

35 Acres
Lampasas River



35 acres on the constant flowing, clear, rock bottomed Lampasas River in Burnet County. The property is heavily wooded with lots of oak, elm and assorted hardwoods along the river bottom. The river flows year-round and features deep swimming holes, shallow flats and great fishing. A 1,192 sq. ft. “fixer upper” house built in 1955 and water well are on the property. Located on FM 2657 about 25 minutes north of Liberty Hill and within an hour of downtown Austin, the property is only 15 minutes from an HEB Plus, restaurants and shopping.

\$1,085,000



This information is deemed reliable but is not guaranteed. cc.



Waco

Lometa

Killeen

Temple

Lampasas

35 Acres

Llano

Burnet

Marble Falls

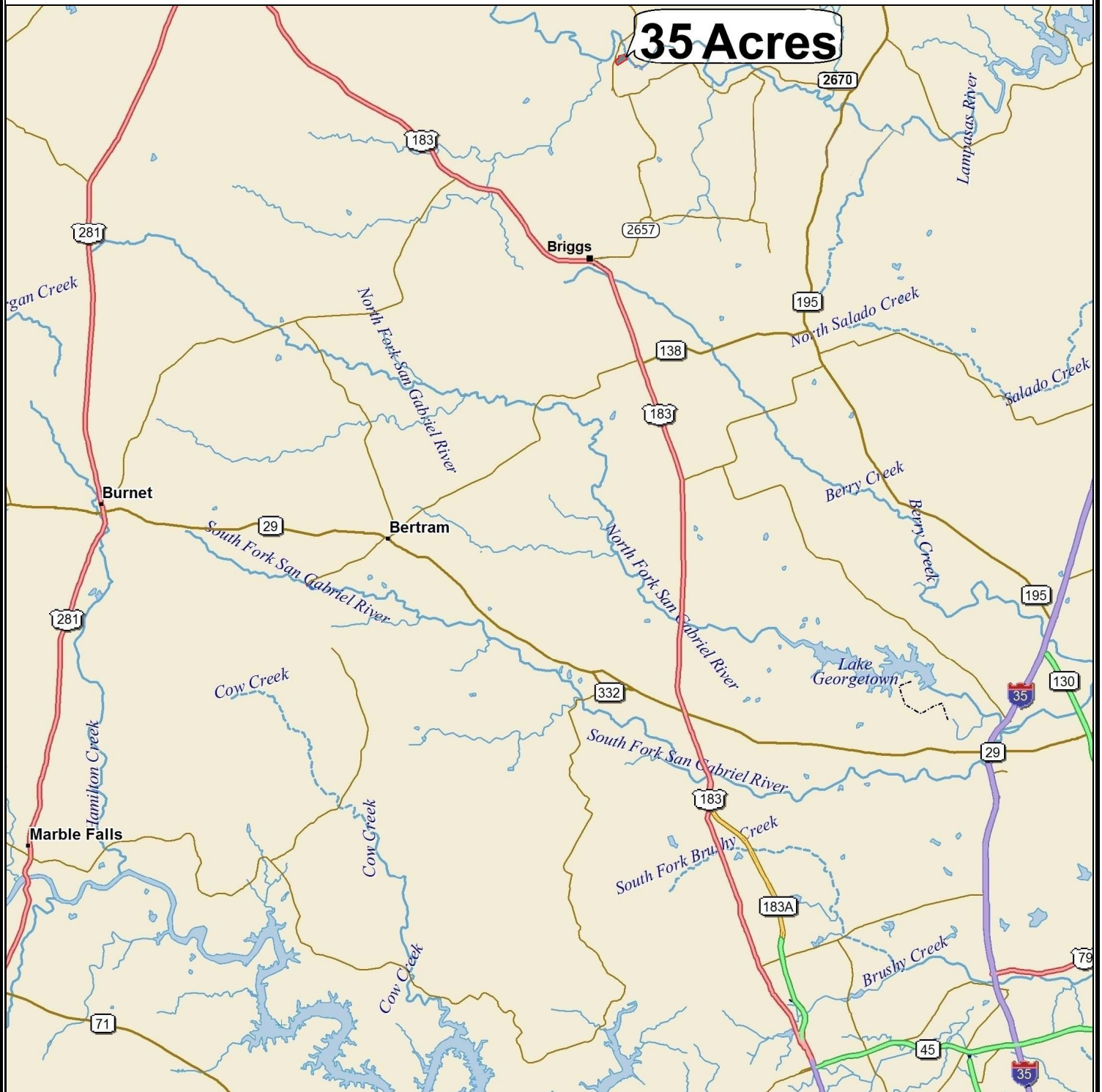
Austin

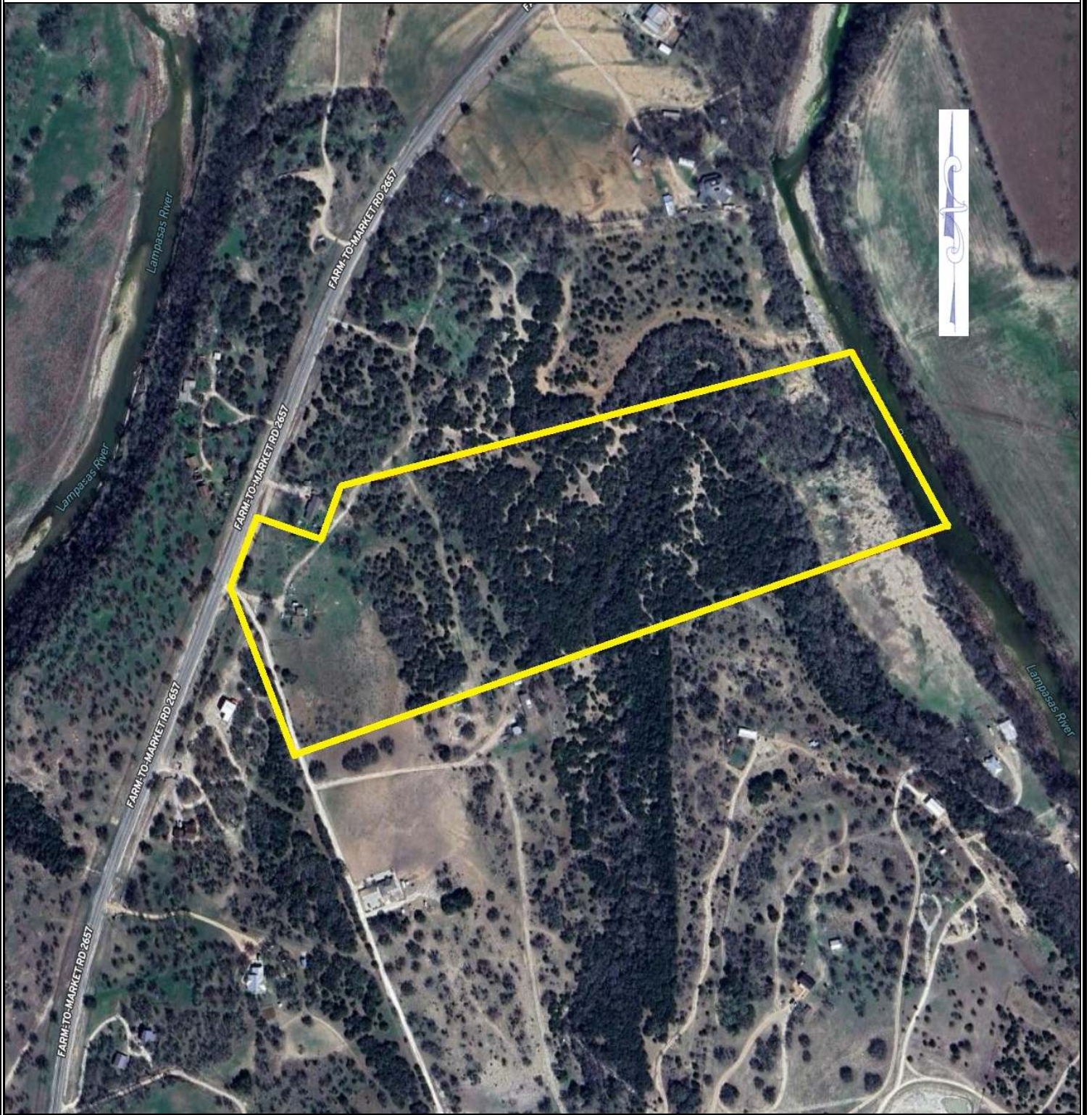
Fredericksburg

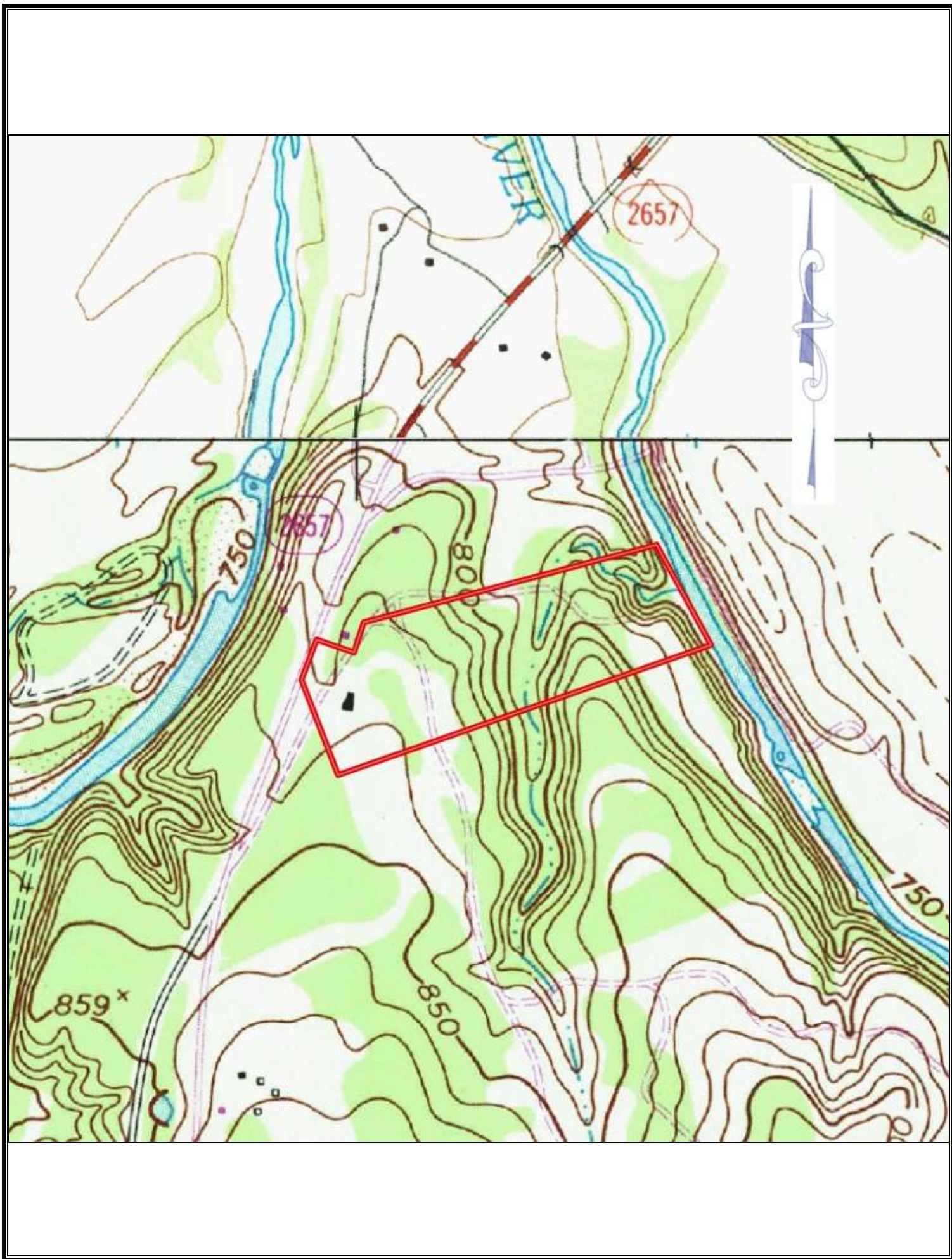
Johnson City

San Antonio

35 Acres









Property Summary Sheet

LOCATION: 105 Winding River Rd.

SIZE: 35 acres

FENCING: Partial

WATER WELL: Yes

SURFACE WATER: 645' Lampasas River frontage

SCHOOL DISTRICT: Lampasas

TAX RATE: 1.47, Agricultural exemption

RESTRICTIONS: None

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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