

PHYLLIS BROWNING RANCH CO.

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The Watson Ranch  
Williamson/Burnet County  
Liberty Hill, TX

**Size of the Property: 202.198+/- acres(see current 2013 survey)**

**Location : Take Toll 183A to Hwy. 29 at Seward Junction and Go West into town of Liberty Hill. Go North on CR 200 and hit CR 201 to your left and go approx. 5 miles to the property on your left right after you cross the county line.**

**Configuration: Long and Narrow(Irregular Rectangle)**

**Road Frontage: approx. 5280 feet of frontage on paved CR 274**

**Utilities: Electric-PEC  
Water-Water Well  
Waste Water-septic  
Phone-AT&T  
Natural Gas-propane available only**

**Legal Description:202.198+/- acres in two parcels 1)195.603 acres in the William E. Miller Survey #4 Abs 578 in Burnet County, TX and 2)approx. 6.595 acres out of the William E. Miller Survey #4, Abs. 413 in Williamson County, TX**

**Improvements: older 1940's ranch house that is 1500 square feet with a mother in law set up, outbuildings include a large implement shed, hay barns, metal grain bin, livestock pens, 2 good water wells(with records of them with the driller/owner), large pond and over .25 mile of Bear Creek frontage**

**School District: Burnet ISD**

**Minerals: sellers own 100 percent and will convey most all depending on the offer**