

Flood Plain: 10 percent approx. as per the Burnet CAD Flood Plain Maps

Zoning/Restrictions: none

Taxes: Williamson/Burnet County
Burnet ISD
In Ag. Valuation(\$750 a year)

Easements affecting property: Public Utility(PEC)

Hunting and Fishing: deer and hogs on the ranch and turkey and good dove hunting

Price and Terms: Seller asking \$1,263,737.50 total investment, \$6,250 per acre, cash or 1031 exchanges only

Broker Comments:

- This is a developer/investors dream very close into all of the explosive growth in Austin and Leander and Cedar Park in the direct path of growth moving out to more rural suburbia towns around Austin
- Older home is very livable now for the interim or as a hunter's cabin for recreational use
- Great area as far as real estate values trending up in the future in the Liberty Hill area and Williamson/Burnet Counties and very little flood plain on it with the creek(maybe 10 percent)
- Has two good water wells on it with records held by the seller and one good stock tank as well as Bear creek frontage on the South end of it
- A mile of paved CR frontage on CR 274
- Very close to the City of Austin and Georgetown and Liberty Hill and good Burnet schools are very close as well as new Liberty Hill high school
- The house could be rented out as an investment for \$1000-\$1200 a month to pay for the taxes and then some
- In Ag. Valuation with low cost of hold at \$750 a month
- Very large mature oak trees on half of it and some great grasses for cattle on the rest(both native and improved)
- Not leased out at all to anyone
- First time family offering and has been held as a family farm for over 80-100 years