

# BEAUTIFUL HILL COUNTRY RANCH!



**200± Gorgeous Acres**  
900'± Frontage on HWY. 183  
(10 Miles± South of Lampasas, TX)

**\$1,250,000**

**This is a one of a kind custom 2500±SF Texas Stone Home With Screened Porch and 2 Large Bedrooms/ 2 Baths/ 2 Car Garage and a Metal Roof. Home Completed Dec, 2007.**

\*\*\*

**AMENITIES:** Very Custom Home with wood floors, carpet, pine, large TX stone fireplace, open kitchen with granite sink, countertops and breakfast bar! All electric built-in stainless steel double oven, vent-a-hood and appliances. Large master w/heated garden jetted tub, huge 5' x 5' marble shower, walk in closet, double marble vanity, french doors, high ceilings, large open living room with surround sound, mudroom, office and storage/utility room.

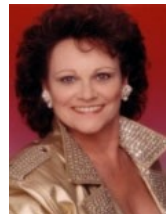
**Ranch Improvements:** Interior roads, electric gate, interior gates, 9 strand fence surrounds the ranch on 3 sides, 4 strand fence on Hwy. 183, cross fencing, 2 cattle guards, wet-weather creek, pond stocked with fish, huge oak trees, covered equipment shed, storage building.

**UTILITIES:** SWB Phone, PEC Electric, Propane, Direct TV with High Speed Internet, and 60 GPM well.

**15500 HWY 183 S.  
Lampasas, Texas 76550**

**SHOWN BY APPT. ONLY!**

[www.goldrushrealtors.com](http://www.goldrushrealtors.com)



**Merry Motley**  
President/Commercial Agent

Cell (512) 217-0624  
[merry@goldrushrealtors.com](mailto:merry@goldrushrealtors.com)

PO BOX 2866  
CEDAR PARK, TX 78630

(512) 258-7784  
FAX (512) 259-1986

Gold Rush Realty and its Associates make no warranties or representations, either expressed or implied, about the accuracy or content of this brochure.

