

**Hunting Land in Lampasas County - 40
acres, Smith Ranch**
754 Park Rd
Lampasas, TX 76550

\$300,000
40 +/- acres
Lampasas County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Hunting Land in Lampasas County - 40 acres, Smith Ranch Lampasas, TX / Lampasas County

SUMMARY

Address

754 Park Rd Smith Ranch

City, State Zip

Lampasas, TX 76550

County

Lampasas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.0613446 / -98.4347664

Taxes (Annually)

2650

HOA (Annually)

150

Dwelling Square Feet

200

Bedrooms / Bathrooms

2 / --

Acreage

40

Price

\$300,000

Property Website

<https://moreoftexas.com/detail/hunting-land-in-lampasas-county-40-acres-smith-ranch-lampasas-texas/22554/>



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PROPERTY DESCRIPTION

Smith Ranch hunting, fishing and recreational property. This 40 acre secluded hunting property is located .6 mile down Park Rd in Smith Ranch. Drive west out of Lampasas through the Lampasas Cut plains and watch the landscape transition into the gateway of the Hill Country at scenic Smith Ranch. Land is densely covered in live oak, cedar, mesquite, white brush, persimmon and pear. Land is rough and rocky but provides excellent hunting with an abundance of deer, hogs, audad, turkey and varmints. Three feeders and two older blinds convey. Access to this property is down a pasture road known as Park Road. A small travel trailer converted cabin has electric and beds to get of of the weather. A rain water collection sytem supplies water to storage containers and the small cabin. The rain water collection is in need of minor repair. Off site is beautiful Colorado River and Yancey Creek with access to 7 designated locations in private Smith Ranch. Take the jeep, 4 wheeler, side by side or truck on the scenic main road down to Spring fed Yancey Creek or Colorado River and enjoy the excellent catfish and bass fishing along with one of the state's best spring white bass run.

NOTE: This property is not on the river but has Smith Ranch community access to seven "Common Areas" designated along a 4-5 mile stretch of the Colorado River and spring fed Yancey Creek. The Colorado River and Yancey Creek 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



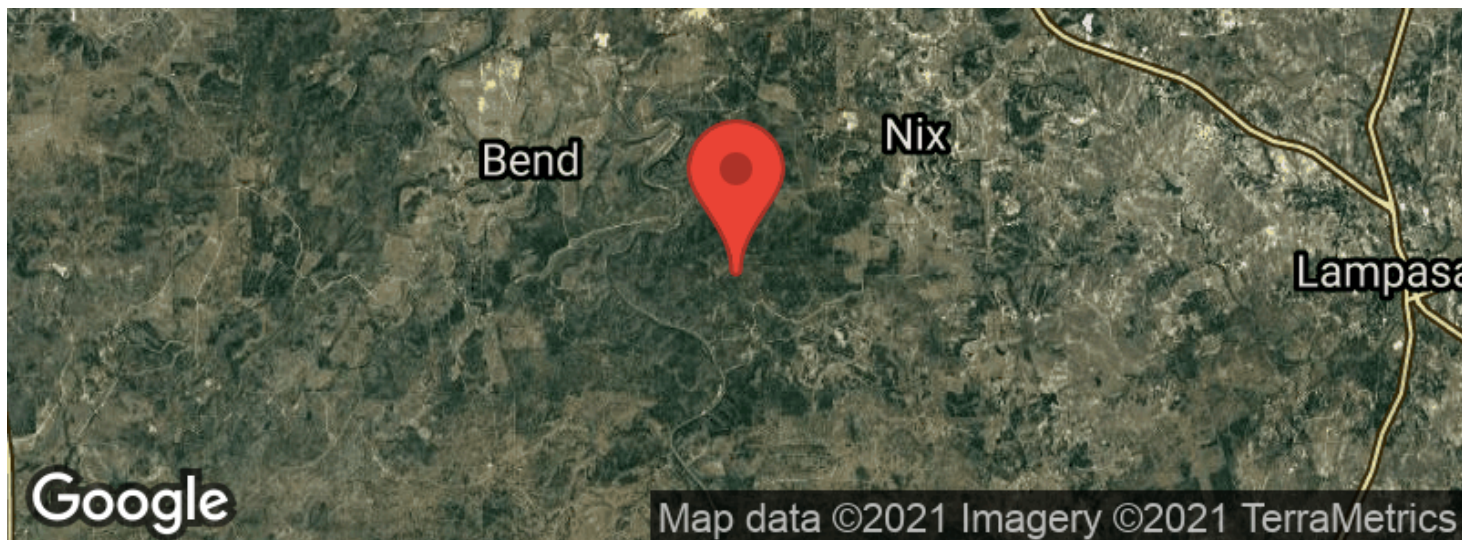
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Aerial Maps



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Lampasas, TX / Lampasas County

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



NOTES



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



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DISCLAIMERS

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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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