

4121 County Road 2719, Evant, TX 76525  
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Evant, TX 76525

**\$4,665,072**  
686.040± Acres  
Coryell County





**4121 County Road 2719, Evant, TX 76525**  
**Evant, TX / Coryell County**

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## **SUMMARY**

### **Address**

4121 County Road 2719

### **City, State Zip**

Evant, TX 76525

### **County**

Coryell County

### **Type**

Farms, Ranches, Hunting Land, Recreational Land

### **Latitude / Longitude**

31.373067 / -98.23618

### **Acreage**

686.040

### **Price**

\$4,665,072

### **Property Website**

<https://www.mockranches.com/property/4121-county-road-2719-evant-tx-76525-coryell-texas/83221/>



**PROPERTY DESCRIPTION**

This beautiful 686.04 acre ranch is located in the NE portion of Lampasas County. The property is conveniently located 4.5 mi. off of HWY 281, within 30 min. of Lampasas, and 15 min. of Evant. The topography consists of gently rolling hills that provide great 360 degree views for miles. There is a variable density of cedar, mesquite, and live oak trees, along with 3 water tanks and flourishing native grasses throughout the property. It is currently being used for cattle grazing and recreational hunting, with native wildlife such as deer, turkey, dove, etc.. utilizing the property. The ranch is directly accessed off of CR 2719 to the S with electric available and perimeter fencing in place. There is a current ag exemption in place offering low property taxes. The property was recently surveyed and additional information can be provided upon request.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

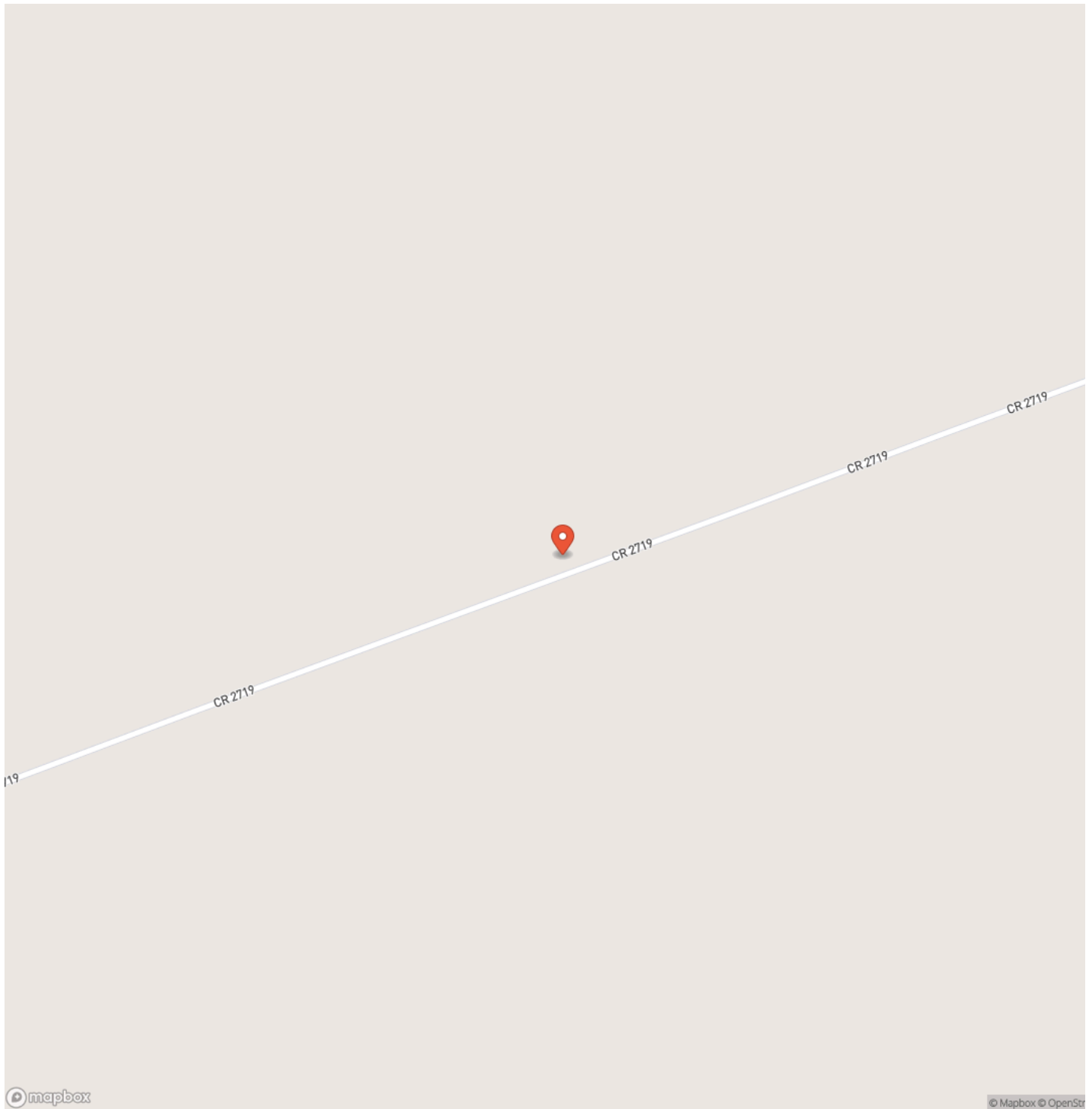


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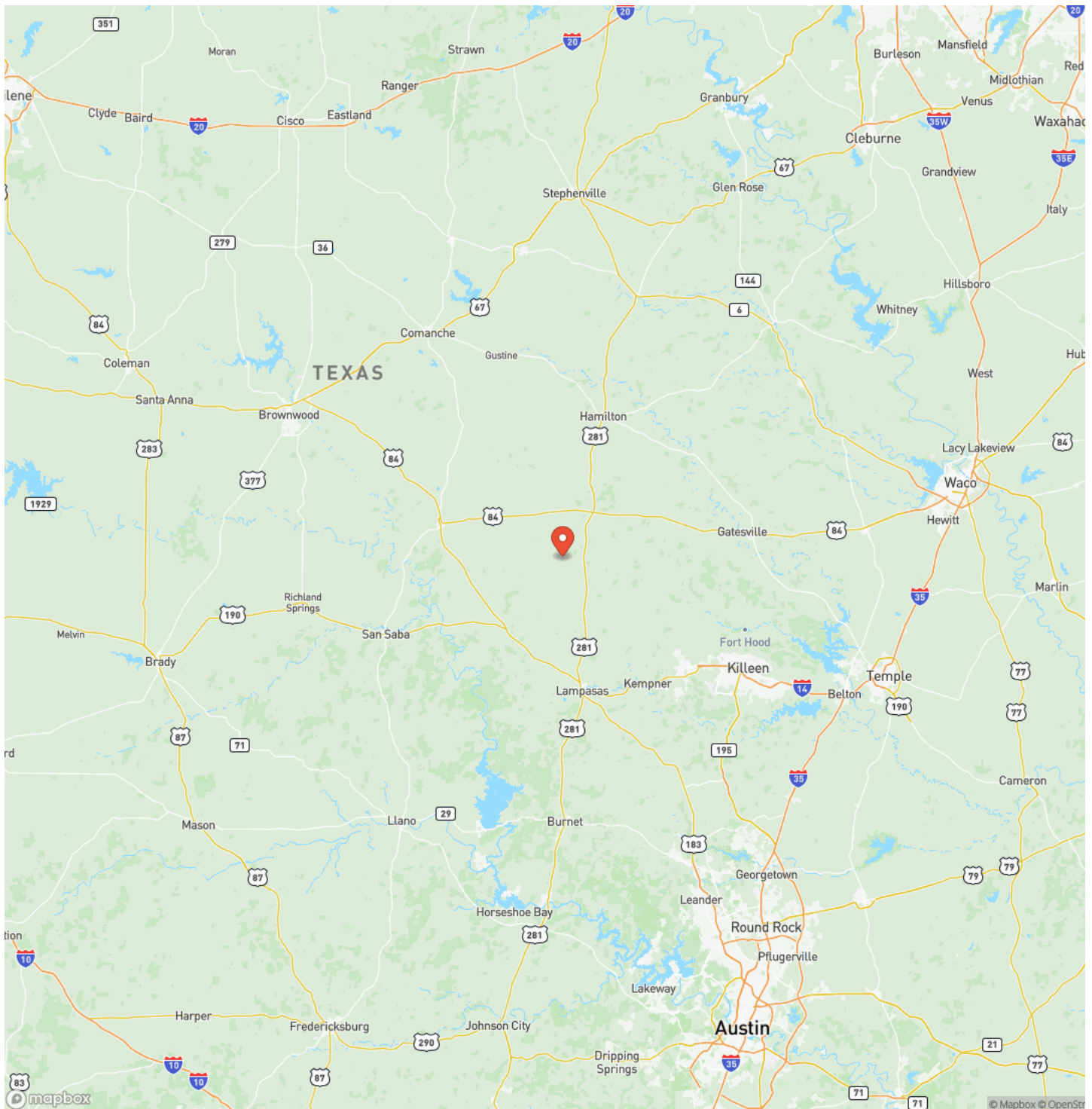
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## Locator Map



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**MORE INFO ONLINE:**

**Mockranches.com**



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## Satellite Map



**4121 County Road 2719, Evant, TX 76525**  
**Evant, TX / Coryell County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ben Breedlove

## Mobile

(806) 368-2307

## Email

benbreedlove@mockranches.com

**Address**

City / State / Zip

## NOTES

[illegible]



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## **DISCLAIMERS**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.



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**Mock Ranches Group at Keller Williams Realty**  
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[Mockranches.com](http://Mockranches.com)

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