

225 Acres

Burnet / Williamson County



225 acres near Liberty Hill. This ranch has excellent cover including a variety of oaks and other hardwoods. Additionally, several grazing fields provide just the right mixture of cover and open land for an ideal wildlife habitat. Four ponds provide ample water. The property has been under wildlife management for many years producing an excellent stock of whitetail deer, axis deer and turkey. The terrain is mostly flat before dropping off into a valley towards the back. This transition in terrain provides nice views of the distant hills. Located in a high growth area, the property is only 5 miles from Hwy. 29 and 43 miles to downtown Austin.

**\$4,500,000 (\$20,000 per acre)**



This information is deemed reliable but is not guaranteed. cc.





225 Acres

Waco

Temple

Killeen

Lampasas

Lometa

Burnet

Marble Falls

Austin

Johnson City

Fredericksburg

San Antonio

Waco Lake

Belton Lake

Sillhouse Hollow Lake

Buchanan Lake

Lake Lyndon B. Johnson

Lake Travis

Granger Lake

Canyon Lake

Medina Lake

183

84

84

6

77

35

281

190

30

Llano

183

130

77B

183A

45

1325

281

290

35

290

90

45SE

87

35

183

90

10

1604

10

90A

16

281

37

183B





Briggs

Bertram

Liberty Hill

225 Acres



225 Acres



COUNTY RD 323

COUNTY RD 323

THOUSAND OAKS TRAIL

THOUSAND OAKS TRAIL

THOUSAND OAKS TRAIL

CELESTINE DR  
THOUSAND OAKS TRAIL

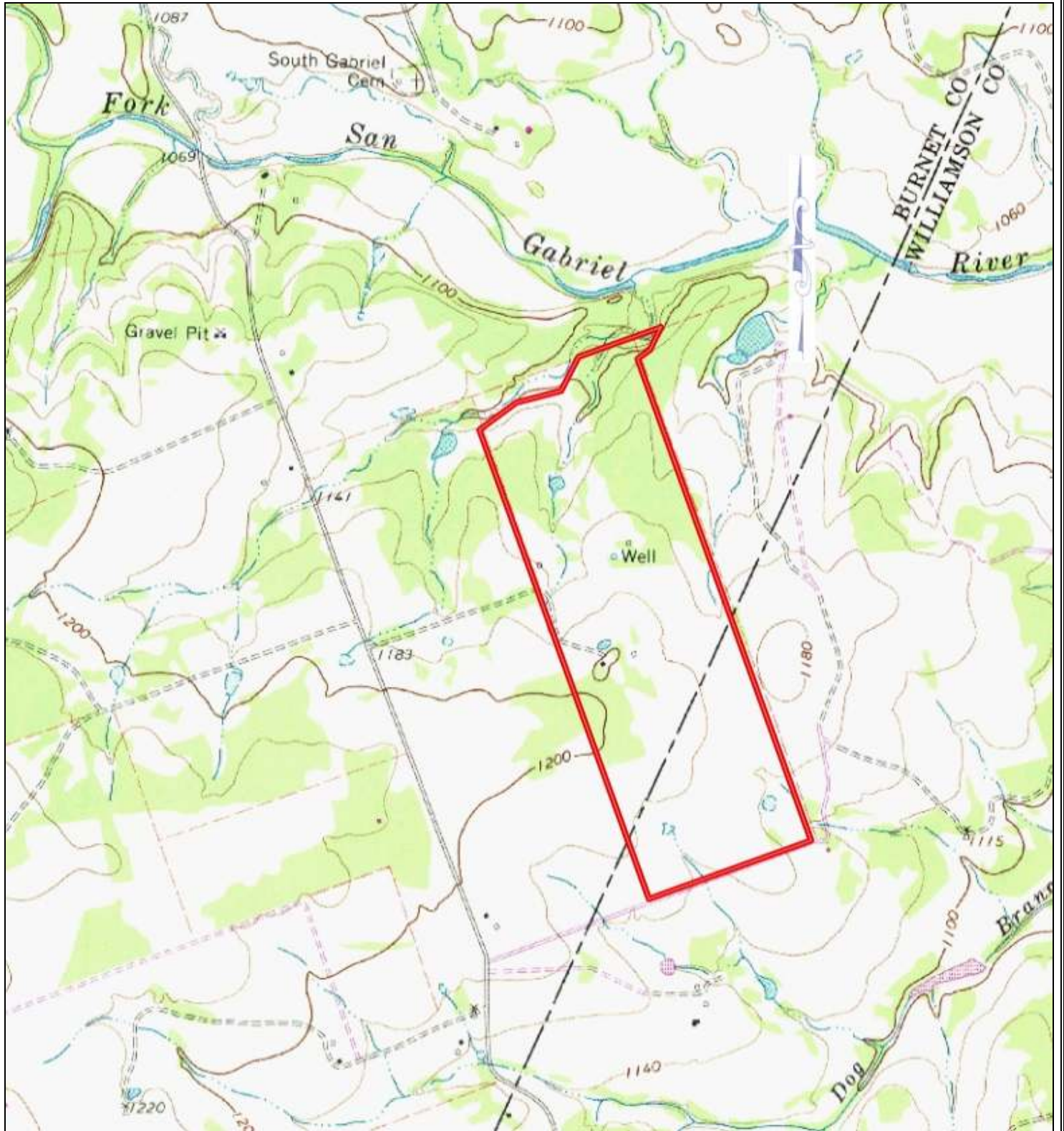
WANDERING OAK

PARKER CT

THOUSAND OAKS TRAIL

FOCUS













## Property Summary Sheet

**Size:** 225+/- acres

**Address:** 500 Thousand Oaks Trail, Liberty Hill, TX 78641

**Location:** 5 miles from Hwy. 29, 5 miles to Bertram, 8 miles to Liberty Hill, 43 miles (53 minutes) to downtown Austin

**Improvements:**

Home – 1,140 Sq. Ft.  
Pole Barn

**Well:** 1 water well

**Electric:** Throughout ranch

**Surface Water:** 4 ponds

**Fencing:** Perimeter fenced with some cross fencing

**Road Frontage:** 1,800' of paved frontage on Thousand Oaks Trail

**Wildlife:** Whitetail deer, Axis deer, turkey

**School District:** Liberty Hill & Burnet

**Property Tax Rate:** Burnet County: 1.33; Williamson County: 1.61 (with wildlife management exemption)

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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