

# **\$3,375,000 - 761 Rocky Creek Ranch Road, Lampasas**

MLS® #7704745

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## **\$3,375,000**

3 Bedroom, 2.00 Bathroom, 2,570 sqft  
Farm on 152.70 Acres

None, Lampasas, TX

Consider this 152+/- acres ranch for weekender, retirement, hunting, or development. It is about one hour from Austin in Burnet County with mailing address of Lampasas. It is perimeter fenced and seller owns recorded road easement through the ranch. Great opportunity with numerous options. The property includes a rustic home built in 1984 about 2,570 sf, 3/2, large living room with office off to the side, open dining and kitchen, and all three bedrooms bigger than most, master being downstairs. Seller is currently doing some repairs and maintenance. There is also a guest house on the property 3/1. Several pastures for growing crops or grass. Coverage for deer and other wildlife for the outdoors people, a wet weather creek runs through the property, and there are also 2 ponds. No restrictions, currently wildlife exempt. Panoramic views of the hill country, including star gazing and the glow of lights in Georgetown and Austin in the distance. Enjoy the hill country atmosphere, only 15 minutes from Burnet and Lampasas. Owner is Texas Licensed Real Estate Broker.

Built in 1984

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 7704745     |
| Price    | \$3,375,000 |
| Bedrooms | 3           |



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,570                   |
| Acres          | 152.70                  |
| Year Built     | 1984                    |
| Type           | Farm                    |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 761 Rocky Creek Ranch Road |
| Subdivision | None                       |
| City        | Lampasas                   |
| County      | Burnet                     |
| State       | TX                         |
| Zip Code    | 76550                      |

### **Amenities**

|            |   |
|------------|---|
| Utilities  | Electricity Connected, Propane, Sewer Connected |
| Features   | None  |
| Parking    | Driveway  |
| View       | Hills, Panoramic, City, City Lights             |
| Waterfront | None  |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Laminate, Vinyl                         |
| Appliances   | Dishwasher, Gas Range, Gas Water Heater |
| Heating      | Propane Stove                           |
| # of Stories | 2                                       |
| Stories      | Two                                     |

### **Exterior**

|                 |                    |
|-----------------|--------------------|
| Lot Description | None               |
| Roof            | Metal              |
| Construction    | Stone, Wood Siding |
| Foundation      | Pillar/Post/Pier   |

### **School Information**

|          |            |
|----------|------------|
| District | Burnet ISD |
|----------|------------|

|            |                     |
|------------|---------------------|
| Elementary | RJ Richey           |
| Middle     | Burnet (Burnet ISD) |
| High       | Burnet              |

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