

FOR SALE | SIMMS CREEK LIVE WATER RANCH | 102 ± AC



1274 County Road 2806 Lampasas, TX 76550

SIMMS CREEK LIVE WATER RANCH

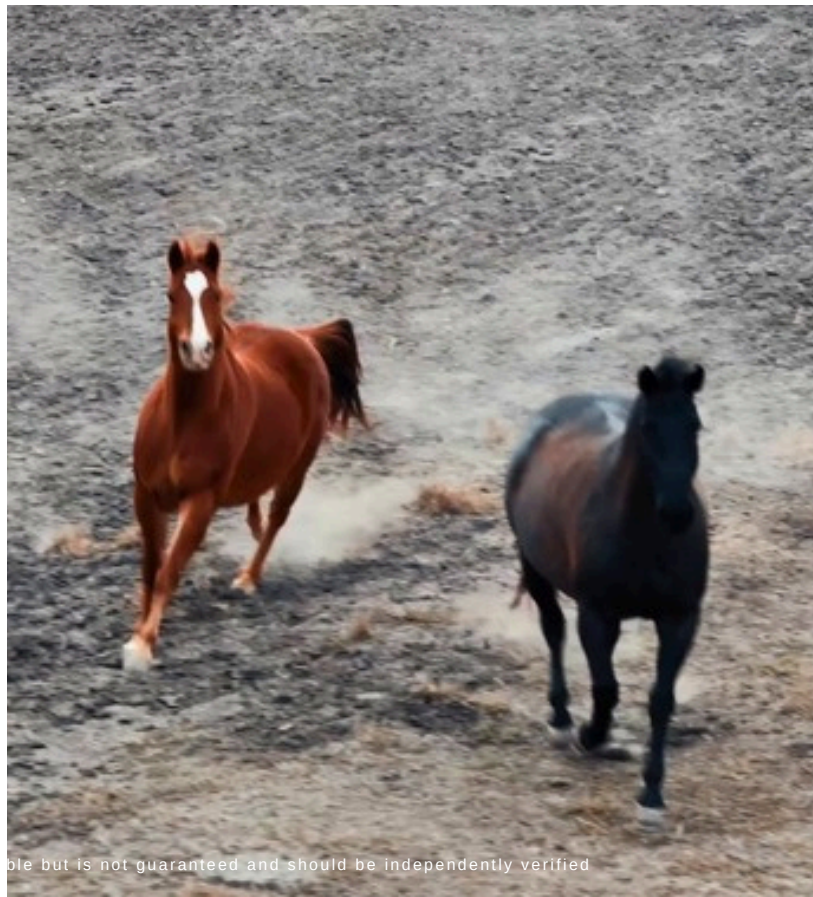
• HOWDY YALL!

102 ± AC



SIMMS CREEK

[INTERACTIVE MAP](#)



All listing information is deemed reliable but is not guaranteed and should be independently verified

WHY LAMPASAS, TX?

AREA OVERVIEW

For those seeking a balance between the raw beauty of the Texas Hill Country and modern accessibility, Lampasas stands out as a premier destination for farm and ranch investments. Just over an hour from Austin, this region offers vast landscapes, rich heritage, and untapped potential for landowners, ranchers, and investors.

Natural Beauty, Water, & Wildlife

Lampasas is defined by rolling hills, sprawling ranchlands, and an abundance of water sources, including Simms Creek, a pristine seasonal creek that enhances the region with scenic water frontage and fertile land. The area is a haven for white-tailed deer, Rio Grande turkey, bobwhite quail, dove, and migratory waterfowl, making it ideal for hunting and wildlife conservation. Anglers can also find largemouth bass and sunfish in the deeper pools of Simms Creek, further enriching the land's recreational appeal.

Fertile Land & Agricultural Potential

The region's rich soil supports cattle ranching, hay production, vineyards, and pecan orchards, making it a prime choice for those looking to cultivate the land. Creek beds and pastures provide nutrient-rich soil, allowing for sustainable farming and legacy ranching.

Strategic Location with Small-Town Charm

Unlike other rural areas lacking infrastructure, Lampasas enjoys direct access to US-183, US-190, and US-281, ensuring quick connectivity to Austin, Killeen, and the I-35 corridor. The town blends authentic Texas charm with modern amenities, including high-quality healthcare, excellent schools, and a growing selection of dining and retail options.

Exceptional Value & Investment Potential

While land values have soared in areas closer to Austin, Lampasas remains a rare opportunity to secure prime acreage at competitive prices. The region offers ag-exempt properties that provide significant tax benefits, making large land ownership financially viable. Reliable water sources like Simms Creek, the Lampasas River, and spring-fed tributaries support livestock operations, equestrian estates, and wildlife management, increasing investment appeal.

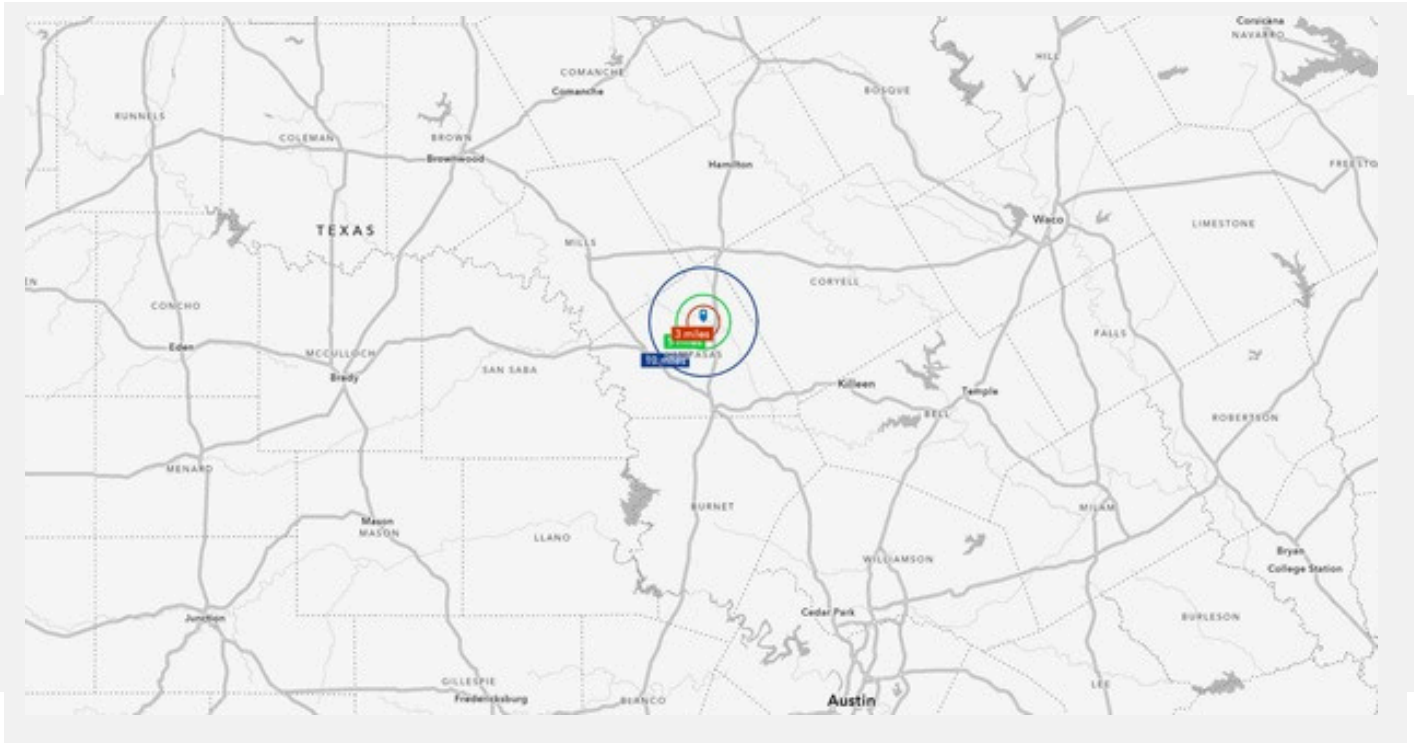
A Rare Opportunity in the Texas Hill Country

Unlike highly developed areas, Lampasas offers expansive landscapes, star-filled skies, and the freedom to build a lasting legacy. Whether you seek a working cattle ranch, a private retreat, or a high-potential investment, Lampasas is a region on the rise—without sacrificing its rugged, authentic Texas spirit.

With its natural beauty, abundant wildlife, and rich soil, Lampasas is one of the last great frontiers for Texas ranching and investment. Now is the time to claim your piece of it.

THE AREA

Nestled along the scenic Simms Creek in the heart of Lamparas, Texas, this ranch offers pristine water frontage, rolling Hill Country landscapes, and unmatched wildlife diversity.



Experience the perfect blend of natural beauty and refined ranch living at Simms Creek Ranch, a 102±-acre estate in Lamparas County, Texas. Just 17 miles from Lamparas and 90 miles from Austin, this private retreat features 1,200± feet of live-water frontage along Simms Creek, rolling pastures, and mature pecan groves.

At its heart, a 4,076± sq. ft. farmhouse offers a 4-bed, 3.5-bath main home and a private guest apartment, blending classic Texas charm with expansive porches and breathtaking views. An original 3-bed, 1.5-bath farmhouse adds to the property's rich legacy.

Ranch improvements include a fully insulated barn, a 4-bay equipment barn, a livestock shed, and a 119' x 82' holding pen with a cattle chute. With two wells, two septic systems, and a 25,000-gallon rainwater storage tank, the ranch is well-equipped for agricultural and recreational use.

The diverse landscape supports cattle ranching, equestrian pursuits, and premier hunting with abundant wildlife, including whitetail deer, turkey, and waterfowl. Whether you envision a working ranch, a private retreat, or an investment property, Simms Creek Ranch delivers Texas Hill Country at its finest.

AREA ACTIVITIES



AREA HIGHLIGHTS

- 15 miles to Lamparas HEB
- 15 miles to Lamparas Shopping & Dining
- 9.4 miles to Advent Health Rollins Brook Hospital
- 18 miles to Lamparas Municipal Airport
- 90 Miles to Austin Bergstrom International Airport
- 30 Miles to Killeen-Fort Hood Regional Airport
- 25 Miles to Colorado Bend State Park

IMPROVEMENTS

Property Highlights & Infrastructure

Acreage: 102 ± Acres

Simms Creek Frontage: 1,200 ± FT on Simms Creek

2,125 ± FT of Frontage on FM 2806

Topography: Rolling terrain with fertile pastures, mature pecan groves, and heritage oaks

The Farm House (Main home)

Size: 4,076 ± SF

Year Built: 2003

Main Home: 6 Beds, 3 Full/2 Half Baths

Garage Apartment: 1 bed, 1 bath above attached two-car garage (included in bed/bath count)

Construction: Wood frame, Hardiplank Siding, stained concrete floors & stone accent fireplace.

Outdoor Living: Expansive covered back porch featuring a stately outdoor fireplace, perfectly positioned to capture hilltop views of rolling pastures, pecan groves, and Simms Creek—an ideal setting for refined outdoor living and entertaining.

Utilities: Water well & septic system

Pecan Orchard: in the lower pasture

Original Farmhouse

Size: 1,340 ± SF | 3 bed/1.5 Bath (additional SF)

Utilities: Water well & septic system

Ranch Infrastructure & Improvements:

25,000-gallon rainwater storage tank - The property is equipped with a gutter and downspout system that directs rainwater into a 25,000-gallon storage tank. The current owner has granted the local volunteer fire department permission to access the tank for use in the event of a fire emergency.

Barns & Storage:

Fully Insulated Barn: 80' x 40' x 19', equipped with two 11' x 12' roll-up doors

Lean-To off Barn: 40' x 16'—additional covered storage space

4-Bay Equipment Barn: 58' x 20' x 11.5', featuring four 14' bays for tractors, trailers, and ranch equipment

Livestock Facilities

Livestock Shed: 26' x 22' with 13' wide bays

Livestock Holding Pen: 119' x 82'—includes 3 separate holding areas with a cattle chute

The property is fully fenced and cross fenced

THE PROPERTY

SIMMS CREEK LIVE WATER RANCH

ADDRESS 1274 COUNTRY RD 2806 LAMPASAS TX,
76550

OFFERED AT AVAILABLE UPON REQUEST

WATER FRONTAGE

1,200 ± FT OF SIMMS CREEK FRONTAGE

ACERAGE 102 ± AC

ZONING UNRESTRICTED

WATER 2 PRIVATE WELLS

WASTE WATER 2 SEPTIC SYSTEMS

LEGAL DESCRIPTION

ACR: .50 ABST: 0702 SURV: MARY TOWNSEND LOCCD:108

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ACR: 5.082 ABST: 0976 SURV: H C CARTER LOCCD:108

ACR: 6.761 ABST: 0084 SURV: C P BAIN LOCCD:108

ACR: 1 ABST: 0702 SURV: MARY TOWNSEND LOCCD:108

ABOUT THE PROPERTY

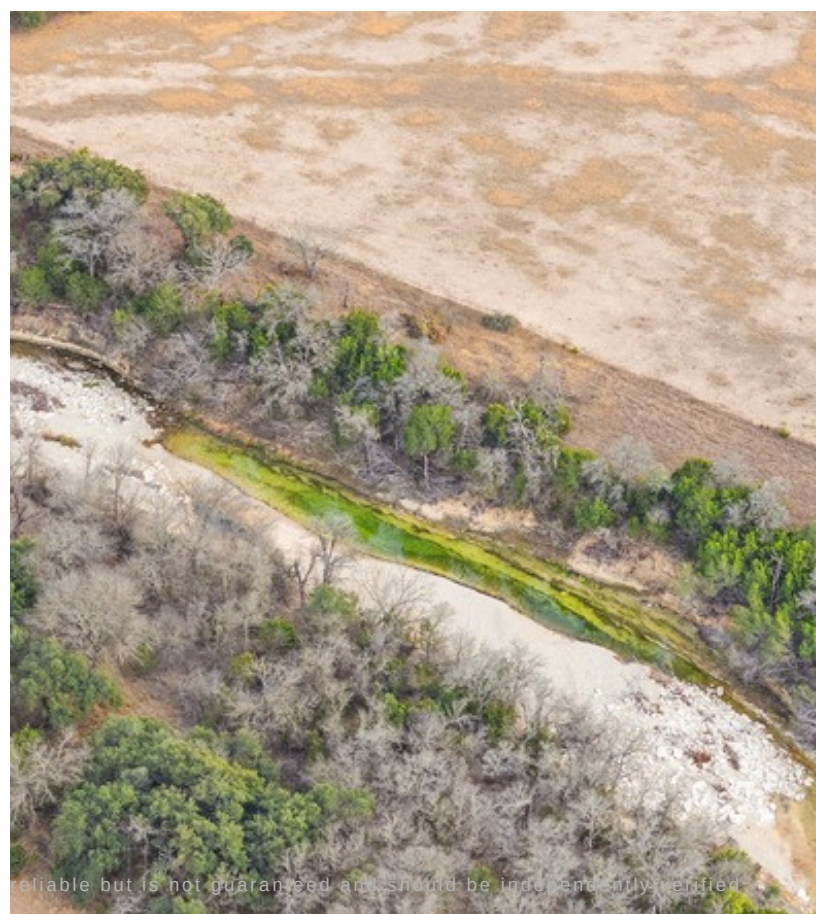
Beyond a gated entrance, Simms Creek Ranch spans 102± acres with 1,200± feet of live water frontage. Designed for ranching, equestrian pursuits, and recreation, it offers productive pastures, top-tier improvements, and commanding Hill Country views.

The 4,076 sq. ft. ranch house sits at one of the highest points on the property, featuring a deep covered porch with a grand fireplace overlooking pastures, pecan groves, and Simms Creek. Below, the 1,340 sq. ft. original farmhouse honors the ranch's history, while a detached garage with a guest apartment adds flexibility.

Built for serious livestock and equestrian operations, the ranch is fully fenced and cross-fenced, with improved pastures, a multi-use barn, a private well, and interior roads. Open fields, wooded creek bottoms, and rolling terrain provide ideal conditions for cattle, hay production, and equestrian facilities.

With direct creek access, enjoy year-round fishing, kayaking, and premier hunting. Whether running livestock, developing equestrian facilities, or securing a legacy ranch, Simms Creek Ranch is built to perform.

AERIAL VIEW



PHOTOS - MAIN HOUSE



PHOTOS - MAIN HOUSE



PHOTOS - ORIGINAL FARM HOUSE



PHOTOS - IMPROVEMENTS



PHOTOS - IMPROVEMENTS





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