

Texas Two Step Ranch
16162 FM-581
Lometa, TX 78653

\$3,920,000
284.540± Acres
Lampasas County



Texas Two Step Ranch
Lometa, TX / Lampasas County

SUMMARY

Address

16162 FM-581

City, State Zip

Lometa, TX 78653

County

Lampasas County

Type

Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

31.289217 / -98.190053

Dwelling Square Feet

3033

Bedrooms / Bathrooms

4 / 2.5

Acreage

284.540

Price

\$3,920,000

Property Website

<https://www.mockranches.com/property/texas-two-step-ranch-lampasas-texas/83220/>



Texas Two Step Ranch

Lometa, TX / Lampasas County

PROPERTY DESCRIPTION

Texas Two Step Ranch

284.54 Acres - Live Water on Simms Creek - Lampasas County

Property Overview:

Introducing the Texas Two Step Ranch, an exceptional 284.54-acre property featuring approximately 4,200 feet of pristine Simms Creek frontage. This unique ranch offers ownership on both sides of the creek, providing ample opportunities for recreational activities and serene living.

Property Highlights:

- Live Water Frontage: Enjoy unparalleled access to 4,200 ft. of Simms Creek, a year-round flowing water source, ideal for wildlife, recreation, and livestock.
- Mature Timber: The landscape is adorned with beautiful and mature hardwood species, including live oak, native pecan, elm, and post oak, enhancing the natural beauty of the property.
- Stunning Topography: Experience breathtaking views with over 80 feet of elevation changes that overlook the creek and the rolling terrain, offering a picturesque setting.
- Elegant Ranch Home: A meticulously maintained ranch-style dwelling, built in 2001, features 4 bedrooms, 2.5 baths, and 3,033 sq. ft. of living space. The home includes updated appliances, a fireplace, and a detached carport, all situated on one of the highest points of the property for panoramic views off of the back patio.
- Updated water well infrastructure and a new septic system installed recently.
- Metal Shop: A 1,200 sq. ft. metal shop with a concrete slab, multiple large overhead doors, and electrical hookups provides ample space for equipment and projects.
- Livestock: Working pens with water access, minimal grazing, and the terrain make this ranch suitable for livestock management.
- Convenient Location: Direct road frontage on FM-581, located less than 2 miles from HWY 281, ensures easy access to nearby amenities and services.

Traditionally used as both a primary residence and recreational retreat, the ranch features abundant wildlife and flourishing native grasses, promoting a thriving ecosystem. The year-round live water of Simms Creek supports diverse wildlife, including deer, turkey, and other species, making it an ideal hunting destination. Additionally, the terrain is well-suited for horses and other livestock.

Situated approximately 18 miles north of Lampasas and within a 1.5-hour drive from downtown Austin and just under 2.5 hours from Fort Worth, this ranch offers a perfect escape from city life while remaining close to essential conveniences. The charming community of Lampasas, known for its growth and amenities, is just a short drive away, providing access to shopping, dining, and excellent schools.

Embrace the opportunity to own the Texas Two Step Ranch, where tranquility meets functionality in a stunning natural setting.

MORE INFO ONLINE:

Mockranches.com

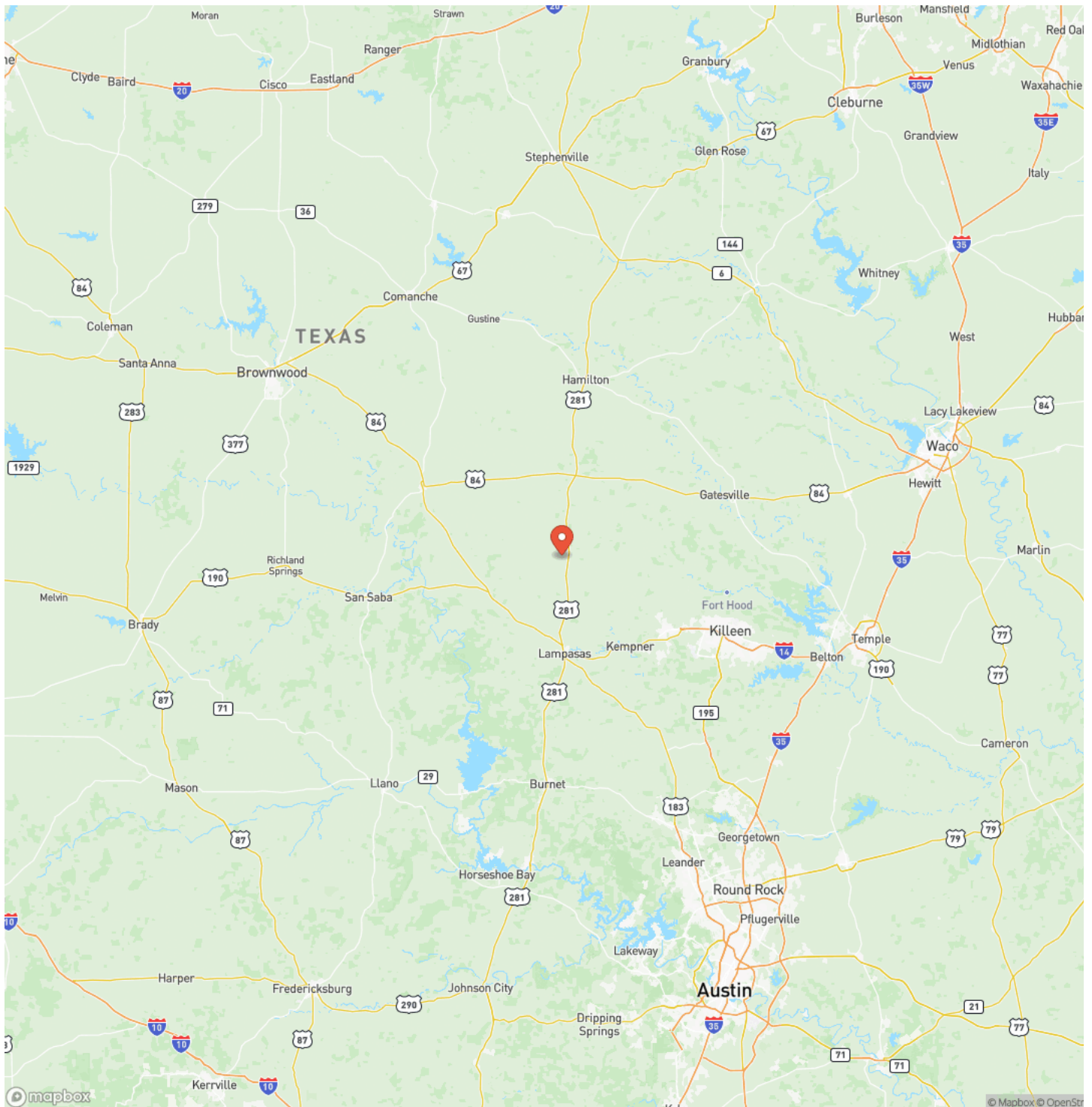
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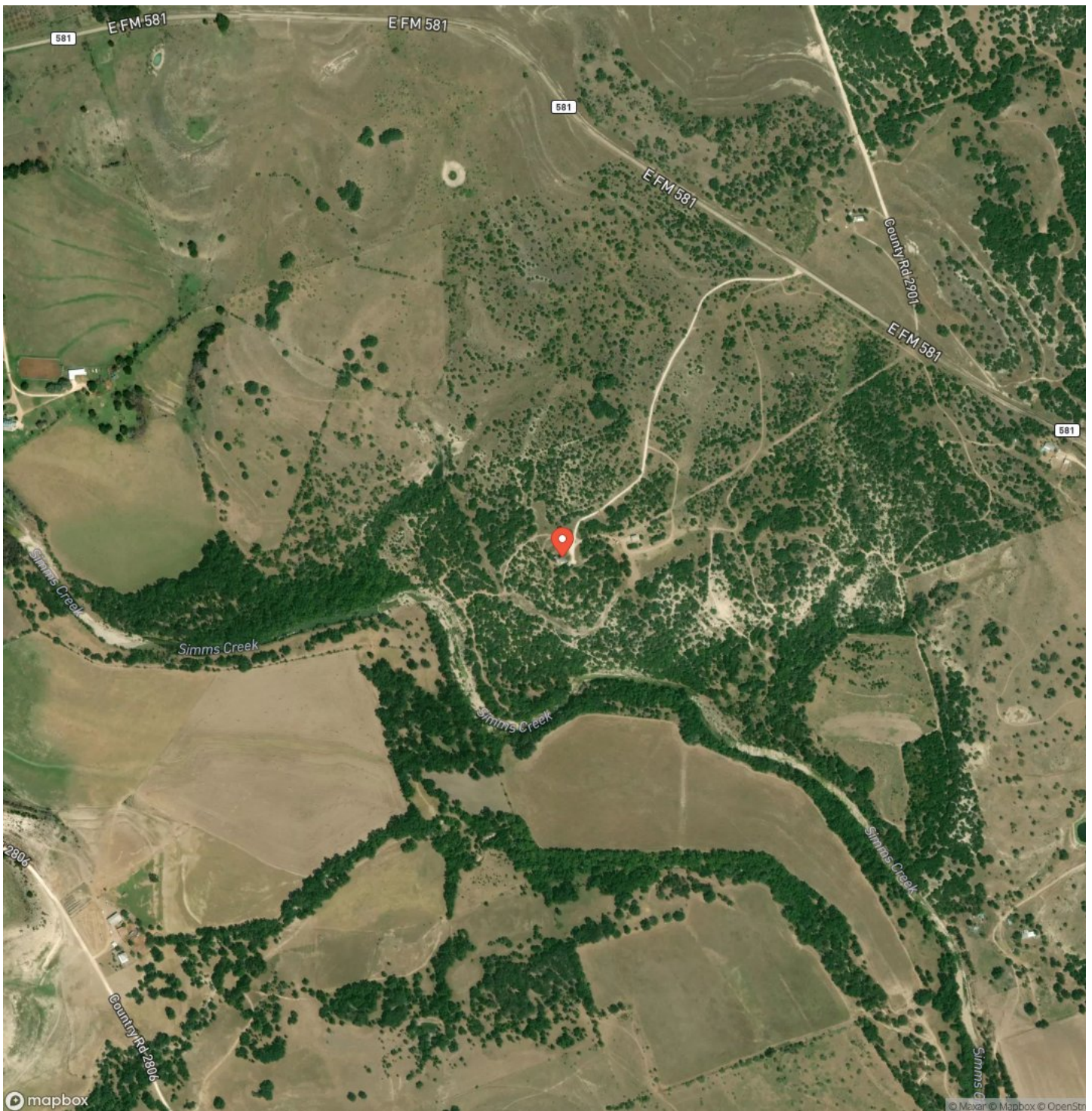
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

[Mockranches.com](https://www.Mockranches.com)

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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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