

17 Acres  
Lampasas River



17.26 acres on over 500 feet of the Lampasas River north of Austin. Swim, fish or kayak in this deep stretch of clear, constant flowing river. This property offers much more than live water, though. With over a hundred feet of dramatic elevation change, a hill in the middle of the tract affords long distance views of the river valley and beyond. The land is mostly wooded with a variety of hardwood trees. There are a couple of cleared areas that would be ideal for improved fields or food plots. All in all, this is one of the most diverse 17 acre tracts of land in the Hill Country. The property is ag-exempt with no restrictions and no HOA. Located on Winding River Road (just off 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.

**\$595,000**

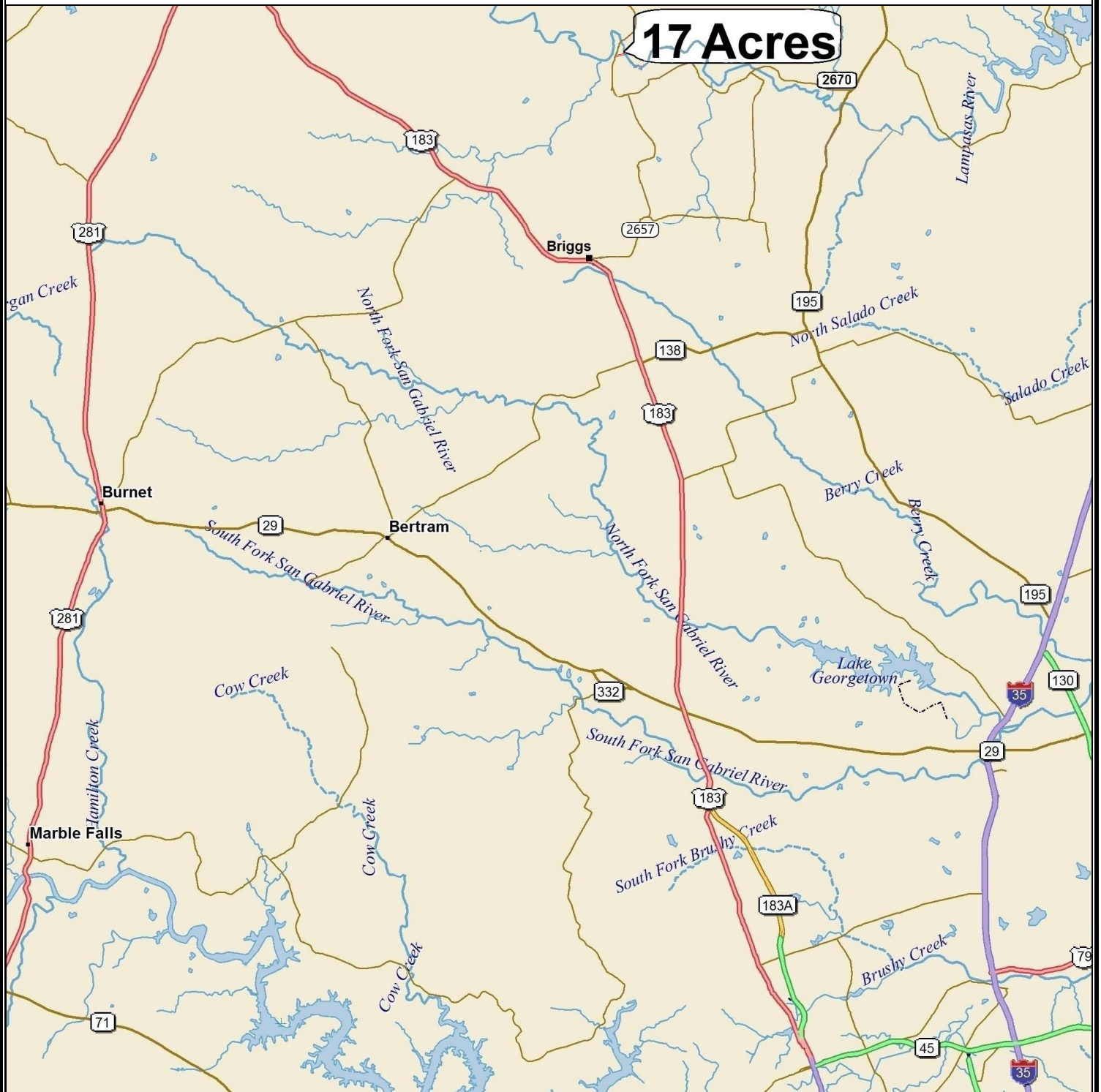


This information is deemed reliable but is not guaranteed. c.c.

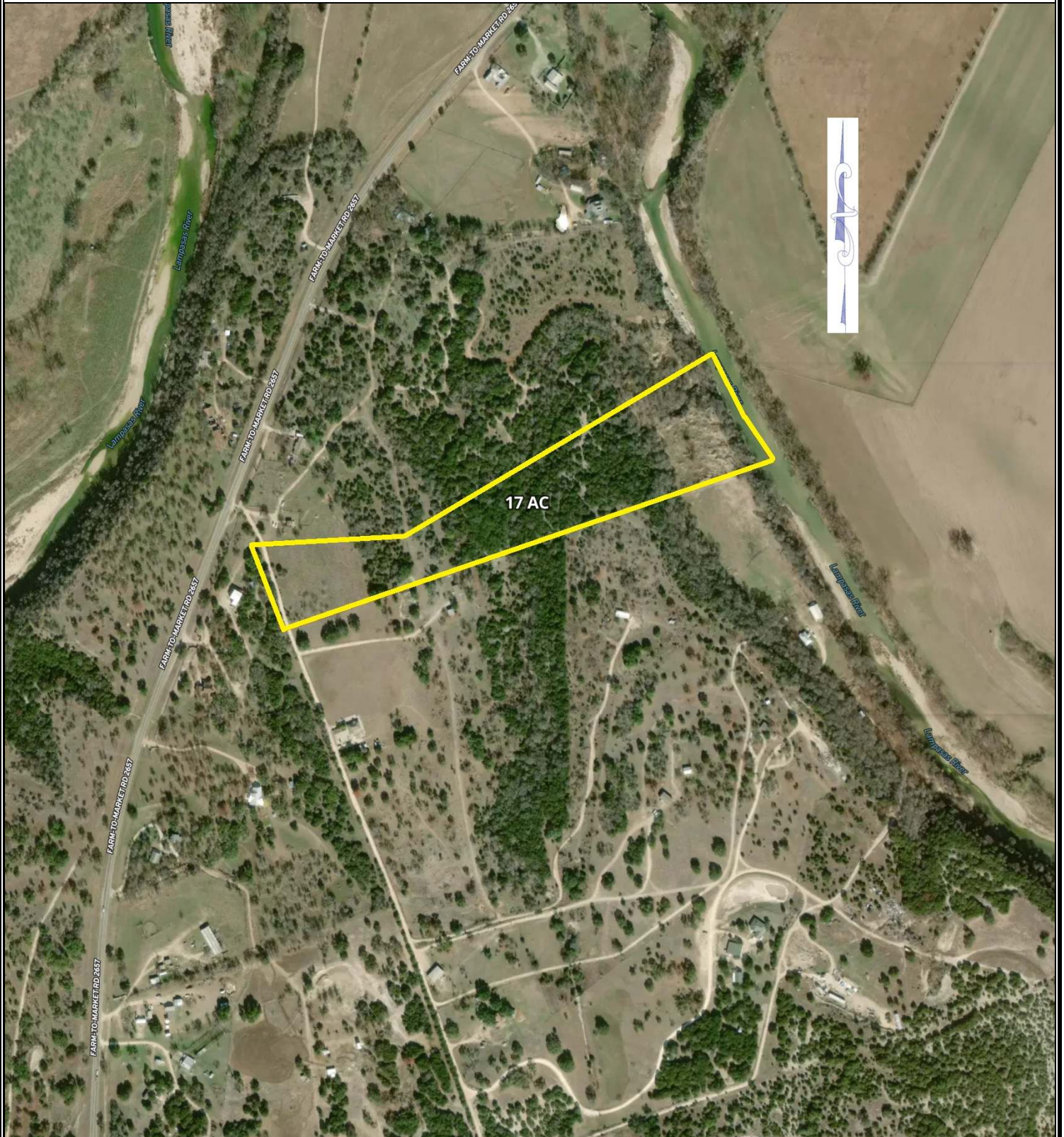




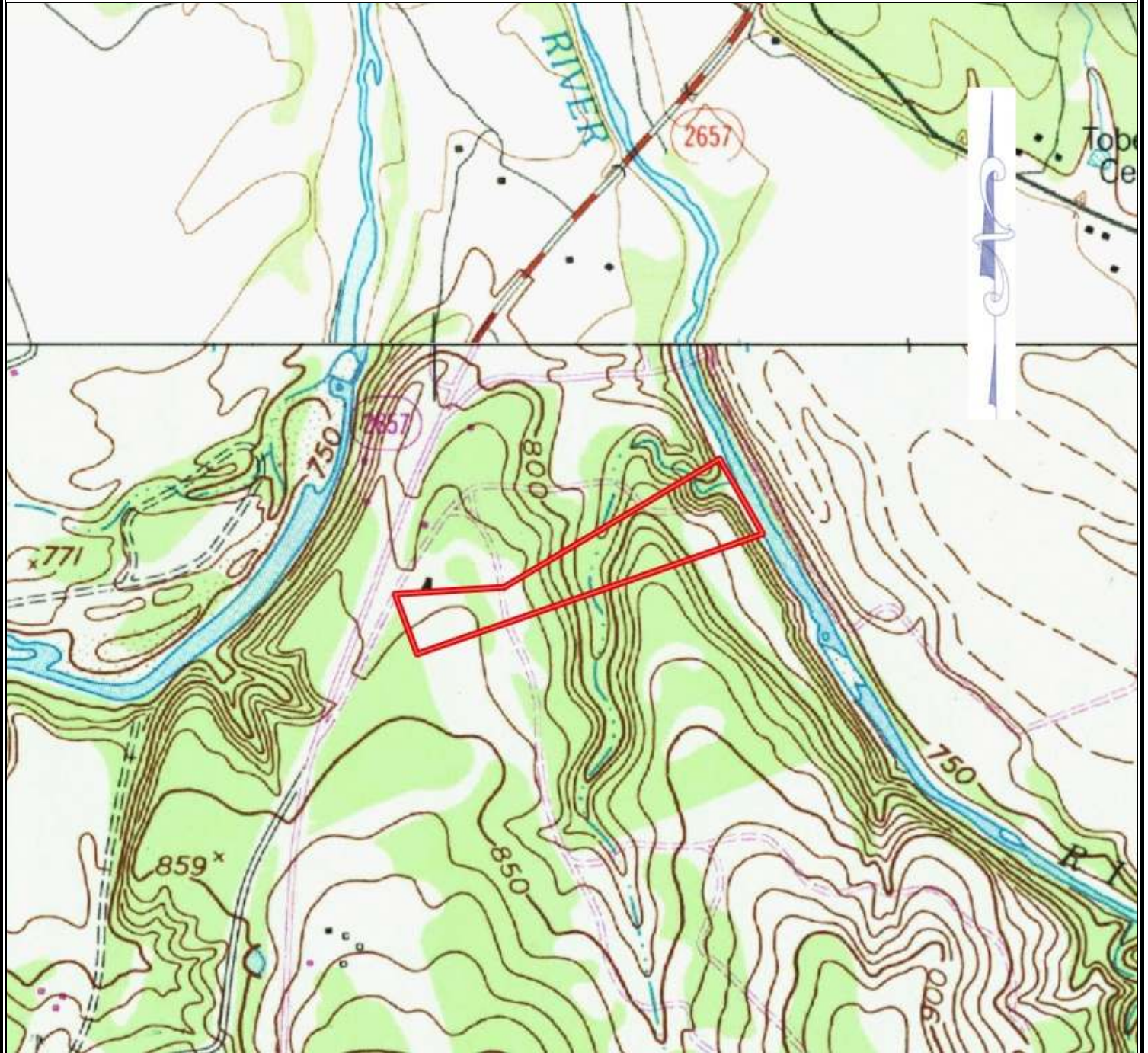
**17 Acres**













[illegible]







## **Property Summary Sheet**

**LOCATION:** Winding River Road (just off FM 2657)

**SIZE:** 17 acres

**UTILITIES:** Electric service at front and middle of the property

**FENCING:** Partial

**SURFACE WATER:** 513.61 ft. 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.



email: [ranches@jimberryranchsales.com](mailto:ranches@jimberryranchsales.com)