

For Sale on Market

**\$633,000**

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## GENERAL DESCRIPTION

**Subdivision:** Lampasas River Place Phase Two

**Property Type:** Residential Lots

**Lotsize:** 1,838,800

**MLS# / Area:** SMABOR-561645

## RESIDENTIAL LOTS

THIS TRACT HAS LAMPASAS RIVER FRONTAGE \*\* FOUR LARGE ACREAGE LOTS COMBINED INTO A 42.213 ACRE TRACT IN LAMPASAS RIVER PLACE PHASE TWO \*\* THIS TRACT IS LOCATED ON A LOW TRAFFIC CUL-DE-SAC. ~ Come build your dream home here in sought-after River Place in Kempner. River Place is a subdivision where neighbors walk, jog, and ride bicycles. The area where your home would be built is elevated, and the lot slopes down to a coastal field that borders the Lampasas River. River Place has many majestic old oak trees. This tract combines four large acreage lots, so a total of twelve horses would be allowed by the deed restrictions. The coastal field provides a great area for horses to graze. Come home to the country, yet be a short drive to the amenities and conveniences of Fort Cavazos, Lampasas, Kempner, Copperas Cove, Killeen, Harker Heights, and the local areas. Austin is just over an hour's drive away. The county roads in River Place are paved. An ornate River Place stone entrance with lit trees turns off FM 2313. Mailboxes are secure community mailboxes. You can choose any builder and build when you are ready, remembering that deed restrictions are in place. There is no timeline to build. Utilities for River Place are provided by Hamilton County Electric Coop, Kempner Water Supply, and NextLink high speed internet. On-site septic is required. The water lines and power lines are at the edge of this tract. Come and visit Lampasas River Place today! Please visit the virtual tour for drone photos and



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Tract 2 CR 3155 lot: 8, 9, 10, 11, Kempner, TX 76539

Visit <https://www.har.com/SMABOR-561645> for more information

Listing Broker

All City Real Estate Ltd. Co