



UNDERWOOD RANCH

Lampasas, TX,-Lampasas County

408.74+/- Acres

\$21,500,000



UNDERWOOD RANCH

The Underwood Ranch is a remarkable property spanning 408.74+/- acres of breathtaking land. Situated conveniently on Hwy 281, it boasts a location less than 10 minutes away from Lampasas and approximately 1 hour from Austin. The ranch stands out for its exceptional improvements and distinctive features, making it a rare find in the market.

The topography of the Underwood Ranch is diverse and captivating, with over 100 feet of elevation changes that add a dramatic touch to the landscape. Despite the varying terrain, all areas of the ranch are usable and accessible. From the higher elevations, one can enjoy magnificent vistas, while the western views offer awe-inspiring sunsets. The rolling terrain presents a mix of productive bottom land and elevated areas. The majority of the cedar trees have been cleared, leaving behind scattered hardwood cover consisting of Live Oak, Spanish Oak, and Elm trees. Certain areas have been deliberately left untouched to provide game cover, and there are also approximately 34 acres of coastal fields.

The crown jewel of the ranch is undoubtedly the spectacular main house. A true masterpiece, this stunning home showcases the finest craftsmanship of its builder. Upon entering through the gate, a half-mile concrete drive leads past a beautifully lit fountain in a lake, ultimately bringing you to the grand porte cochere. Positioned on one of the highest points of the ranch, the home offers a commanding view of the entire property, allowing for breathtaking sunrises and sunsets. The single-story residence features a rock exterior, a standing seam roof, 14-foot ceilings, 25 tons of HVAC, and elegant interior design. Although it is difficult to encompass all the highlights of this remarkable home, a few noteworthy features include 4 bedrooms, 4 baths, 3 half baths, exquisite granite counters throughout, two commercially equipped kitchens, an expansive great room with a massive free-standing bar, a dining area, and a heated and cooled 5-car attached garage, and a generator that will power the house in the event of a power outage.

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The two kitchens in the main house would excite any chef. The main kitchen boasts 2 Wolf stoves, a Wolf double oven, a Thermador grill/griddle, 2 dishwashers, a bun warmer, a Kitchen aid refrigerator, a walk-in cooler, and a walk-in freezer. The secondary kitchen features a commercial indoor BBQ pit, a fryer, a dishwasher, and an 8-foot commercial range hood. When it comes to entertaining and impressing guests, this home surpasses all expectations.

A short stroll from the main house leads to a barndominium consisting of two separate living areas. Each side offers 3 bedrooms, a full kitchen, and 2.5 baths. A covered parking area extends across the entire width of the building, providing ample space for vehicles and equipment.

Near the entrance of the ranch, there is a foreman's/guest house that includes 2 bedrooms, 1 bath, and a garage. It serves as a comfortable and convenient space for additional accommodation needs.

Additional improvements include a massive multi-use building that is truly exceptional. The insulated metal building is air-conditioned and heated, featuring an office, 3 baths, a fire-proof safe room, epoxy flooring and an enormous storage area, currently housing a motorcycle and car collection. It provides ample space for various purposes and ensures the utmost convenience.

Water resources are abundant on the Underwood Ranch, making it self-sufficient in this regard. The property boasts 8 lakes/ponds scattered throughout, some of which are stocked with bass for fishing enthusiasts. Furthermore, the ranch benefits from 5 productive electric water wells and 2 windmill wells, ensuring a reliable water supply. The interior road system within the ranch includes roads paved with concrete or constructed as all-weather roads with a graded base.

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Approximately 300 acres of the ranch are high fenced, and it holds an MLD permit from Texas Parks and Wildlife. Through an extensive feeding program and experience, a superior whitetail deer herd has been developed by introducing genetically selected does to complement the native strain already found on the ranch. In addition to the impressive whitetail population, the ranch is home to Axis Deer, Black Buck Antelope, Red Stag, and Symitar Horn Oryx. There are also opportunities for hunting turkey, dove, and ducks.

The Underwood Ranch is an executive property that offers an abundance of variety, beauty, and character. Its versatility allows for numerous possibilities, such as serving as a family or corporate retreat, event venue, horse/cattle ranch, or even future development, or just a great place to raise a family. One thing is certain: every time you pass through the gates of this premier ranch, it will bring a smile to your face.

For your private tour contact Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change without prior notice.

















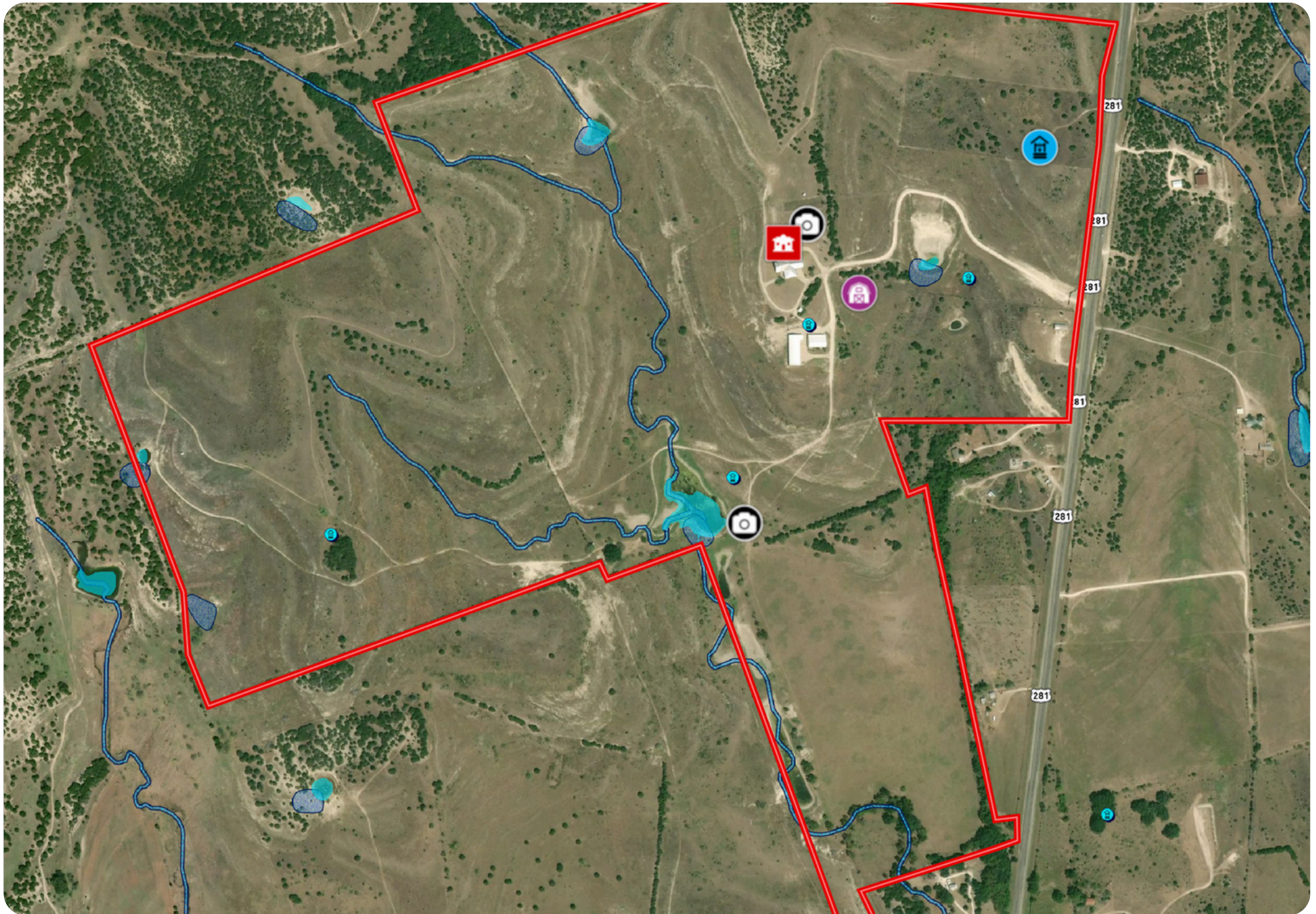








SATELLITE MAP



TOPOGRAPHIC MAP



- Barn
- Main House
- Photo Point
- Well
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- Water Wells



Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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2025 FORMS

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★ **PUT US TO WORK FOR YOU** ★

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