive into the crystal-clear waters for a refreshing swim or embark on leisurely small boating adventures along the river's gentle currents.

Discover seclusion amidst the Texan wilderness, where large pecan, live oak, and mesquite trees dot the landscape, offering shade and tranquility. Set in Western Lampasas County, this property invites you to escape the hustle and bustle, creating a private haven to relish the beauty of nature.

Whether you seek a serene sanctuary or an outdoor playground, this land in Bend, Texas, offers an unparalleled canvas for your dream retreat, where the beauty of the Colorado River meets the charm of Lampasas County.

LOCATION

Colorado River Ranch is situated on PR 1789, only .5 miles from Bend, 23 miles from Lampasas, 19 miles from San Saba, 90 miles from Austin, and 4 miles to Colorado Bend State Park.

LAND

The landscape on this property features the drought resistant Colorado River, with easily accessible embankments into the river. Sandy soils throughout the property are ideal for all types of cultivation on this gentle sloped property. The dense tree vegetation and other woody plants provide excellent wildlife cover.

WILDLIFE

There are an abundance of whitetail deer, exotic axis deer, turkey, dove, waterfowl and various other wildlife native to the Texas Hill Country.

WATER

Colorado River Ranch has 2,700'+/- of easily accessible river frontage. Fishing, small boating, kayaking, swimming and camping are among the most common uses of the river.

MINERAL AND WATER RIGHTS

Partial mineral and water rights convey.

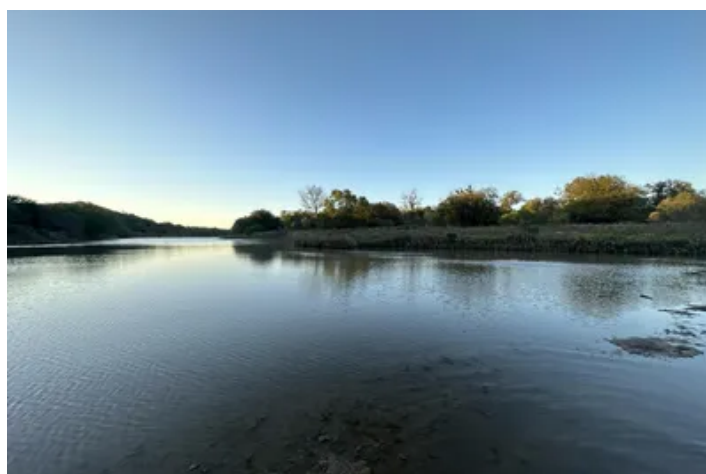
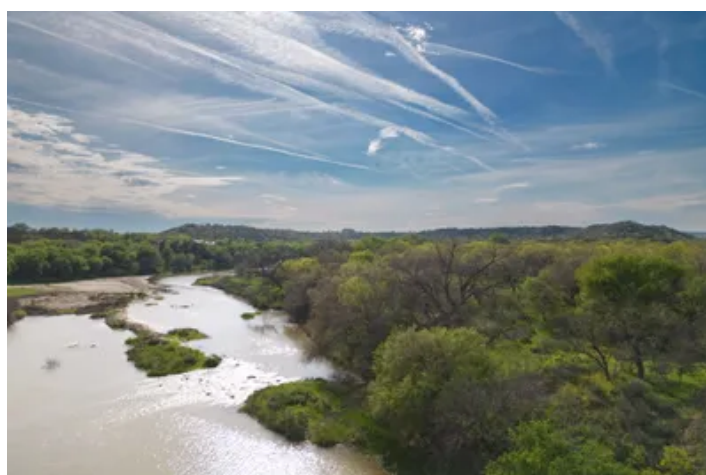
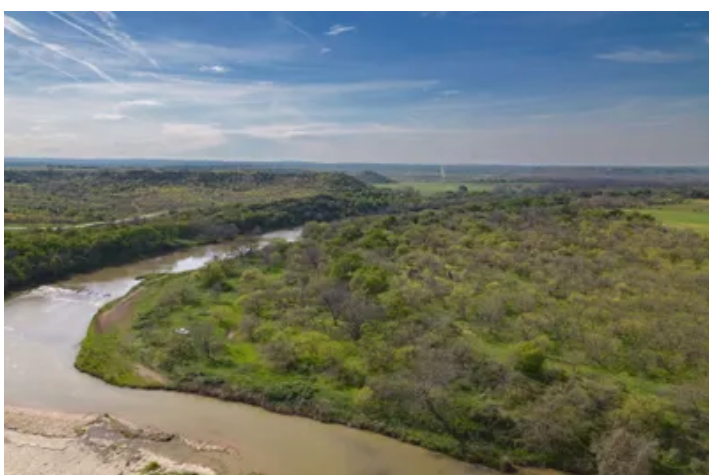


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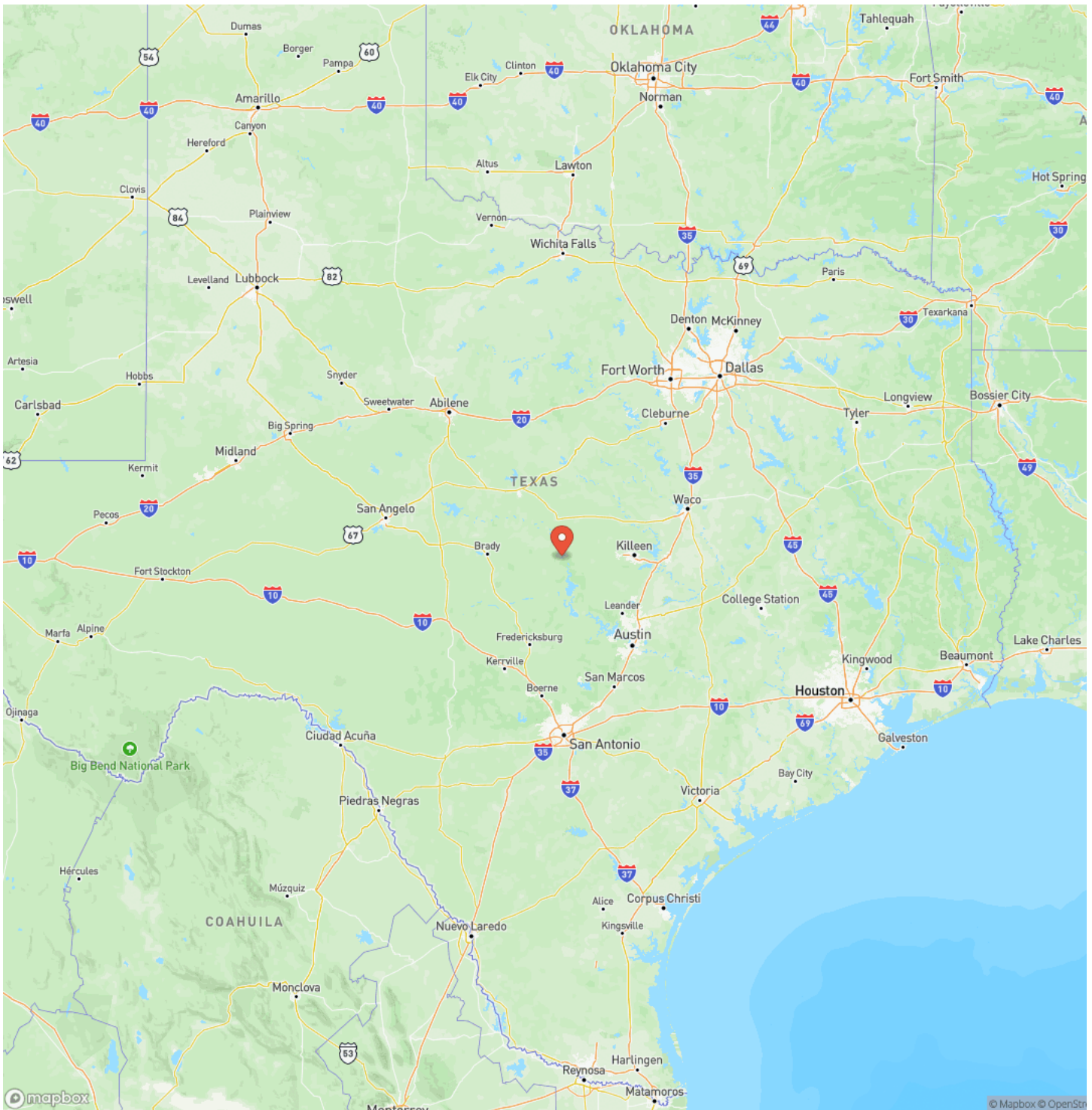
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Locator Map

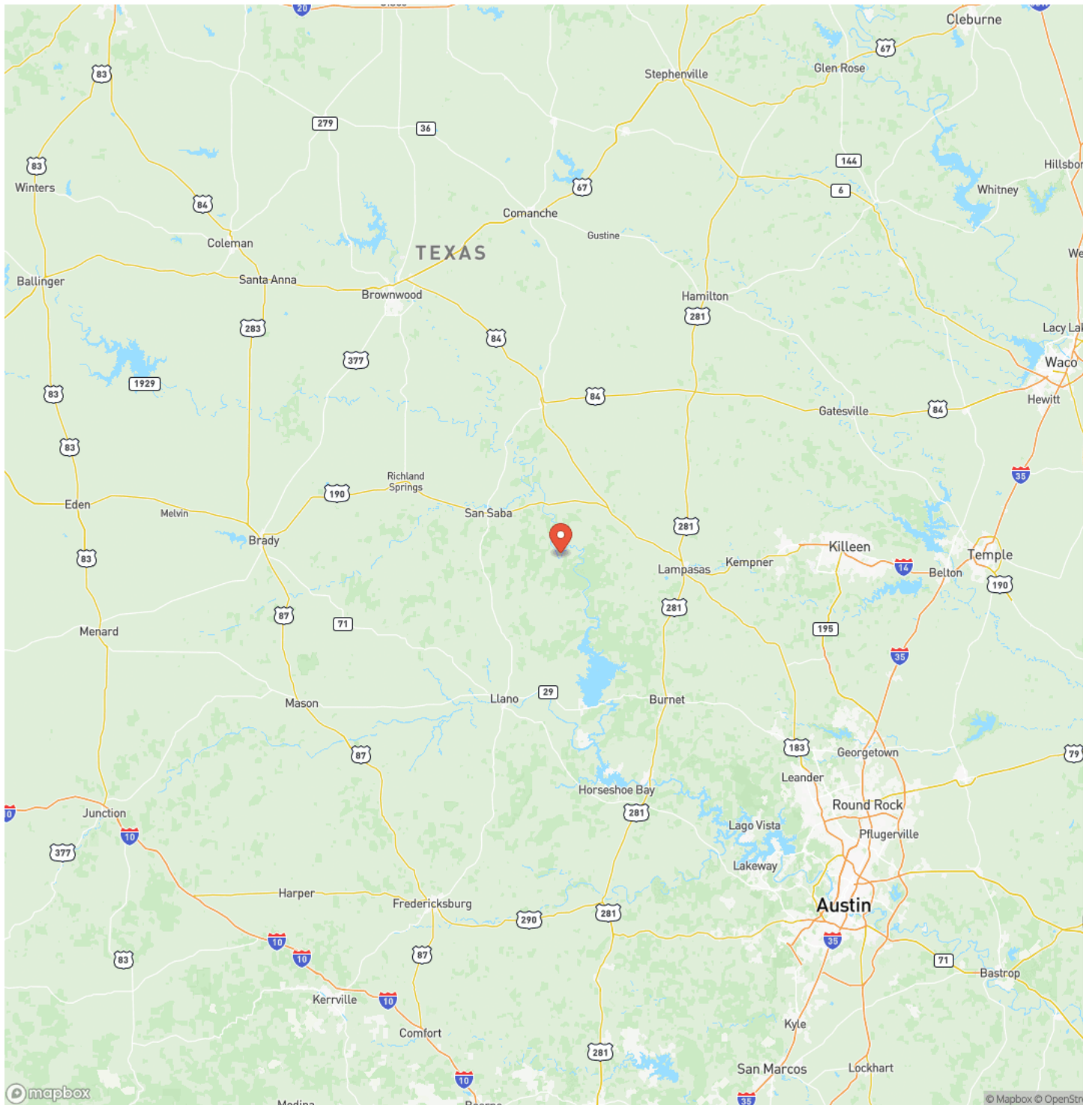


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Locator Map

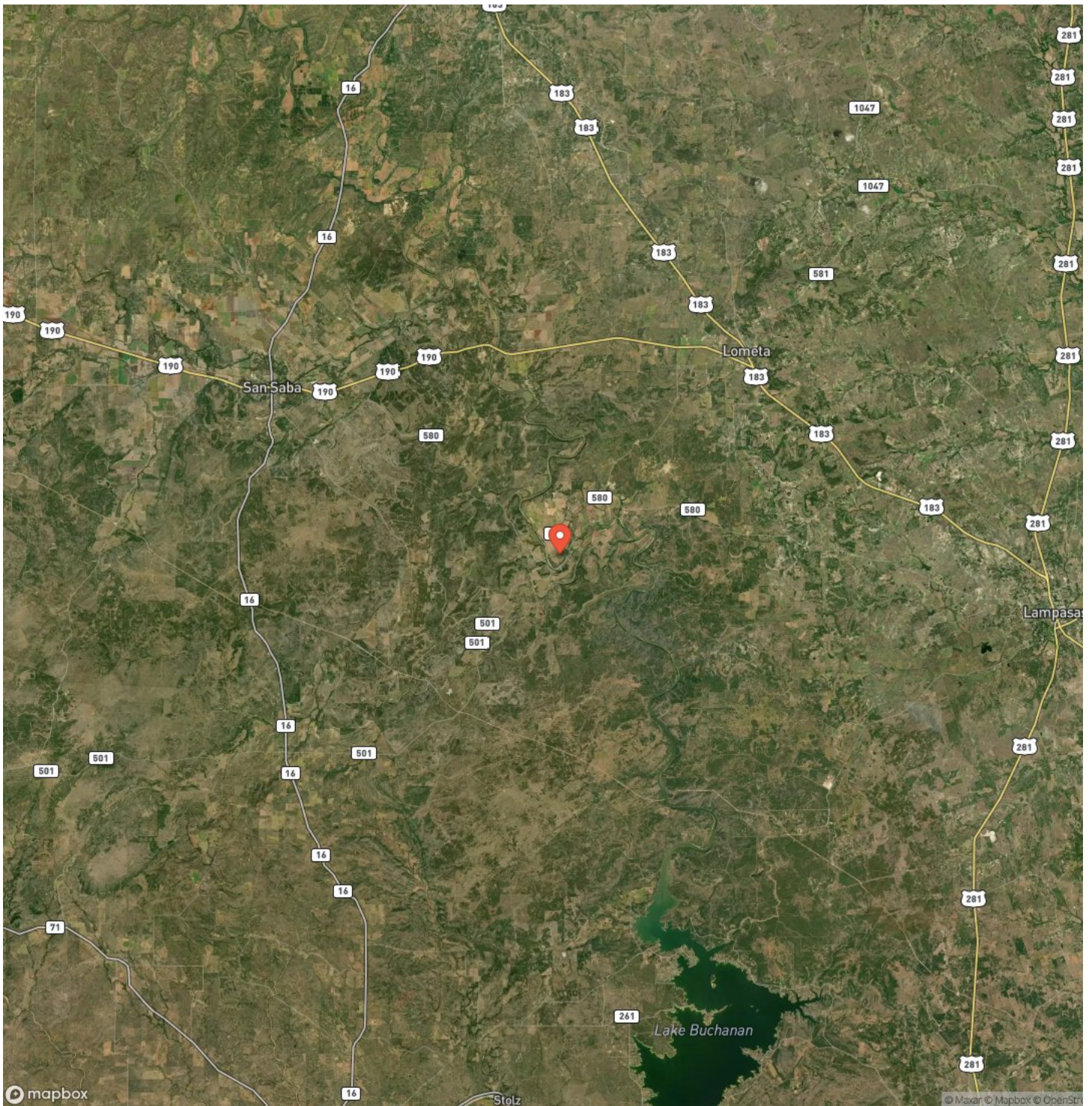


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



**MOSSY OAK PROPERTIES
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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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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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