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# HHH Land Co., L.L.C. [www.hhhland.com](http://www.hhhland.com)

**9905 Lisi Anne Dr.** [**hunt@hhhland.com**](mailto:hunt@hhhland.com)

**Austin, TX 78717**

**512-930-0088 Off**

**512-930-0031 Fax The Hallmark Ranch**

**512-633-0500 Cell Williamson County**

**Florence, TX**

**Size of the Property: 251+/- acres**

**Location : Take Hwy. 195 to the town of Florence, TX. Go approx. a mile more on Hwy. 195 after you go through town and you will see Hwy. 138. Go left on Hwy. 138 and go approx. 4 miles to property on the right.(You will see signage up)**

**Configuration: irregular shape overall with rectangles/squares going back from Hwy. 138**

**Road Frontage: 4000 ft. approx. on Hwy. 138 overall with 251 acres with home or 1500 ft. approx. with the 200 acre option of just raw land without the house**

**Utilities: Electric-TXU**

**Water-just wells and CT Water SUD line on opposite side of Hwy.138**

**Waste Water-septic**

**Phone-Verizon**

**Natural Gas-propane available only**

**Legal Description: 251+/- acres in the AW0550 D. St. Clair Survey in 5 different contiguous parcels(3300 Hwy. 138 Florence, TX 76527(exact physical address)**

**Improvements: old ranch house built originally in the 1940’s(approx. 2824 sq. ft. according to WCAD), 3 bedroom 1 bath with a fireplace, and added onto again in 2004 by current owners and a couple of metal/wood storage sheds/outbuilding with a carport and good fencing exterior/interior all around the whole ranch and a good windmill/water well at the house(400-500 ft. deep pumping 50 gpm)**

**School District: Florence ISD**

**Minerals: sellers will convey all that they own-it is believed to be 1/8th of the mineral estate(please refer to title commitment)**

**Flood Plain: none**

**Zoning/Restrictions: none**

**Taxes: Williamson County**

**Florence ISD**

**Williamson County Road**

**In Ag. Exempt($400 a year for land and $2800 for the house)**

**Easements affecting property: Public Utility and Water**

**Hunting and Fishing: stock tanks have fish in them(bass and catfish) and the ranch has had some good size deer on it for the area and some ducks on the ponds**

**Price and Terms: Option 1)asking $3,900 an acre for the older house and 251 acres of ranchland and Option 2)$3,500 an acre for just the 200+/- acres of ranchland, just cash/exchanges welcome**

**Broker Comments:**

* **This ranch has a lot of paved Hwy. frontage on Hwy. 138(approx. 4000 ft. with Option number 1) for some investor/developer to take advantage of**
* **Option 2 would be for someone who did not want improvements to deal with**
* **Very close to Austin and Georgetown**
* **In one of the fastest growing counties in the USA right now**
* **Partial minerals go with it**
* **Older ranch house is very nice/large and very livable for someone(valued at $119K with .89 acre lot with WCAD) that wanted to rent it out(investor) and has been renovated recently by current owners**
* **2 nice stock tanks on it**
* **Has some good green coastal on the front of it for cutting hay and could also be easily leased out for cattle/made into a horse place**
* **Has large water line with CTSUD across the Hwy.(12 inch line that could be bored across and could be easily used for development**
* **Odd rectangular/square shaped**
* **Teagues Trail easement coming off of CR 223 from the back could easily be used for access to the back of the property since it conveys with the land**
* **Good fencing all the way around it and inside of it too**