

**Smith Ranch Hunting Property -**  
**Lampasas, TX**  
965 Skyridge Rd  
Lampasas, TX 76550

**\$325,000**  
45 +/- acres  
Lampasas County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

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## Smith Ranch Hunting Property - Lampasas, TX Lampasas, TX / Lampasas County

### **SUMMARY**

**Address**

965 Skyridge Rd

**City, State Zip**

Lampasas, TX 76550

**County**

Lampasas County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

31.0641 / -98.4186

**Dwelling Square Feet**

900

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

45

**Price**

\$325,000

**Property Website**

<https://moreoftexas.com/detail/smith-ranch-hunting-property-lampasas-tx-lampasas-texas/7495/>



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## **Smith Ranch Hunting Property - Lampasas, TX**

### **Lampasas, TX / Lampasas County**

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### **PROPERTY DESCRIPTION**

Smith Ranch hunting, fishing and recreational property. A rare find in the western part of Lampasas County is this 45 acre get-a-way in secluded Smith Ranch. This unique offering is improved with an approximate 900 +/- sq ft cozy, full amenity cabin, older single wide manufactured home, small storage shed with converted walk in cooler, metal building storage and carport. Also included are two feeders, one blind and two tri pod stands. Land is moderately covered in live oak, cedar, mesquite, white brush, persimmon and prickly pear. Excellent hunting opportunity with an abundance of deer, hogs with an occasional turkey and varmint. Property joins a well managed 3000 +/- acre ranch. Off site is beautiful Colorado River with access to designated locations in private Smith Ranch. Take the jeep, 4 wheeler, side by side or truck down to the river and enjoy the excellent catfish and bass fishing on some of the state's best spring white bass run. This is one awesome, unique yet extremely remote property!

NOTE: This property is not on the river but has Smith Ranch community access to "Common Areas" designated along a 4-5 mile stretch of the Colorado River. The Colorado River offers excellent fishing, swimming and water activities.

Smith Ranch is a private ranch located on the western edge of Lampasas County. Access into Smith Ranch is by locked gate with keys issued to landowners within the ranch. Property sizes range from 5 acres along the river on up to several hundred acres off the river. All landowners within Smith Ranch have deeded access to seven "Common Areas" along the Colorado River.



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## Locator Maps





## Aerial Maps



**Smith Ranch Hunting Property - Lampasas, TX**  
**Lampasas, TX / Lampasas County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Rex Bumpus

**Mobile**

(512) 734-1204

**Email**

rexbumpus@mossyoakproperties.com

**Address**

1507 S Key Avenue #2

**City / State / Zip**

Lampasas, TX, 76550

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**NOTES**

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**MORE INFO ONLINE:**

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



**MoreofTexas.com**



## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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