

House and Land in Lampasas County, TX
1096 Park Rd, Smith Ranch
Lampasas, TX 76550

\$349,900
14.750± Acres
Lampasas County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

House and Land in Lampasas County, TX Lampasas, TX / Lampasas County

SUMMARY

Address

1096 Park Rd, Smith Ranch

City, State Zip

Lampasas, TX 76550

County

Lampasas County

Type

Ranches, Hunting Land, Residential Property

Latitude / Longitude

31.063736 / -98.440355

Taxes (Annually)

3000

Dwelling Square Feet

800

Bedrooms / Bathrooms

1 / 1

Acreage

14.750

Price

\$349,900

Property Website

<https://moreoftexas.com/detail/house-and-land-in-lampasas-county-tx-lampasas-texas/42036/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

House and Land in Lampasas County, TX Lampasas, TX / Lampasas County

PROPERTY DESCRIPTION

This secluded and comfortable 14.75 +/- acre property has the perfect balance of quality vegetation to open pasture along with grand 30+/- mile scenic views. The park road property offers exceptional hunting all while sitting in one of the most remote locations of the coveted Smith Ranch. Wildlife include deer, hogs, turkey, varmint, audad, axis along with the exceptional fishing in the Colorado River. Possibly the most inviting feature of the property is the 800 square foot barndominium resting on top the 800 square foot shop. The full aminity cabin sits 12' above the ground with a complete 10' wrap around porch. These 360 degree hill country views are extraordinary! Enjoy sunrises and sunsets in the hot tub or outdoor seating of this belvedere porch . Step inside and out of the elements to a cozy heated and cooled home complete with fiber optic internet. Accompanied with the property is a tower hunting blind, feeder and a RV shed with hook up. This property is complete and ready for hunting season, spring fishing, summer swimming or the quiet, relaxing get-a-way!

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

Additional 10+ acres available.



**MOSSY OAK PROPERTIES
OF TEXAS**

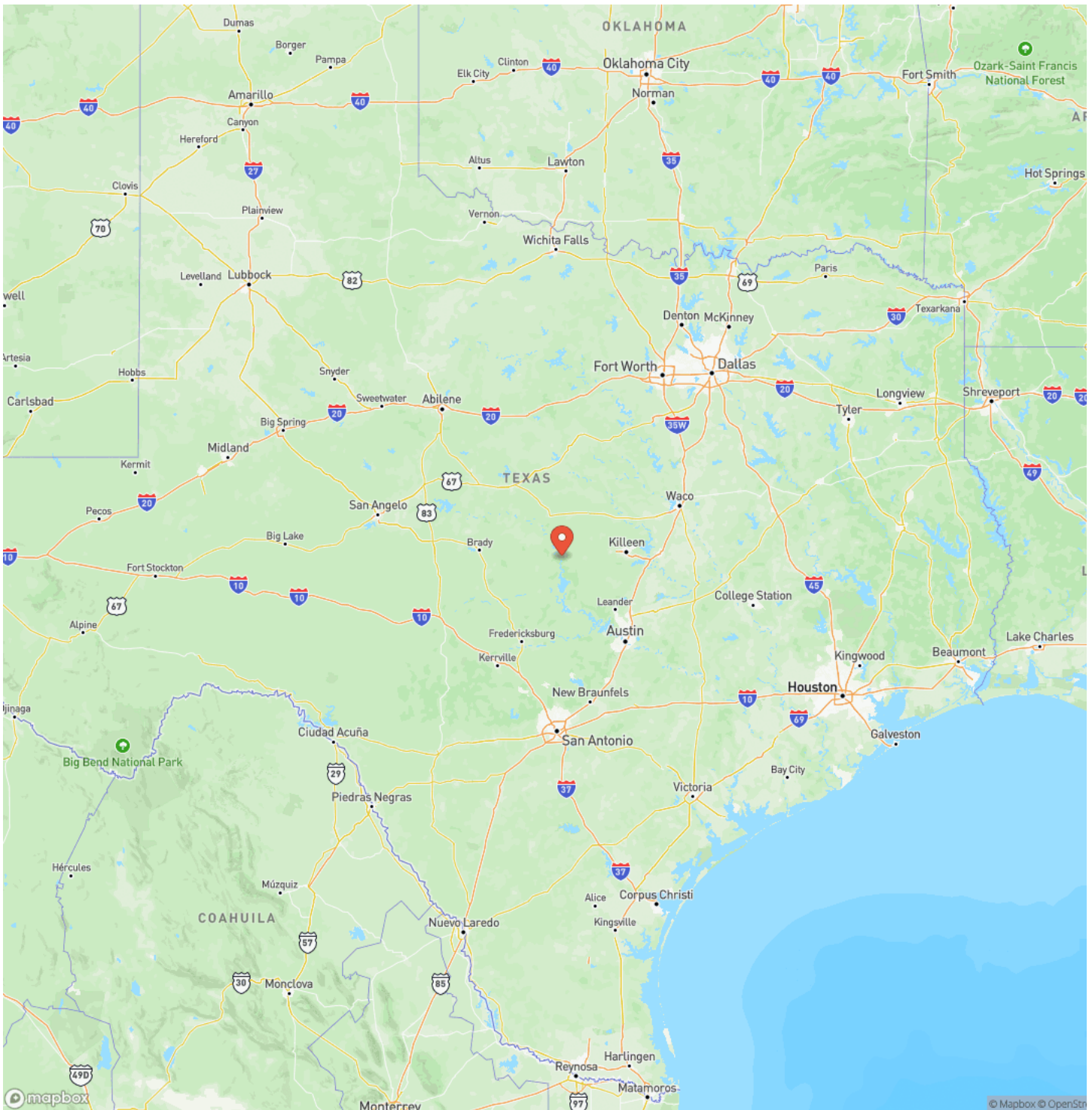
MORE INFO ONLINE:

MoreofTexas.com

House and Land in Lampasas County, TX
Lampasas, TX / Lampasas County



Locator Map

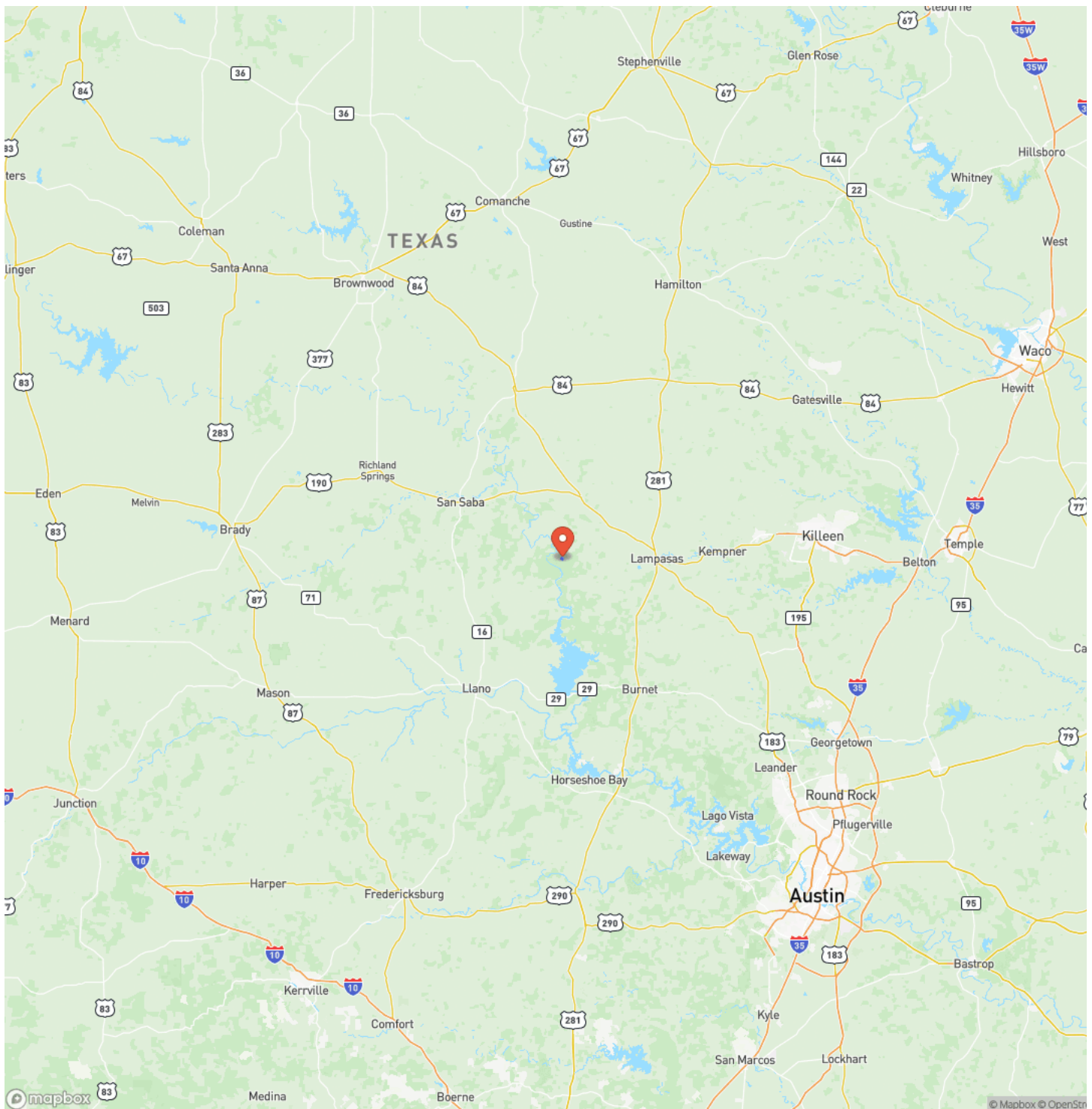


**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Locator Map

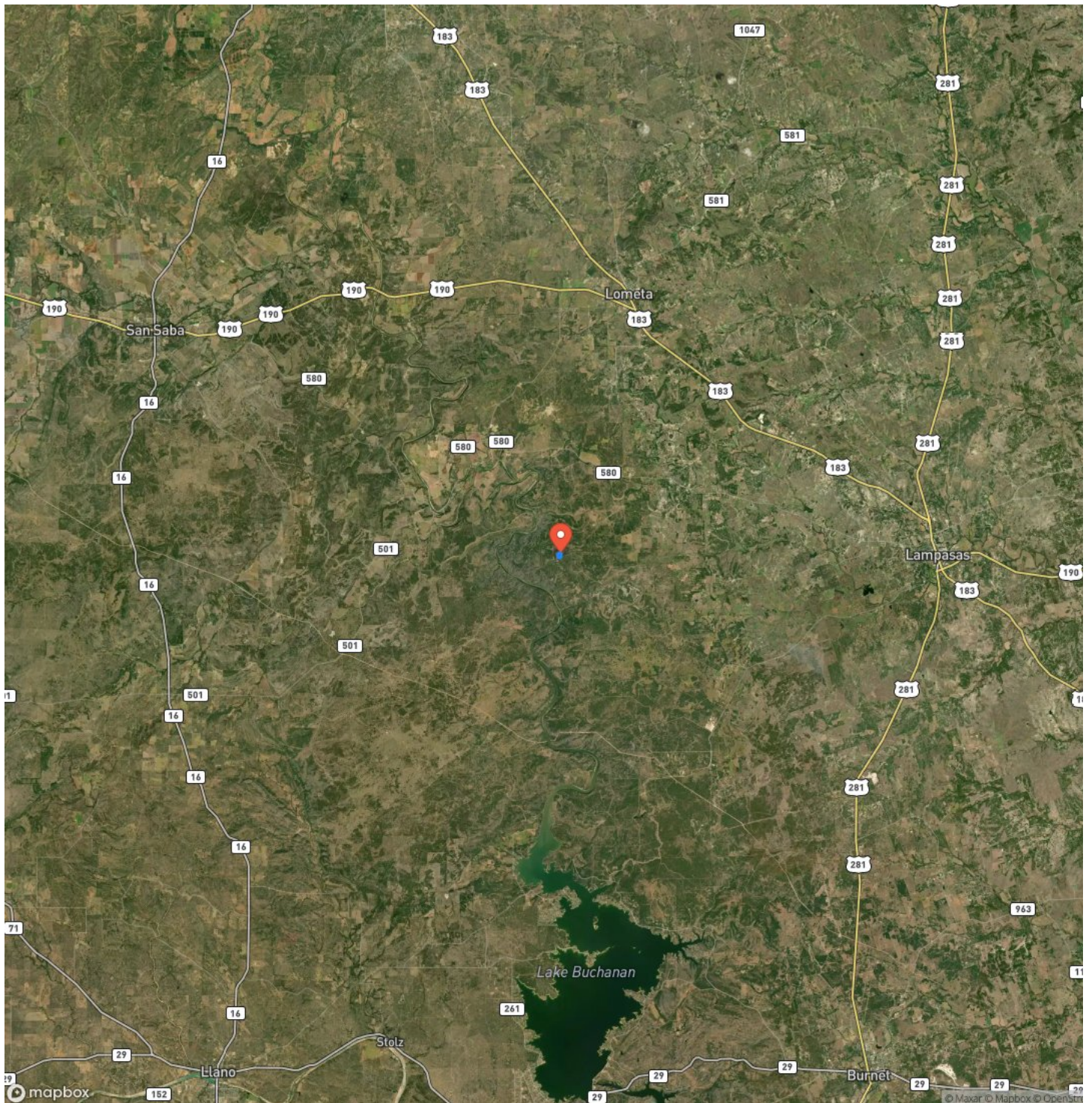


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Satellite Map



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

MoreofTexas.com

[illegible]

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com