



Kempner Farm

892 PR 4405, Kempner, TX 76539

37.436 Acres

\$365,000



HOMESTEAD

WILDLIFE

HORSE PROPERTY

CONVENIENT LOCATION

The Kempner Farm is a quiet country homestead of 37.436 acres quietly nestled between Kempner and Lampasas. An early 2000's 3 bed/2 bath mobile home along with a horse shed, tack room, and round pen are move in ready for your homestead or recreational use. The property is approximately 70% open pasture and 30% woodland with many picturesque mature Live Oaks.

As you enter the gate you are greeted by multiple giant Live Oaks. Following the all-weather road along the eastern perimeter you'll pass a small wet weather pond on the way to the improvements privately located on the back third of the property. Behind the house you will find a closed canopy woodland comprised of Live Oak and Cedar. Along the western boundary is another woodland comprised of Live Oak, Shin Oak, Cedar Elm, Hackberry, Cedar, and Texas Persimmon. The pastures consist of a mixture of native and improved grasses. Seller has seen an abundance of whitetail deer and an occasional Axis deer on the property.

Electricity is already in place through Pedernales Co-Op, along with a water well to the house and a concrete trough near the horse shed. There is also an additional 800 foot water line running from the well to another potential building site on the property. Perimeter fencing on all 4 sides of the property is in fair to good condition.

The property is currently qualified under the Agricultural Valuation. 2020 taxes were \$696.

Call listing agent to schedule a showing. **Do not enter property without permission.** All buyers must provide proof of pre-qualification, and 24 hours notice for showings.

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Kayla Martin

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(512) 496-2566



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TREES

Live Oak, Shin Oak,
Cedar Elm, Hackberry,
Cedar

GRASSES

Native
Improved

SHRUBS

Texas Persimmon
Agarita

WATER

Water Well
800+ft Water Line
Concrete Trough

WILDLIFE

Whitetail Deer
Axis
Dove

UTILITIES

Pedernales Co-Op
Electricity

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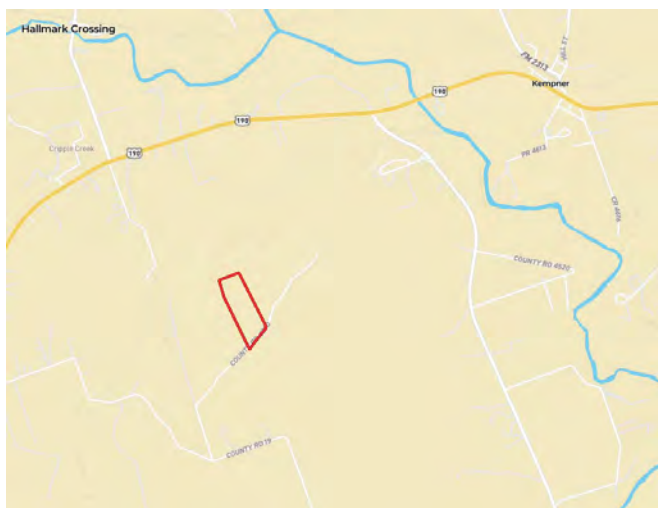
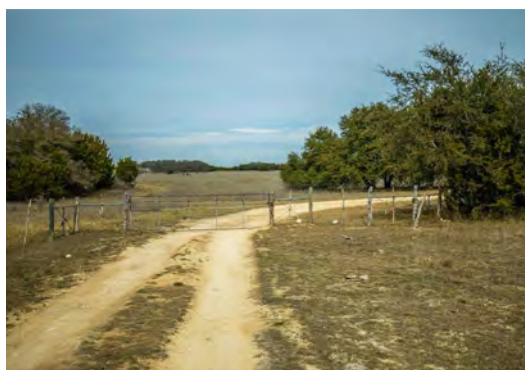


Kayla Martin

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LOCATION

Lampasas County

4 Miles to Kempner

11 Miles to Lampasas

20 Miles to Killeen

DIRECTIONS

Call Agent. Do not approach property without permission.

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Boundary



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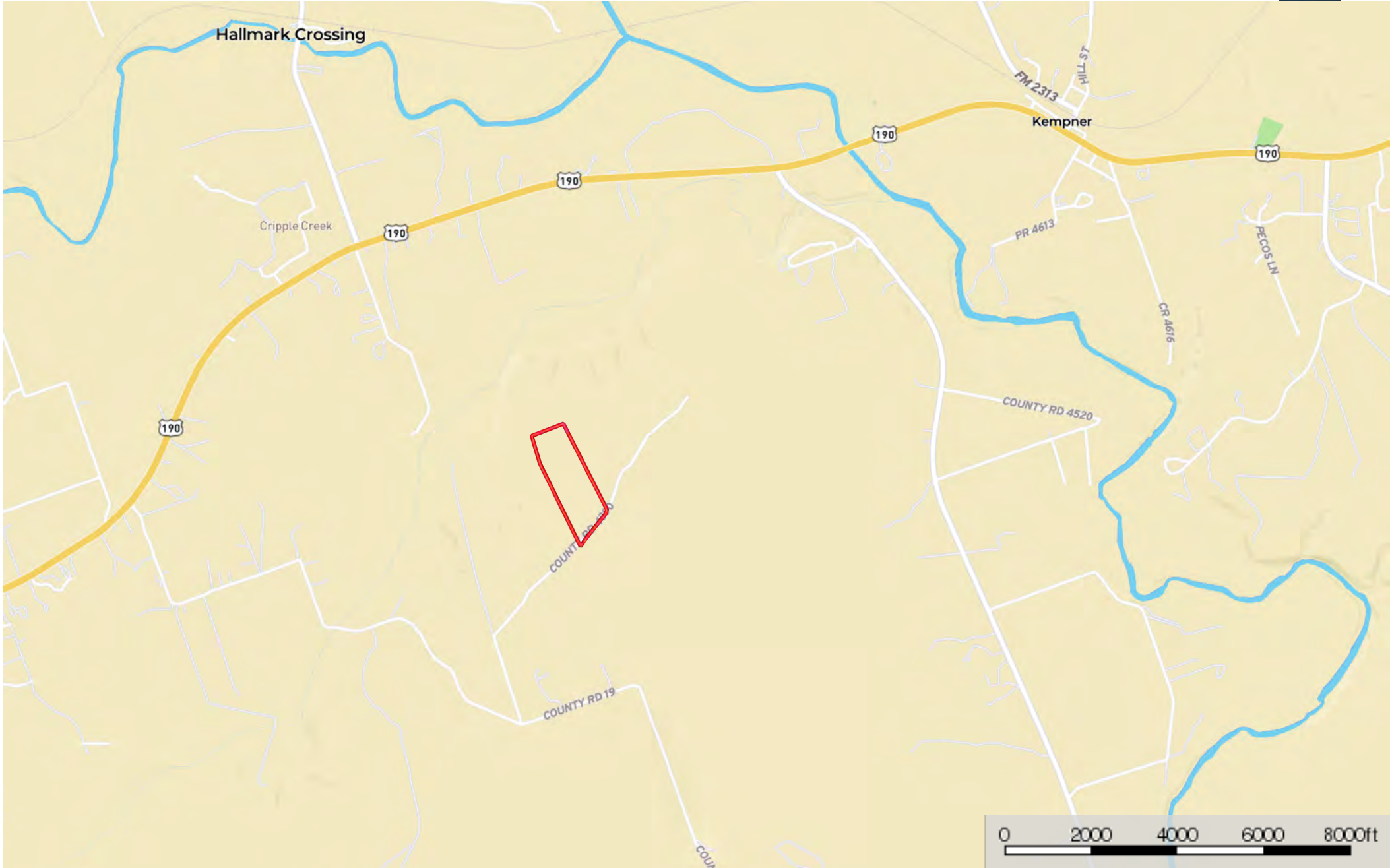
- Subject Property
- Neighbor Boundary
- Boundary



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 Boundary

