2,700± sq/ft house
Kempner Rural Water
Two wells
Hamilton Electric Co-Op

6 deer pens
Improved pastures
Abundant wildlife
Excellent development opportunities
Here is a one of a kind 300± acre game-fenced ranch for sale. The H & M Ranch features rolling meadows, coastal fields, deer pens, a small lake, and an incredible custom home. The H & M Ranch is conveniently located on paved County Road 3270, just 18 miles from Lampasas, and 10 miles from Copperas Cove, Texas.

The 2,700± square-foot custom limestone ranch house has four bedrooms and two bathrooms. The house features a stone fireplace, a large patio, and a gorgeous updated kitchen. Outside the house is a large pavilion containing an outdoor kitchen, a fireplace, bar, and hot tub. Additionally, there is a 1,750± square-foot foreman’s house, a pole barn containing a walk-in cooler, and a three-bay metal equipment storage barn.

During the wet season, a small lake towards the back of the property grows to almost five acres. Several ponds across the property provide additional water to wildlife and livestock. Water is supplied to the ranch by Kempner Water supply and two water wells with electric pumps. Single-phase electricity is provided by Hamilton Electric Co-Op.

This MLD property is currently a licensed deer breeding facility. There are six deer pens, each with shelter, feeders and water troughs. All deer have been released, Whitetail and Axis deer currently on the property will convey with the sale. A set of working cattle pens are located near the deer pens.

The H & M Ranch is an excellent 300± acre turn-key deer breeding and cattle ranch with excellent improvements in place.
H & M Ranch
Lampasas County, Texas, 300 AC +/- Boundary Stream, Intermittent River/Creek Water Body

Texas Ranch Sales, LLC
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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