

Colorado River Property-Bend, TX
539 County Road 1750
Lampasas, TX 76550

\$1,699,900
106.230 +/- acres
Lampasas County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Colorado River Property-Bend, TX
Lampasas, TX / Lampasas County

SUMMARY

Address

539 County Road 1750

City, State Zip

Lampasas, TX 76550

County

Lampasas County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

31.0638 / -98.1817

Acreage

106.230

Price

\$1,699,900

Property Website

<https://moreoftexas.com/detail/colorado-river-property-bend-tx-lampasas-texas/12917/>



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PROPERTY DESCRIPTION

Beautiful property located on the Colorado River near Bend, TX. The sandy soil land is mostly gently rolling pastures of improved coastal bermuda with scattered mature oak trees. The ranch is completely fenced with two cross fences for pasture separation. A 40x40 metal shop with concrete flooring and attached 40x40 covered concrete area big enough to cover your RV. Hamilton Electric provides power to the property and a private well provides both domestic and livestock water. The Colorado River extends the full west boundary with more than 1,200 feet of easily accessible river frontage in a 3+ mile, deep water section of the river. The river bank is shaded by large pecan, oak, and cottonwood trees to create a peaceful, park like setting. This property is co-brokered with Harrell & Associates.

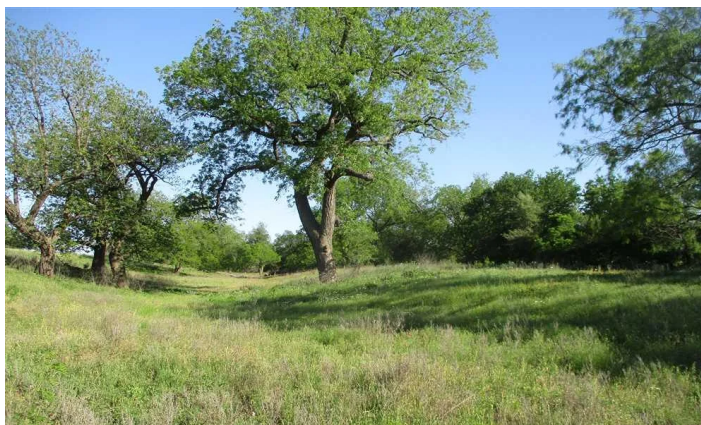
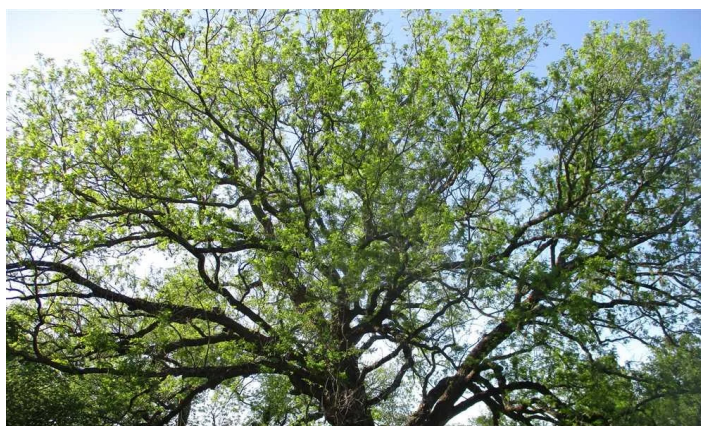
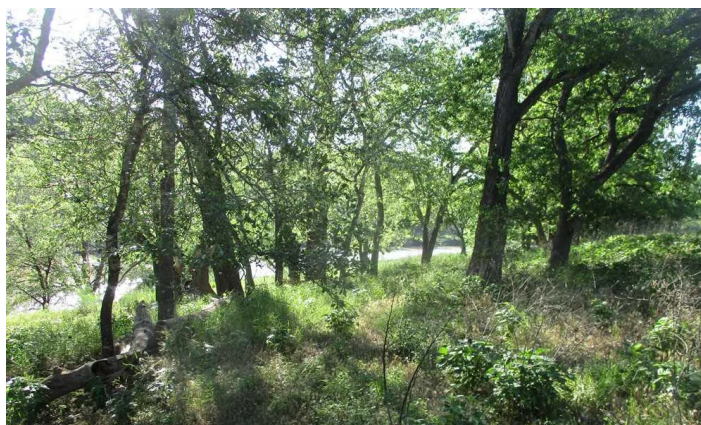
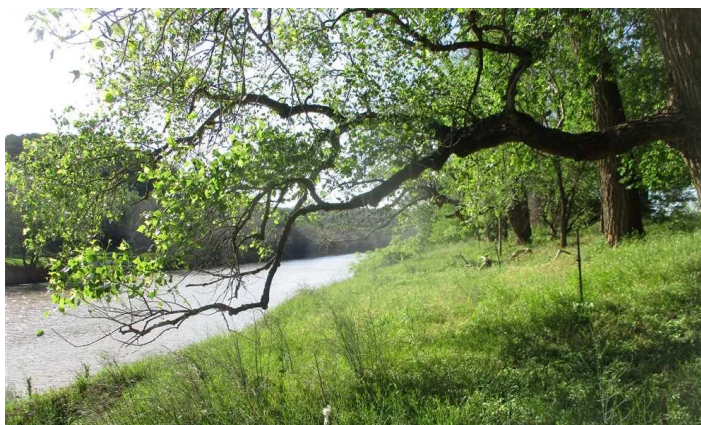


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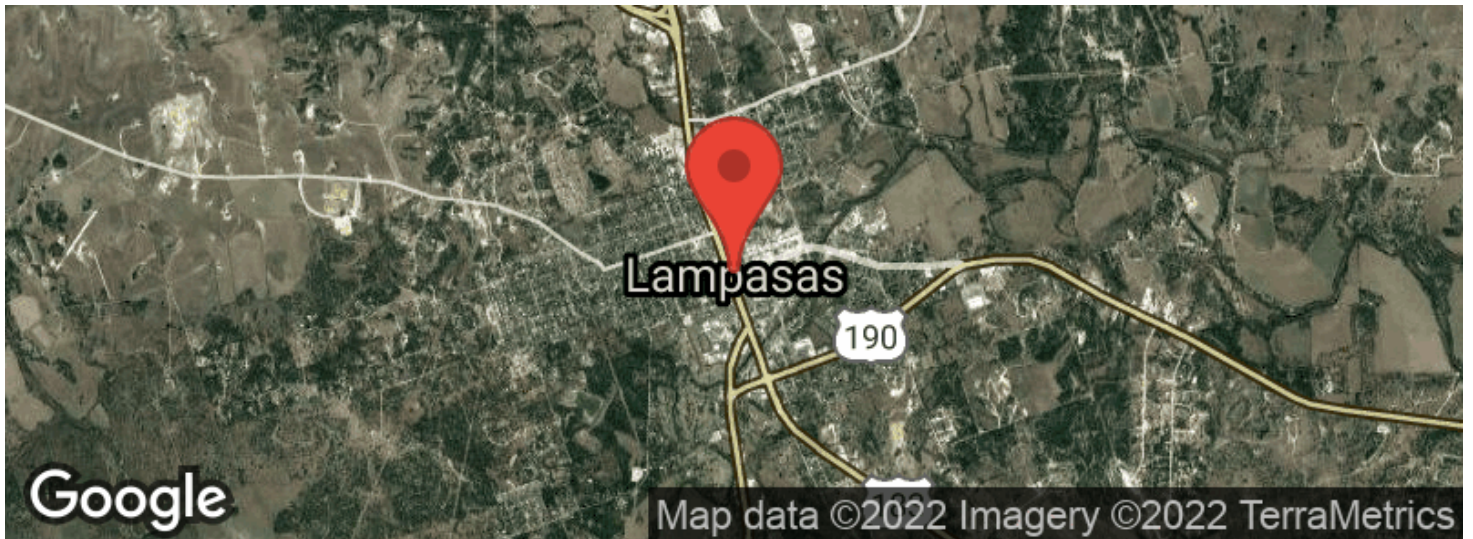
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip

Lampasas, TX 76550



NOTES



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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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