

\$270,000 - 10833 Fm 2657, Kempner

MLS® #4397655

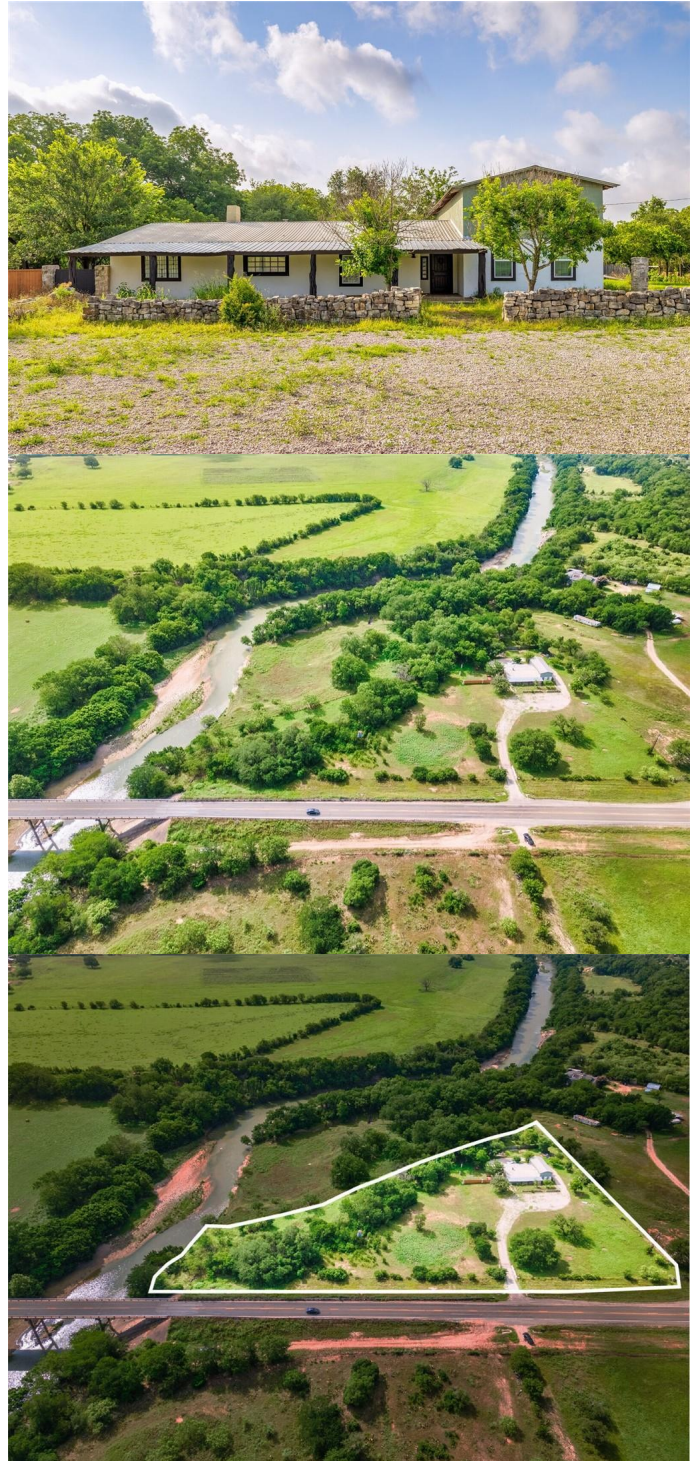
\$270,000

3 Bedroom, 1.00 Bathroom, 2,407 sqft
Farm on 3.81 Acres

See Legal, Kempner, TX

At 3.81 acres, this remarkable property with Lampasas River frontage represents an incredible opportunity to bring your dream home to life or create a working farm or ranch. Originally purchased by the seller to remodel, now is the perfect time to take those renovations over the finish line or clear the land for use. The current residence includes three bedrooms, one bathroom, kitchen, dining room, living room, laundry room, and a sizable unfinished space that could be reimagined as a spacious primary suite or a great room with a loft above for an office. With a distinctly Texan personality, there are many extraordinary features, including soaring ceilings, rich wood beams and accents, decorative stonework, stone fireplace, woodburning stove, clawfoot tub, and standing shower. A new-in-box washer, dryer, range hood and Semihomemade brand kitchen cabinets are included in the sale; the purchaser would just need to install them post-closing. All other tools and remodeling materials currently in the home also included in sale. Walking path to river frontage needs a simple clearing and leads to a great fishing spot. Park your RV, farm equipment, large tractors, store your boat, or build a huge workshop or two—this property is both versatile and subdividable. Sold as-is. Per local zoning authority, No restrictions! Your piece of Texas awaits you. Bring your vision to life right here.

Built in 1979



Essential Information

MLS® #	4397655
Price	\$270,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,407
Acres	3.81
Year Built	1979
Type	Farm
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	10833 Fm 2657
Subdivision	See Legal
City	Kempner
County	Burnet
State	TX
Zip Code	76539

Amenities

Utilities	Electricity Connected, Other
Features	None
Parking	Outside, RV Access/Parking, Unpaved
View	River, Trees/Woods
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Concrete, Tile
Appliances	Dryer, Free-Standing Electric Range, Range Hood, See Remarks, Washer
Heating	Wood Stove
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Native Plants, Open Lot, Pie Shaped Lot, Trees Medium Size, Views
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

District	Lampasas ISD
Elementary	Taylor Creek
Middle	Lampasas
High	Lampasas

Property Listed by: Compass RE Texas, LLC
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