

106 Acres | Private Gentleman's Ranch in Lampasas  
County, Texas  
1052 PR 4405  
Lampasas, TX 76550

**\$2,100,000**  
106± Acres  
Lampasas County



**MORE INFO ONLINE:**

[MoreofTexas.com](http://MoreofTexas.com)

**106 Acres | Private Gentleman's Ranch in Lampasas County, Texas**  
**Lampasas, TX / Lampasas County**

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**SUMMARY**

**Address**

1052 PR 4405

**City, State Zip**

Lampasas, TX 76550

**County**

Lampasas County

**Type**

Hunting Land, Single Family, Riverfront, Ranches, Recreational Land

**Latitude / Longitude**

31.059159 / -98.040397

**Dwelling Square Feet**

1654

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

106

**Price**

\$2,100,000

**Property Website**

<https://www.mossyoakproperties.com/property/106-acres-private-gentleman-s-ranch-in-lampasas-county-texas-lampasas-texas/81560/>



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

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#### **PROPERTY DESCRIPTION**

This ranch is one of the most diverse and scenic properties available in Lampasas County — a secluded 106-acre gentleman's ranch offering privacy, diversity, good water recreation and functional improvements.

At the heart of the property sits a remodeled 1,654 sq. ft. home perfectly positioned to overlook the landscape. Step outside to enjoy a peaceful outdoor living space, complete with a stone patio, rock fire pit and sweeping views of your ranch.

The ranch includes two water wells, an enclosed shop and pole barn, making it ideal for a variety of uses. The land itself is a harmonious blend of terrain — from gently rolling upland pastures dotted with live oak, elm, pecan and mesquite to fertile bottomland fields shaded by dozens of mature pecan trees.

Water features are abundant, with two dirt tanks (one stocked with bass) and approximately 1,000 feet of the perennial Mesquite Creek providing seasonal water recreation and year-round beauty. Talk about wildlife! The hunting is unbelievable, offering some of the area's best Rio Grande turkey habitat, whitetail deer, hogs and varmints.

This is a rare opportunity to own a complete and private ranch property in the heart of Central Texas — ideal for ranching, recreation, or simply escaping the city to enjoy your own piece of the Hill Country.

Private financing with an assumable note available.



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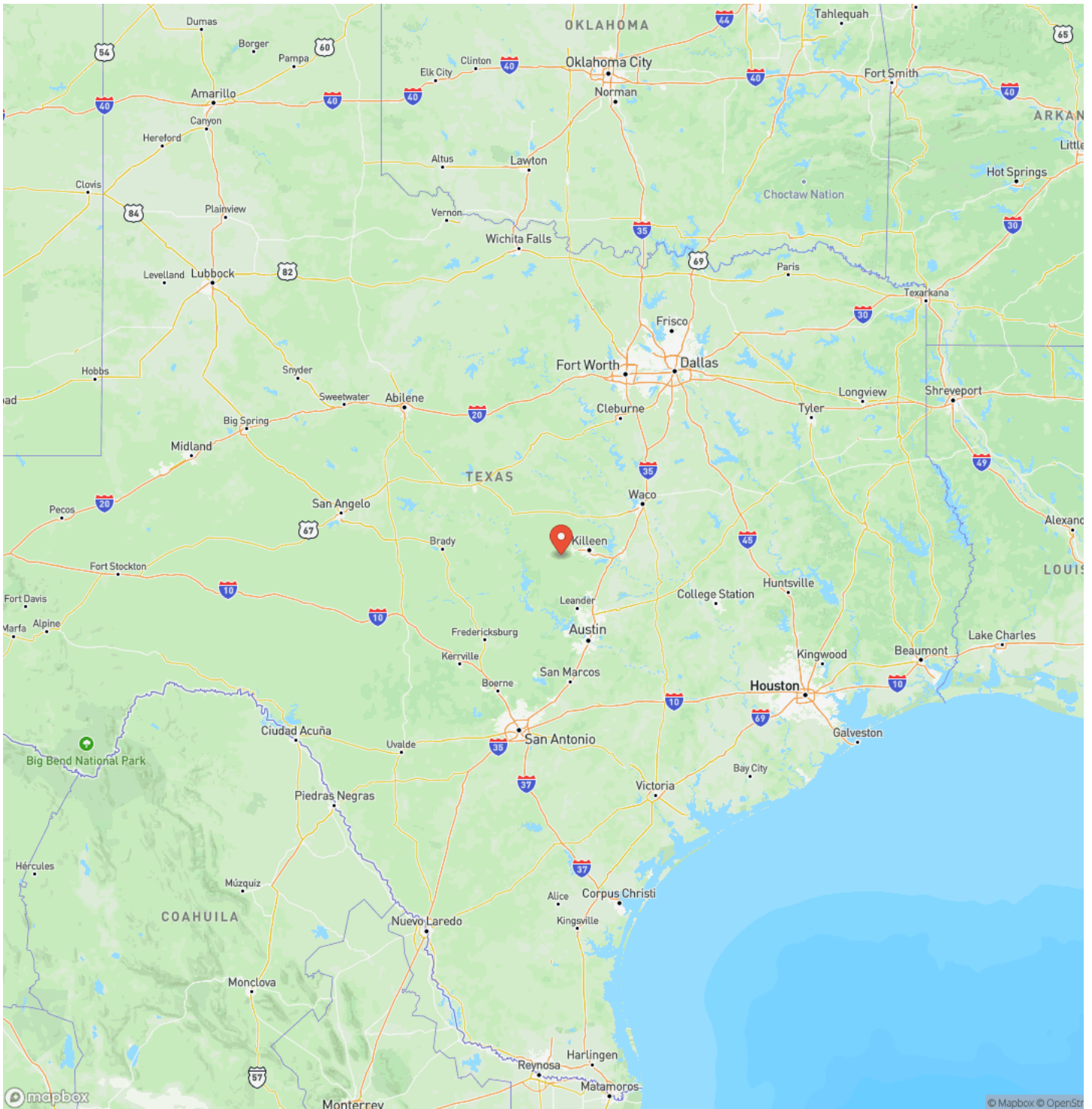
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## Locator Map

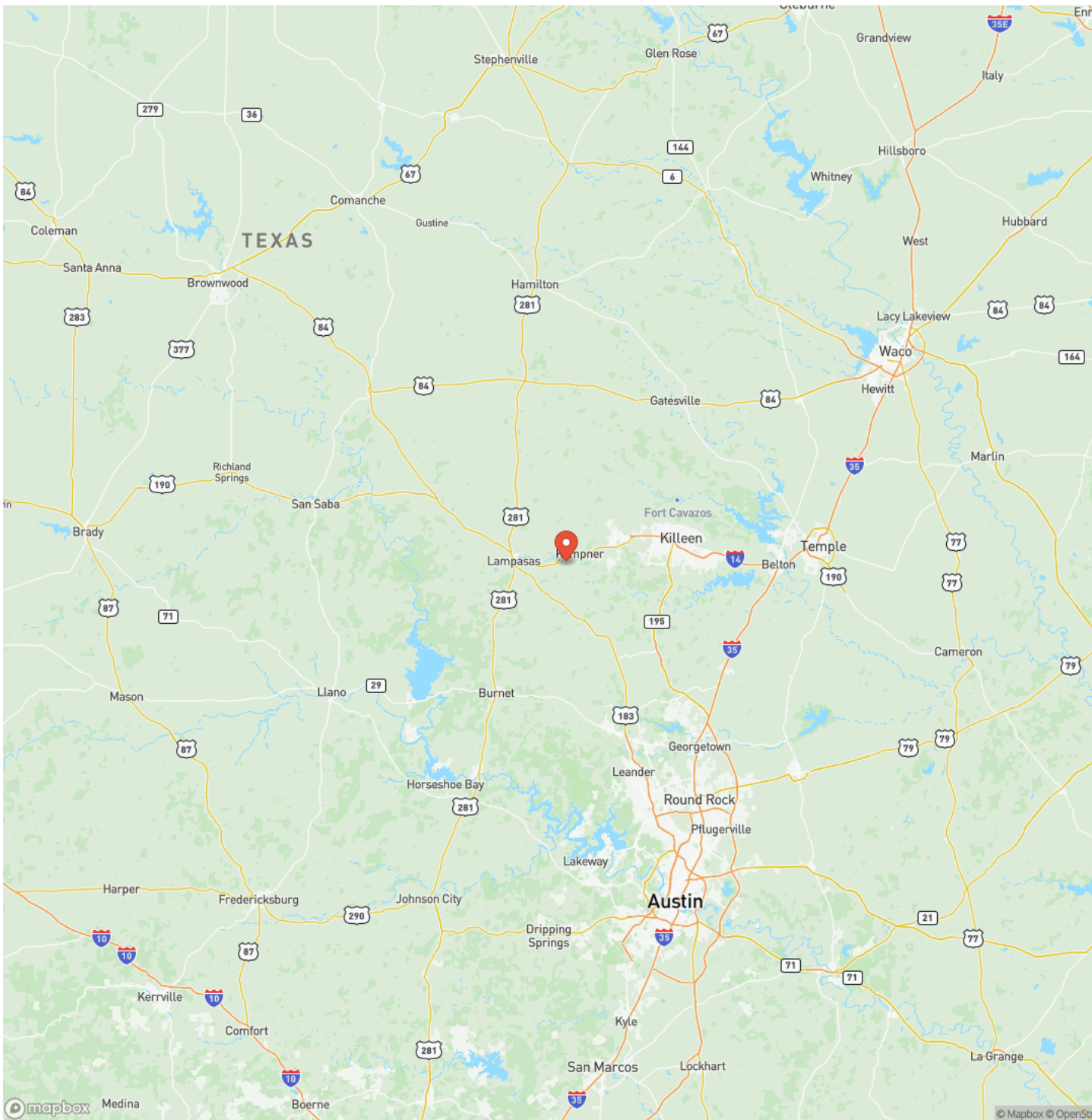


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## Lampasas, TX / Lampasas County

# Locator Map



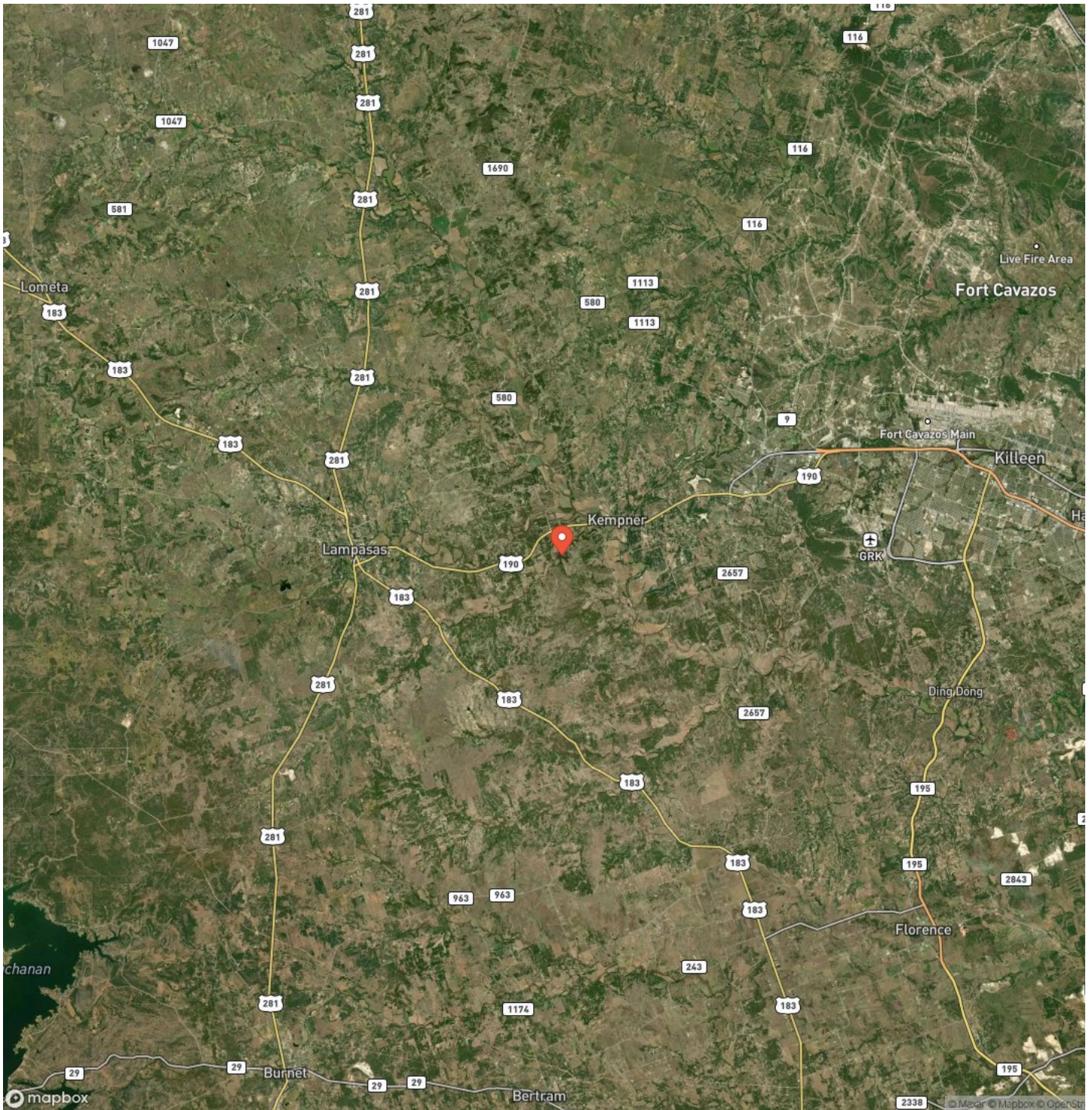
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



**MOSSY OAK PROPERTIES  
OF TEXAS**

### Representative

Rex Bumpus

## Mobile

(512) 734-1204

## Email

rexbumpus@mossyoakproperties.com

## Address

1507 S Key Avenue #2

## City / State / Zip

## NOTES

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.

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## This image shows a single 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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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  
[MoreofTexas.com](http://MoreofTexas.com)

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