



Bedrooms: 3
Bathrooms: 2.00
Home Size: 1,936 Square Feet
Lot Size: 60.0 Acre
County: Hamilton
Listing #: 42255-20096

KEY FEATURES

- Hamilton county
 - Evant TX
- Lampasas River
 - Luxury Home
 - Beautiful Views
 - Hunting
- Recreational Ranch
 - Ag Exempt

Ranches for Sale in Texas - 60+ Acres on Lampasas River

[River Property for Sale](#)

This 60-acre land tract features a half-mile of Lampasas River frontage. Great for recreational lovers that like to hunt and fish. You can hunt for

arrowheads or just enjoy hiking along the river amongst the mature shaded oak and native Texas trees. This park-like setting would make a great homestead or weekend getaway. This well-maintained property is easy to navigate with good interior roads running throughout. This land is fenced and cross-fenced and good for horses or running a few cattle. There is a 1936 SF home made for luxury country living and to take in the Lampasas river valley views. The large windows allow for an abundance of natural light. This 3 BR, 2 Bath home with open concept living was designed for entertaining plenty of guests and features a Texas Style full-length covered back porch, perfect for grilling and watching sunrises. The living room has high ceilings, amazing views, and a stone hearth wood-burning fireplace. The kitchen has an abundance of cupboards, a large center island, and a cedar top breakfast bar with seating up to 8 people. There is a sliding window pass through to the back patio bar high counter for convenient outdoor entertaining. All the bedrooms are large and have plenty of closet space. The home has covered parking for up to four vehicles.

This property is conveniently located in Central Texas at the Gateway to the Hill Country. Located just off Highway 84 in Evant, Texas it is just under an hour to Waco and Temple and 40 minutes to Killeen/Ft Hood. It is 1.5 hours to Austin, 2.5 hours to Dallas, and 3.5 hours to Houston. The property is just 10 minutes from Gatesville (Coryell County) which has a small municipal airport on FM 116. This central location makes a great potential for this property to be a weekend getaway or corporate retreat.

Owner financing available with acceptable terms.



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