

**Land for Sale in Lampasas County, TX - 80  
acres  
CR 1638  
Lometa, TX 76853**

**\$450,000**  
**80 +/- acres**  
**Lampasas County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## Land for Sale in Lampasas County, TX - 80 acres Lometa, TX / Lampasas County

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### **SUMMARY**

**Address**

CR 1638

**City, State Zip**

Lometa, TX 76853

**County**

Lampasas County

**Type**

Ranches

**Latitude / Longitude**

31.2058 / -98.4667

**Acreage**

80

**Price**

\$450,000

**Property Website**

<https://moreoftexas.com/detail/land-for-sale-in-lampasas-county-tx-80-acres-lampasas-texas/11586/>



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### **PROPERTY DESCRIPTION**

Land for sale in Lampasas County, TX. A rare find in a hot market is this 80 +/- acre tract of land cut from a larger ranch. Approximately 2/3 of the land has been cleared of cedar opening up big views and scattered hardwoods of post oak, live oak and mesquite. The remaining 1/3 is more densely wooded with a nice stand of tree cover. Historically this land has produced quality whitetail deer while holding an abundance of turkey and feral hogs. The parent ranch has been well managed on MLD management for 25+ years. The gentle sloping land has a small watershed through the middle of the property ideal for a new dirt stock tank. Land is agriculture tax exempt with minimal yearly taxes. The property is fenced on two sides needing a fence on the remaining two sides. Corix rural water supply and Hamilton County electric located at the property. An Oncor transmission line runs the entire south boundary.



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## Locator Maps



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## Aerial Maps



**Land for Sale in Lampasas County, TX - 80 acres**  
**Lometa, 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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## **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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