

Private Oak Ranch
3357 County Rd 3270
Kempner, TX 76539

\$380,000
57.98± Acres
Lampasas County



Private Oak Ranch
Kempner, TX / Lampasas County

SUMMARY

Address

3357 County Rd 3270

City, State Zip

Kempner, TX 76539

County

Lampasas County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

31.188916 / -98.008989

Acreage

57.98

Price

\$380,000

Property Website

<https://capitalranchsales.com/property/private-oak-ranch-lampasas-texas/117317/>



PROPERTY DESCRIPTION

Overview:

Private Oak Ranch offers 57.98± acres of private, secluded, and unrestricted raw land in Lampasas County, Texas — a versatile property with genuine potential as a homestead, hunting retreat, or recreational getaway. Multiple potential homesites capture sweeping northward views across rolling terrain, and native grasses, scattered oaks, a small pond, and established wildlife make this a true blank canvas for buyers who want to build something on their own terms. No restrictions, and all owned minerals convey.

Location & Access:

Located on County Road 3270 in Lampasas County, the ranch is 10± miles from Kempner, 17± miles from Lampasas, and 20± miles from Killeen — well-positioned for buyers seeking privacy without sacrificing convenience to area amenities, services, and employment.

Land:

The 57.98± acres are configured with a 7± acre flag lot that funnels access to the back 50± acres, creating natural seclusion for the interior of the property. The terrain is gently sloping with approximately 75± feet of elevation change — ranging from 1,200± feet on the south end to 1,125± feet on the north — delivering long-range views from the center of the tract. A road system reaches all corners of the property, with additional trails throughout. The land carries good native grasses with cedar and scattered oaks, providing both character and quality wildlife habitat. A small pond and a wet-weather creek add to the appeal, supporting livestock, wildlife water, and the natural setting.

Improvements & Utilities:

The property is barbed wire fenced along the north and west perimeter, with partial fencing on the south side and cross fencing in place. Electricity is available at the road and on the neighboring property to the south. Water is accessible via Kempner Water Supply at the road, or a private well can be drilled on the property.

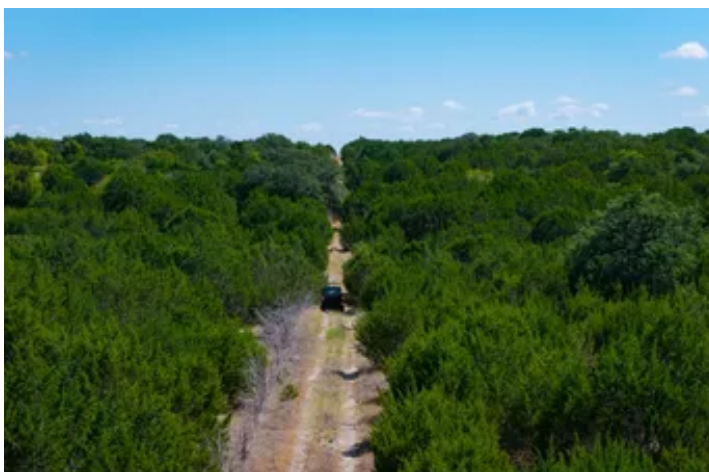
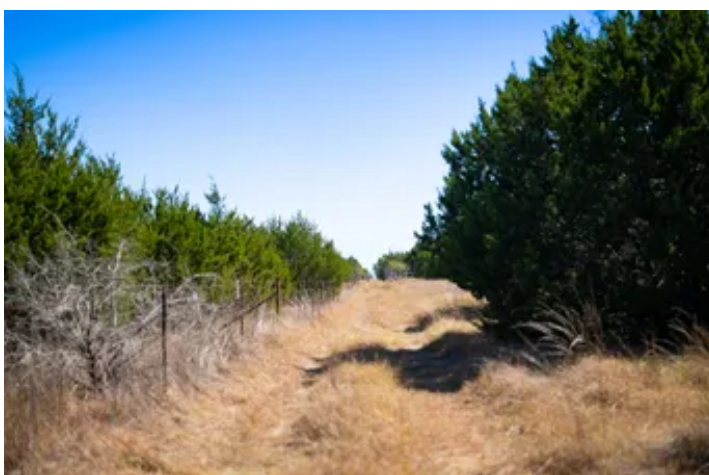
Wildlife & Hunting:

The ranch supports a healthy mix of native Central Texas wildlife, with whitetail deer, dove, and hog all present on the property. A hunting blind and two feeders are already in place, giving a new owner a working head start for the first season.

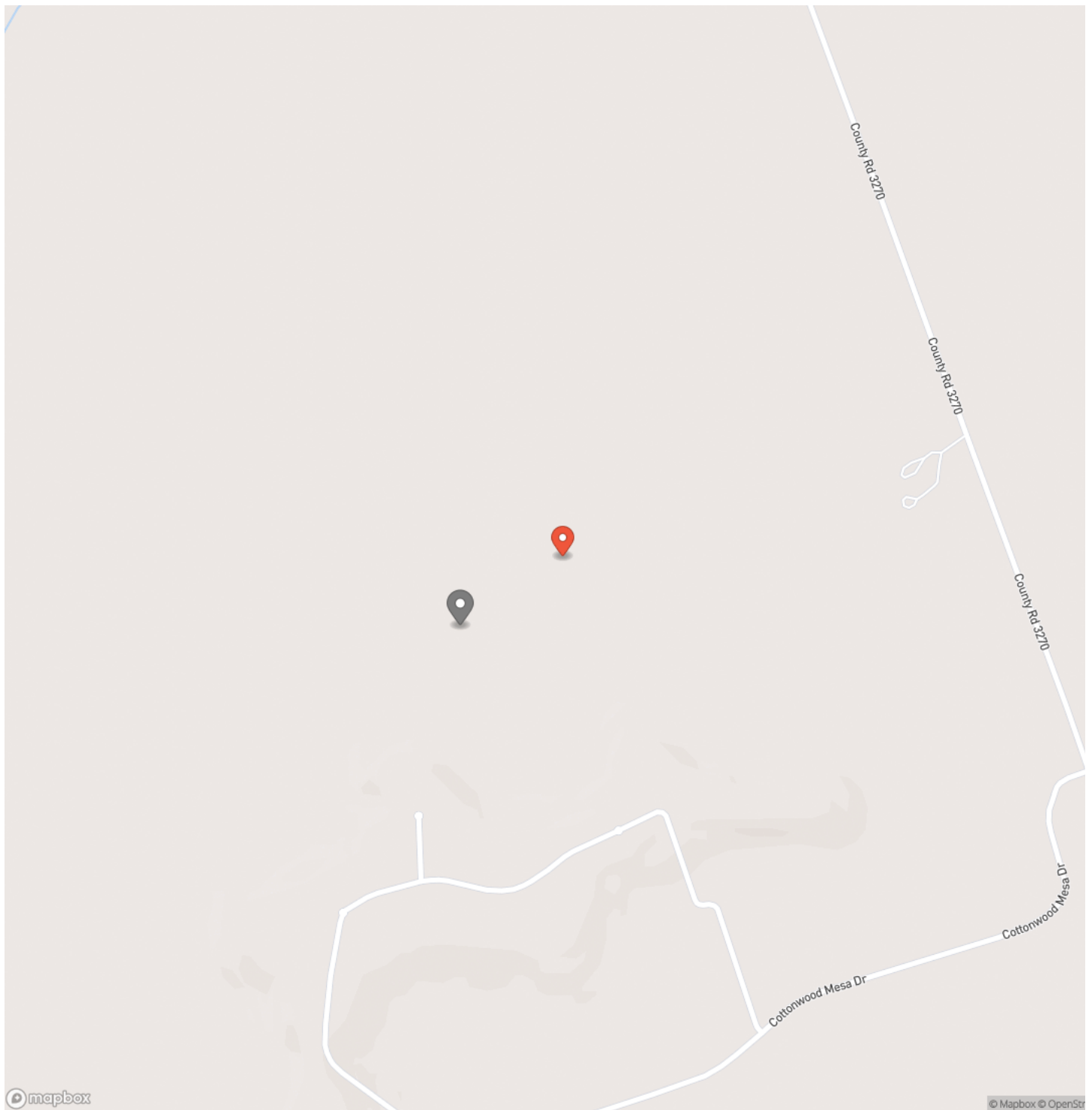
Remarks:

An agricultural valuation is in place, keeping annual property taxes low. All of the seller's owned minerals convey with the sale. With no restrictions, multiple homesite options capturing Hill Country views, utility access at the road, and established wildlife infrastructure, Private Oak Ranch is ready for whatever a new owner envisions.

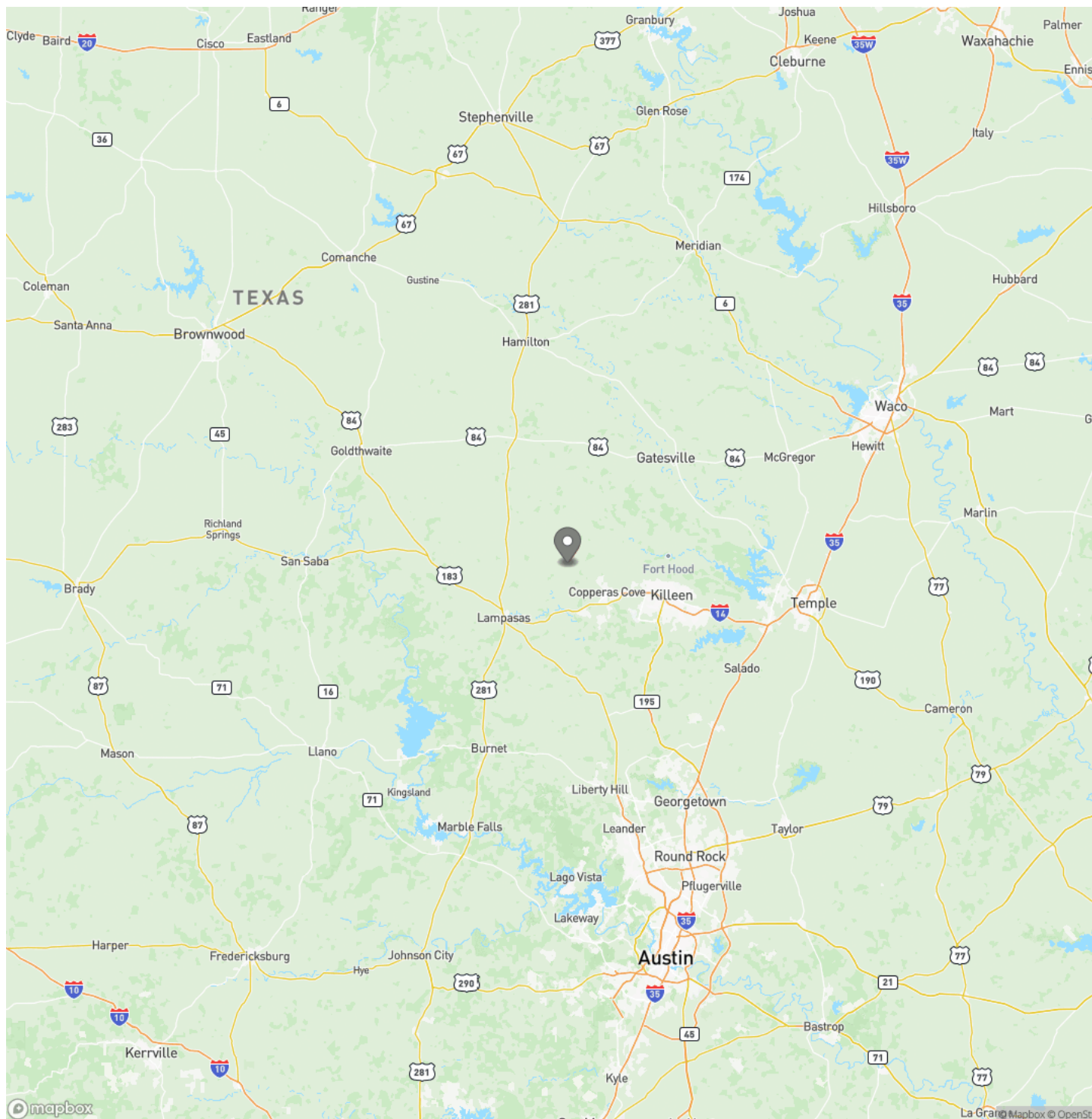




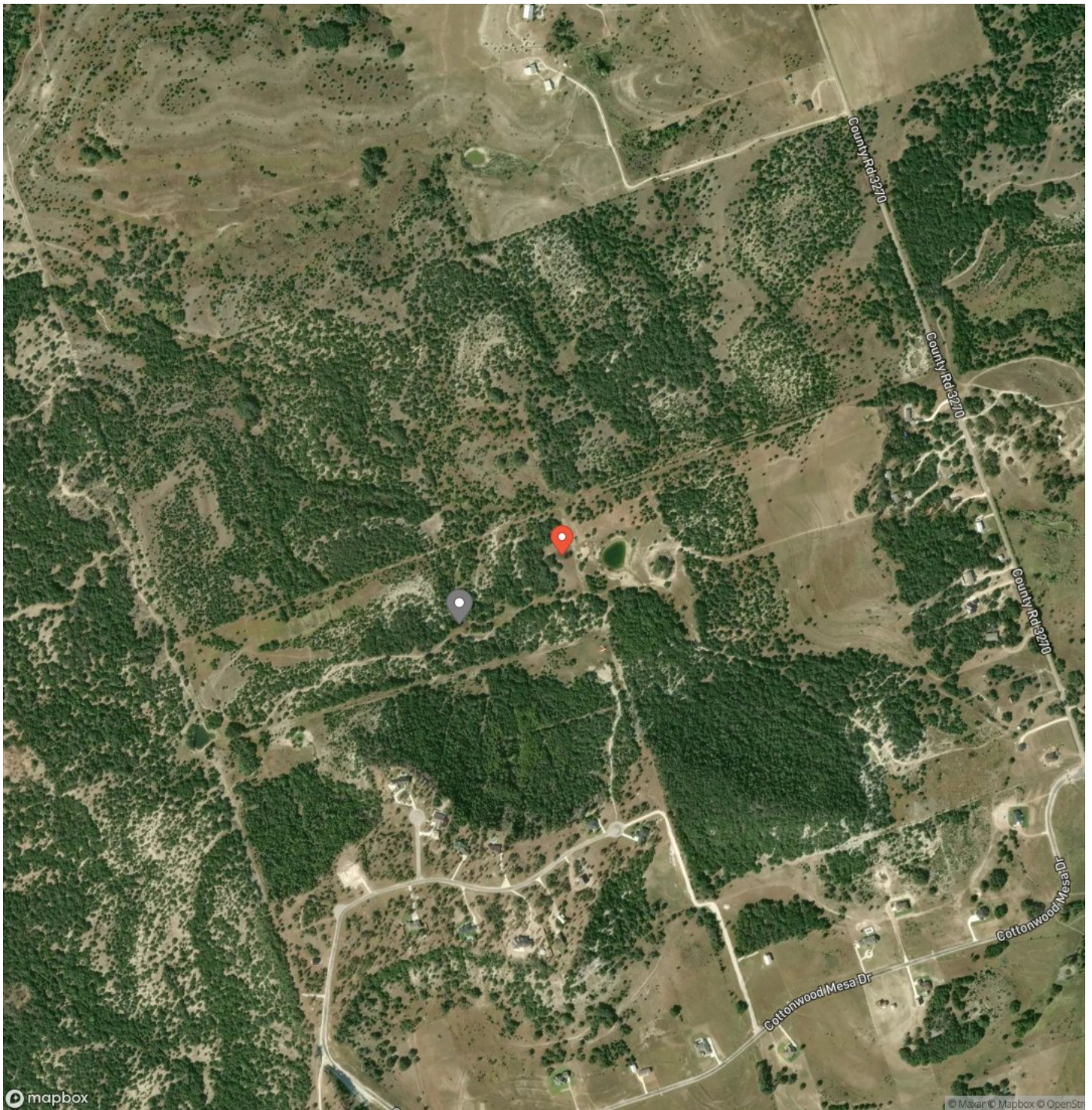
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Bailey

Mobile

(214) 883-0449

Email

Taylor@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

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



MORE INFO ONLINE:
<https://capitalranchsales.com/>

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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