

Pillar Bluff Creek 255 Acre Ranch

255± acres | \$3,960,000 | Lampasas, Texas | Burnet County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Pillar Bluff Creek 255 Acre Ranch

Additional contiguous acreage is available totaling approximately 680 acres

Property Description

The Pillar Bluff Creek 255 Acre Ranch is located in north central Burnet County, 2 miles southwest of Lampasas. The property has approximately one mile of frontage along FM 1478 (Naruna Road). This is a prime location just outside of town yet a quaint rural area.

This location is Lampasas' proud home of two local wineries. The award-winning Texas Legato Winery joins the property along its east boundary. (A family-owned and operated winery. Legato means *a gathering together of family or friends and is a musical term for smooth and connected notes or performance.*) You can enjoy smooth, award-winning wines from Texas-grown grapes in the tasting room or on the patio overlooking the vineyard, a short walk from your own Hill Country ranch. Less than a quarter of a mile further east you will find the Pillar Bluff Vineyards. (A boutique family-owned winery, founded in 1999 as the 46th winery established in the state of Texas.)

Pillar Bluff Creek meanders through this ranch for approximately 1.2 miles. This is a seasonal creek but maintains holes of water year-round except during extreme dry periods. The actual historic Pillar Bluff is located on the ranch. There are several other unique and attractive rock formations along Pillar Bluff Creek, including Owl Bluff where a large cave-like hole has formed in the side of a cliff along the creek.

The ranch has been operated in recent years for cattle production and hunting. The western portion of the ranch is gently sloping to more sloping along several tributaries that flow into Pillar Bluff Creek.

The terrain offers excellent views of the surrounding countryside. The soils are Hensley series and are a reddish-brown clay loam, with a good turf of native grasses. This area of the ranch has moderate to heavy tree cover, including live oak, post oak, elm, hackberry, mesquite, and cedar trees. The eastern portion is more level with Oakalla silty clay loam soils. A portion of this area was in cultivation in the past with about 14 acres on the north side of the creek currently being used for hay production. Here the creek is lined with large live oak and pecan trees. The elevations across the ranch range from 1,100 feet along the creek on the east end to 1,200 feet above MSL in the western portion of the property.







Ranch History

The original ranch was purchased by Frank Bodenhamer in 1929 and has been owned and operated by the family ever since. The ranch passed to his nephew Morris Vann in 1993, who had been assisting his uncle in the operation of the ranch for many years. Mr. Bodenhamer stated that he had paid for the ranch by selling eggs and cordwood. (Lampasas was noted as a poultry center at the end of the 19th century. Lampasas Producers Produce Company installed an egg-breaking plant at its facilities in 1933. After the United States entered WWI, the company was awarded a government contract to produce powdered eggs.)

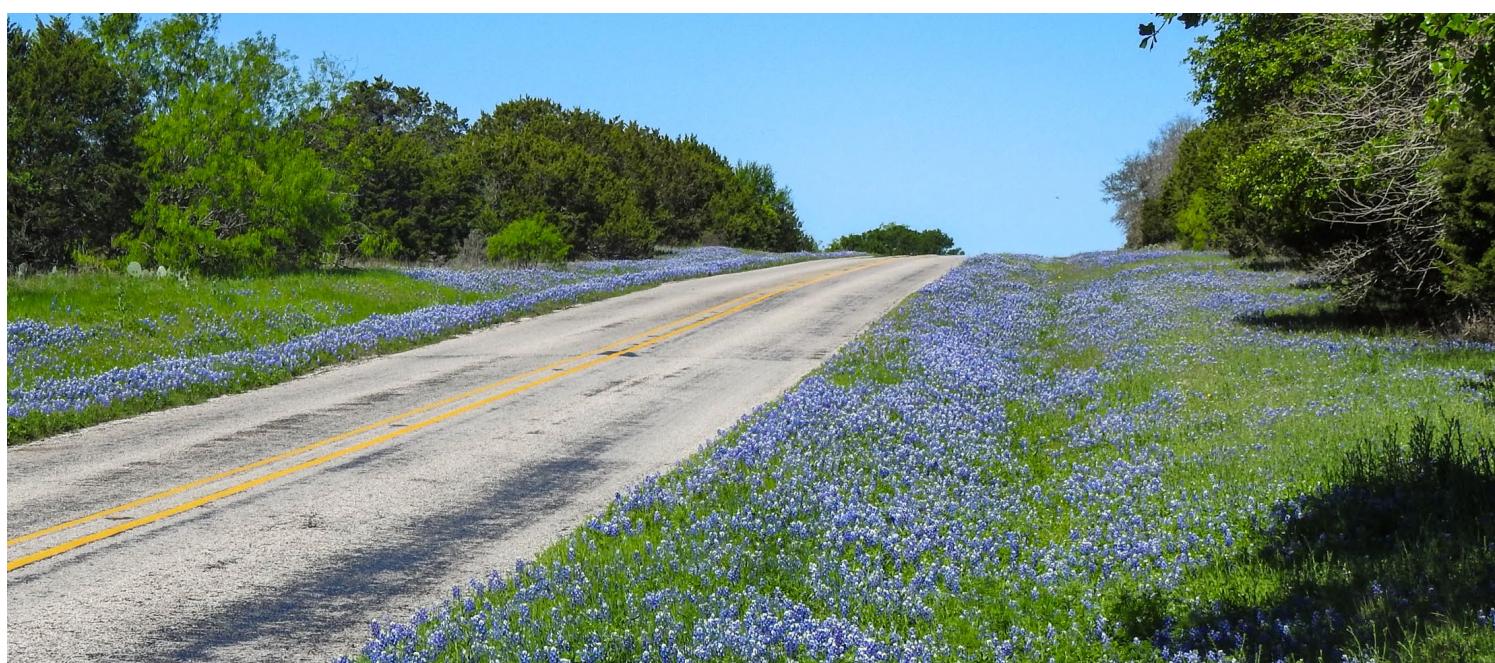


Pillar Bluff has long been a popular attraction in the area. The Park Hotel in Lampasas opened in 1883 as a resort to accommodate the popularity of curative powers of the town's local spring water. A publication for the hotel included Pillar Bluff as an attraction, which read,

"the country hereabouts abounds in attractive scenery and objects of interest that render driving over its well-kept roads a constant source of enjoyment. Three miles up the river from the hotel is Pillar Bluff, a bold and picturesque ledge of rock that rises perpendicularly to a height of seventy feet. [The reference to a river is actually Sulphur Creek into which Pillar Bluff Creek flows.] One angle of it stands out from the main cliff some ten feet and is supported by a natural pillar of solid rock, hence the name. Between this pillar and main wall is an arch eight feet wide and twenty feet high. Various shrubs and vines grow from the crevices on the rocky face of the bluff, lending to the whole a most pleasing and interesting appearance."











Improvements

There are no structural improvements on the ranch. There is an old homestead with some old sheds and a set of working pens. There is a water well at the old homestead that is currently in use. Ground water is plentiful in the area with several good wells nearby. Electricity is provided by Pedernales Electric Coop with a power line running along the FM road and traversing the western portion of the ranch. In addition to the creek, there is also a stock tank. These water features provide a good source of water for livestock and wildlife.





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Hunting

The hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property, along with a few Axis deer. Aoudad sheep have also been sighted in this area. Duck and dove hunting is provided by the creek and stock tank along with fishing.

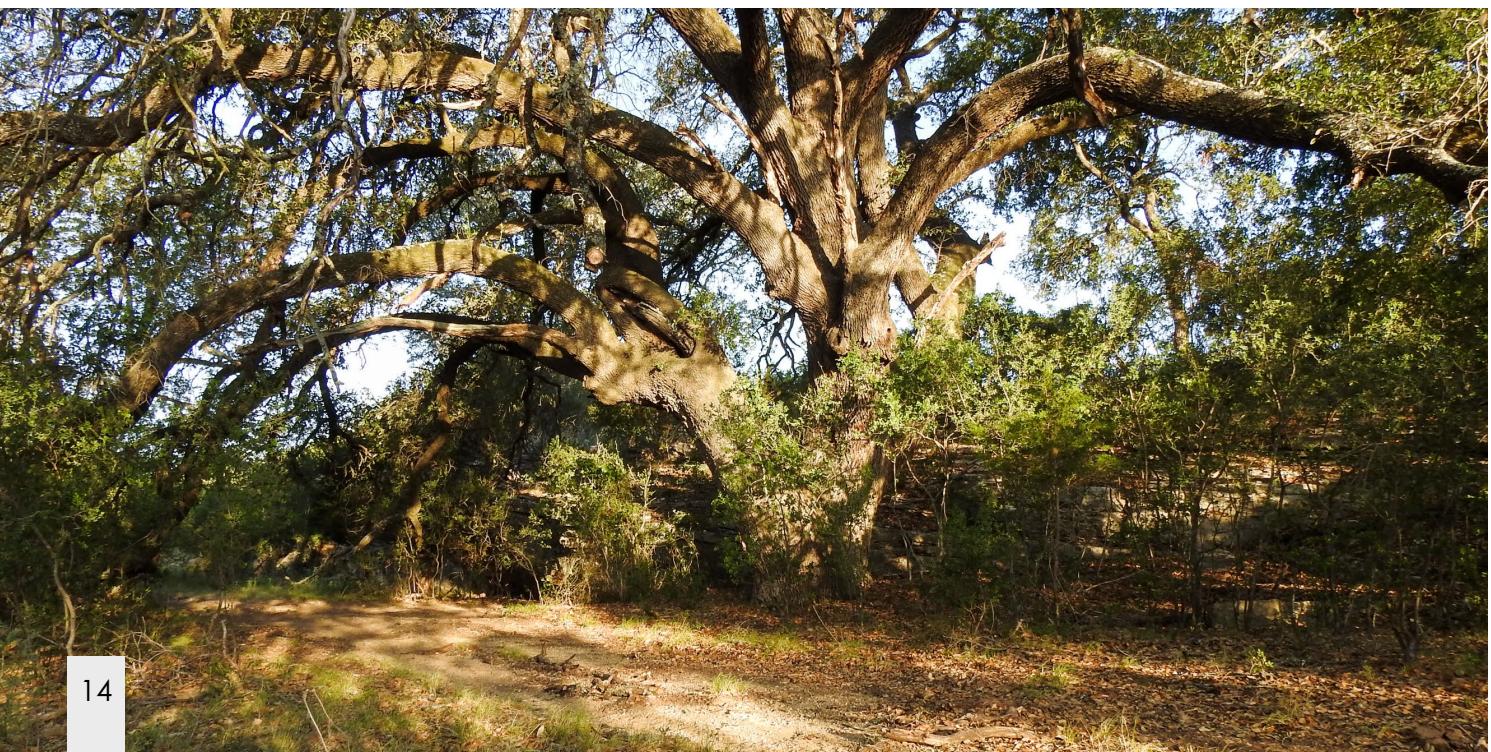
Minerals

25% of the seller-owned minerals will convey along with all the executive leasing rights.

Price

\$3,960,000 • \$15,530 per acre

Call Robby Vann today at (512) 423.8112 for more information or to schedule a tour.



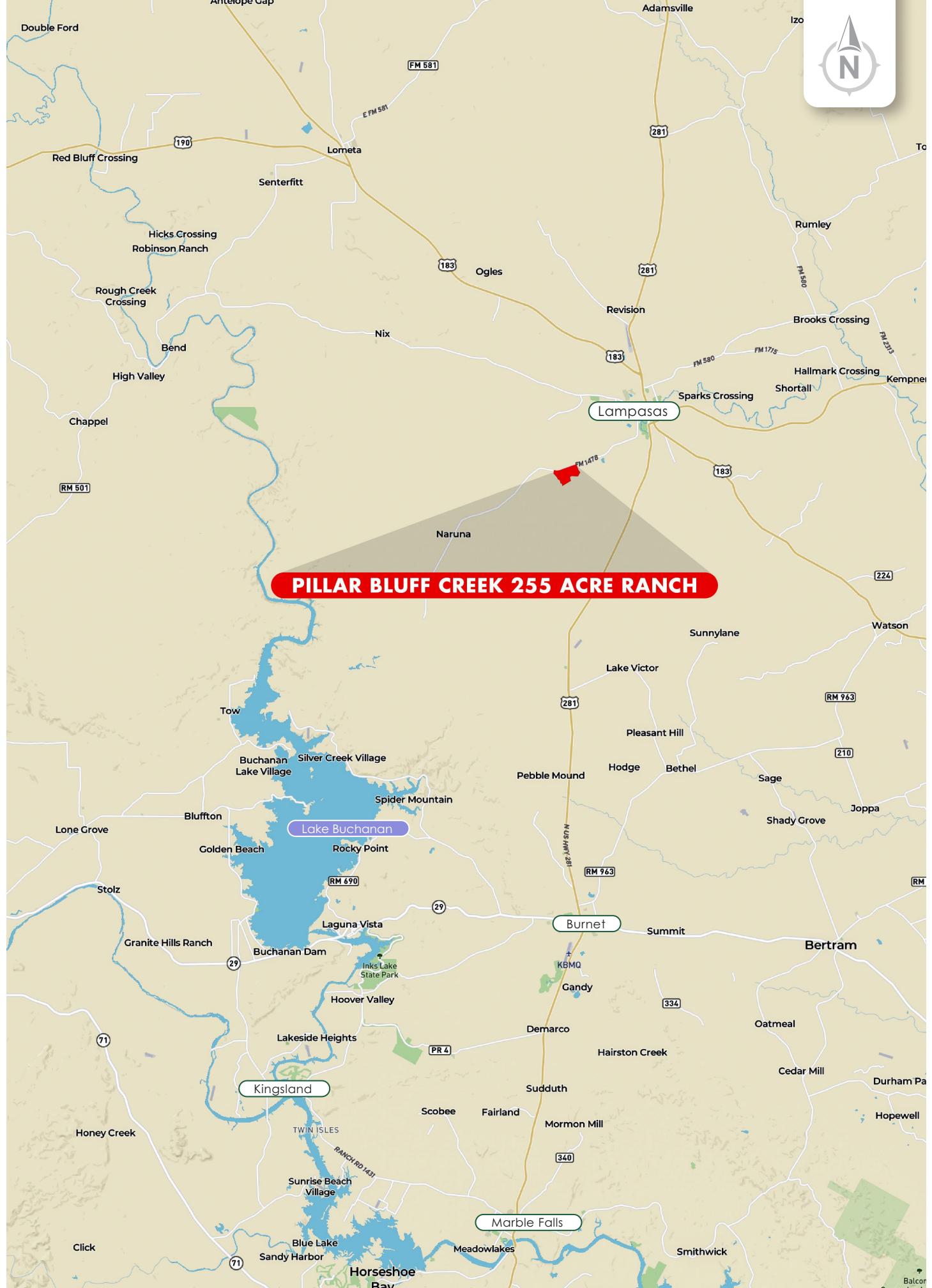
Remarks

The unique landmarks on this ranch make it a real one-of-a-kind ranch. It's perfect for livestock production, crops (if desired), and of course hunting. This ranch is reasonably priced considering all it has to offer...plus you will not find a better location for the area. It is an excellent investment opportunity, as this area has just begun to see the growth coming our way.

Uniquely positioned as the Gateway to the Hill Country, Lampasas is a hidden gem in Central Texas and has something to offer everyone! Take a stroll in the Historic Downtown Square. All around town you can view murals that tell a story, visit one of the many delicious eateries, and shop the unique stores. In addition to the two wineries that join this property, there are a couple a little further west...Fiesta Winery and the Stoneledge Winery & Vineyard. Hancock Park Golf Course is located along Naruna Road less than three miles from the ranch. (Hancock Park Golf Course is a unique 18-hole golf course. The course has beautiful native trees, and Sulphur Creek winds through 11 of the 18 holes.) Lampasas has everything you need for relaxing country living yet is a short drive to the big box stores in Marble Falls, Killeen, or Cedar Park.

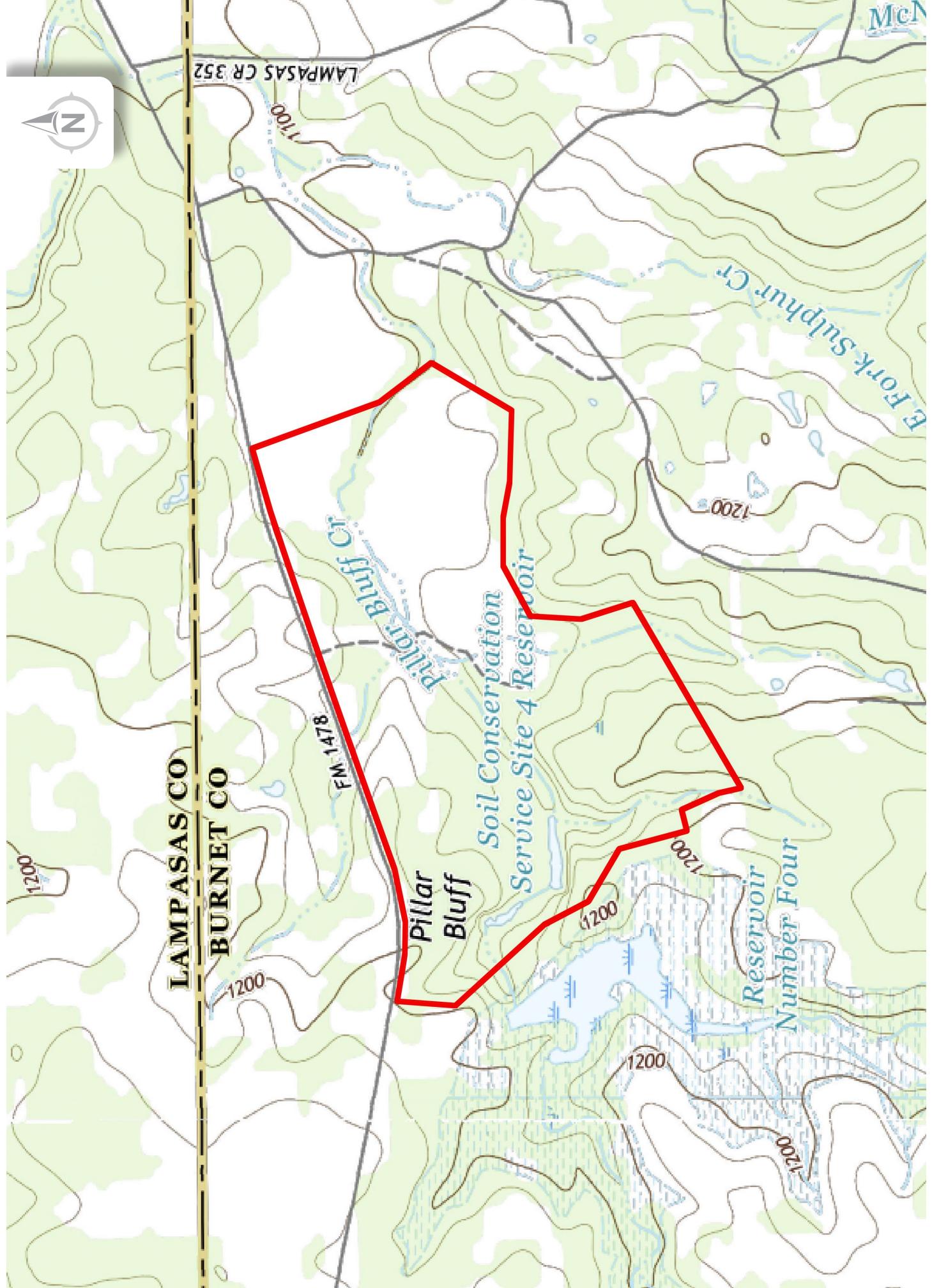








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