

500 Acres
Burnet County



This 500 acre ranch near Austin boasts some of the best live water in central Texas. Known for its clear, spring-fed water carving through scenic Hill Country terrain, Rocky Creek has long been highly coveted by live water enthusiasts. Over a quarter mile of the creek includes both sides of a deep swimming hole created by a concrete dam. Ideal for swimming, kayaking and fishing many summer days have been spent enjoying this stretch of the creek. After spilling over the dam, the cool waters flow another couple thousand feet across a solid rock bottom lined with huge trees on one side and a towering bluff on the other.

The ranch entrance is off F.M. 963. After entering the gate, the driveway bisects a coastal bermudagrass field before approaching the creek. On the bank of the creek sits a log home with bountiful porches overlooking the tranquil waters below. After crossing the creek, the ranch transitions from lush bottom land to dramatic hills and canyons affording long distance views.

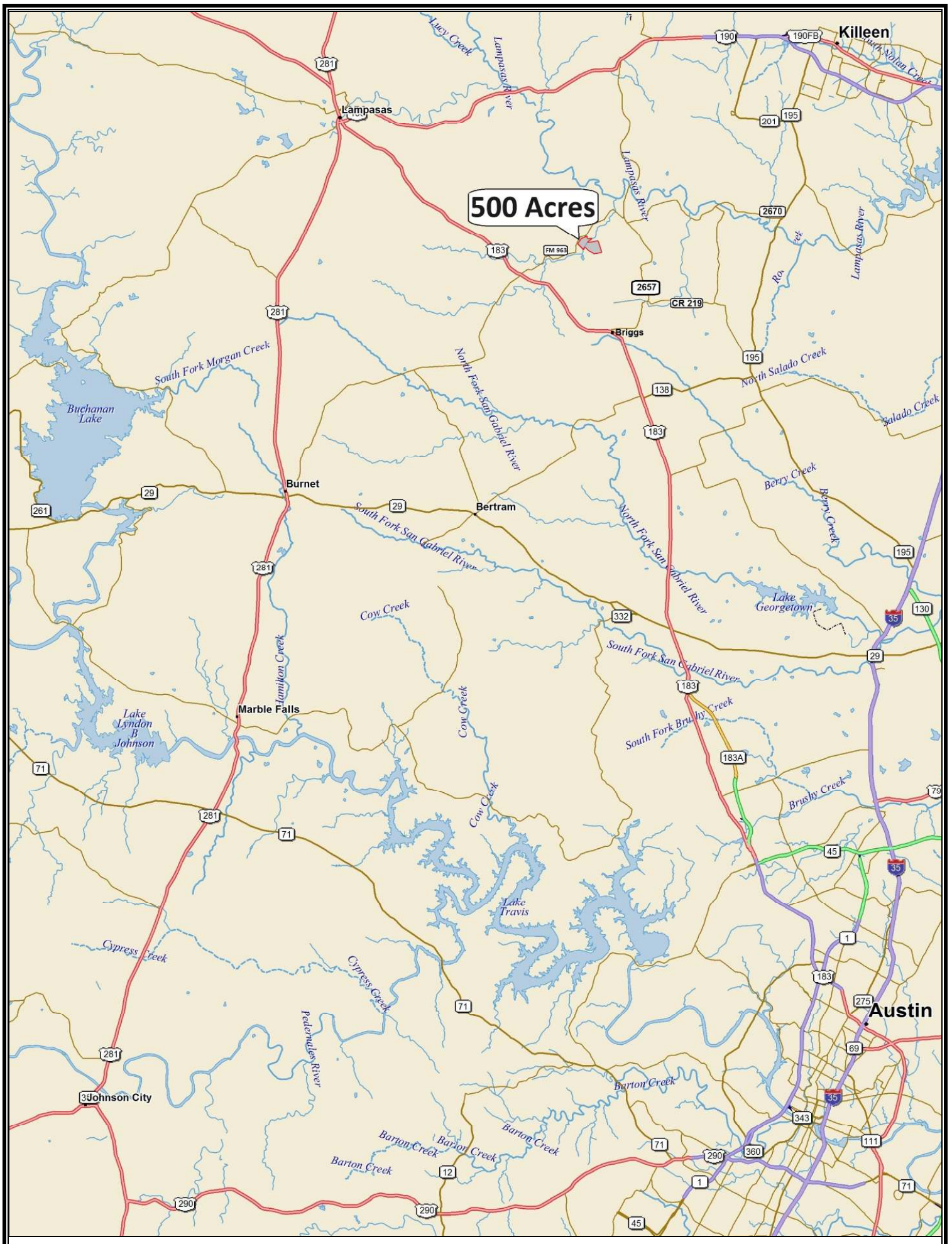
The ranch is located on F.M. 963 in the community of Oakalla, 4 miles from Hwy. 183. Within an hour of Austin, the property is only 25 minutes to Liberty Hill and 40 minutes to Cedar Park. Dallas is a 2.5 hour drive and Houston is 3.5 hours away.

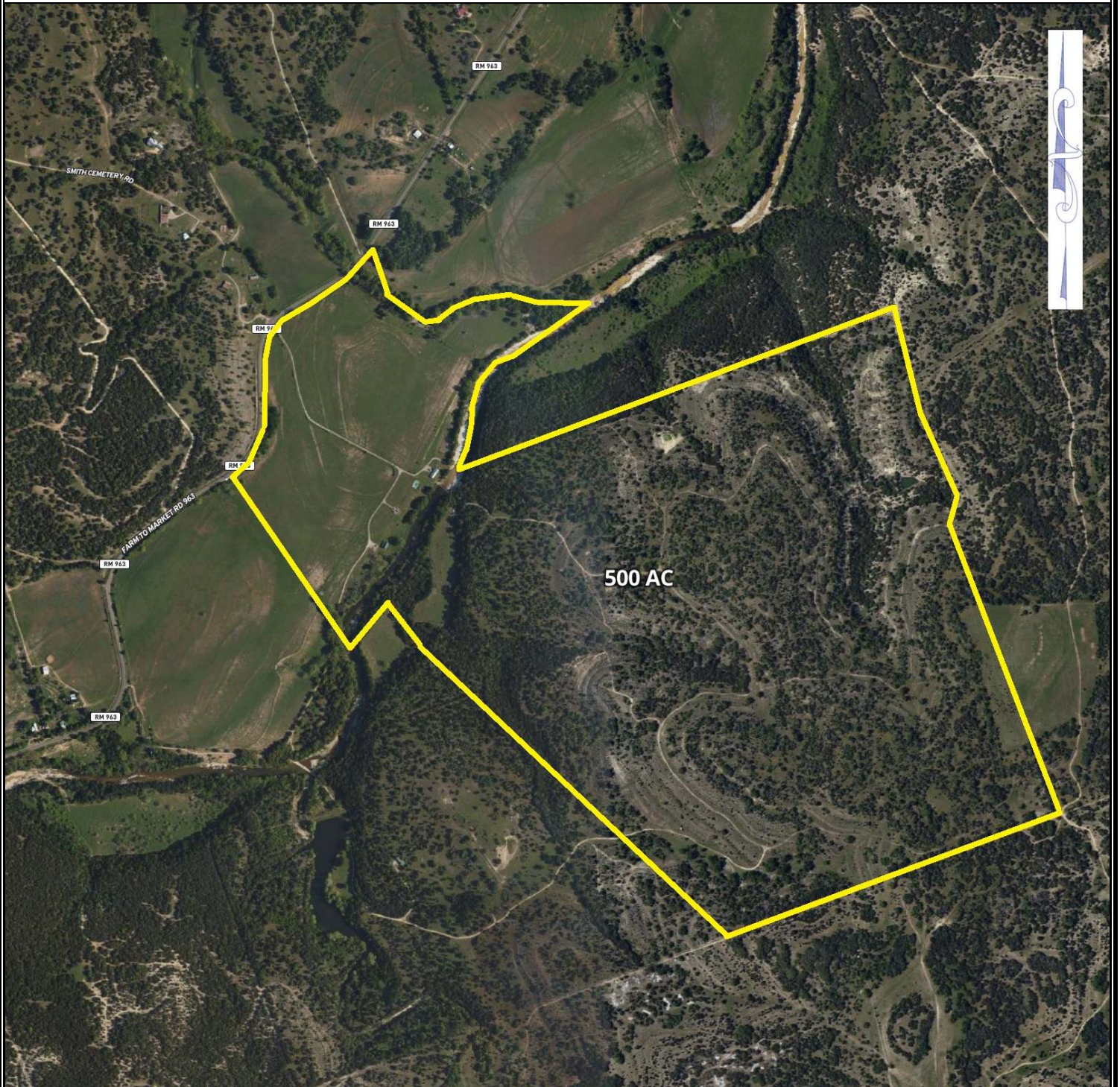
\$8,950,000

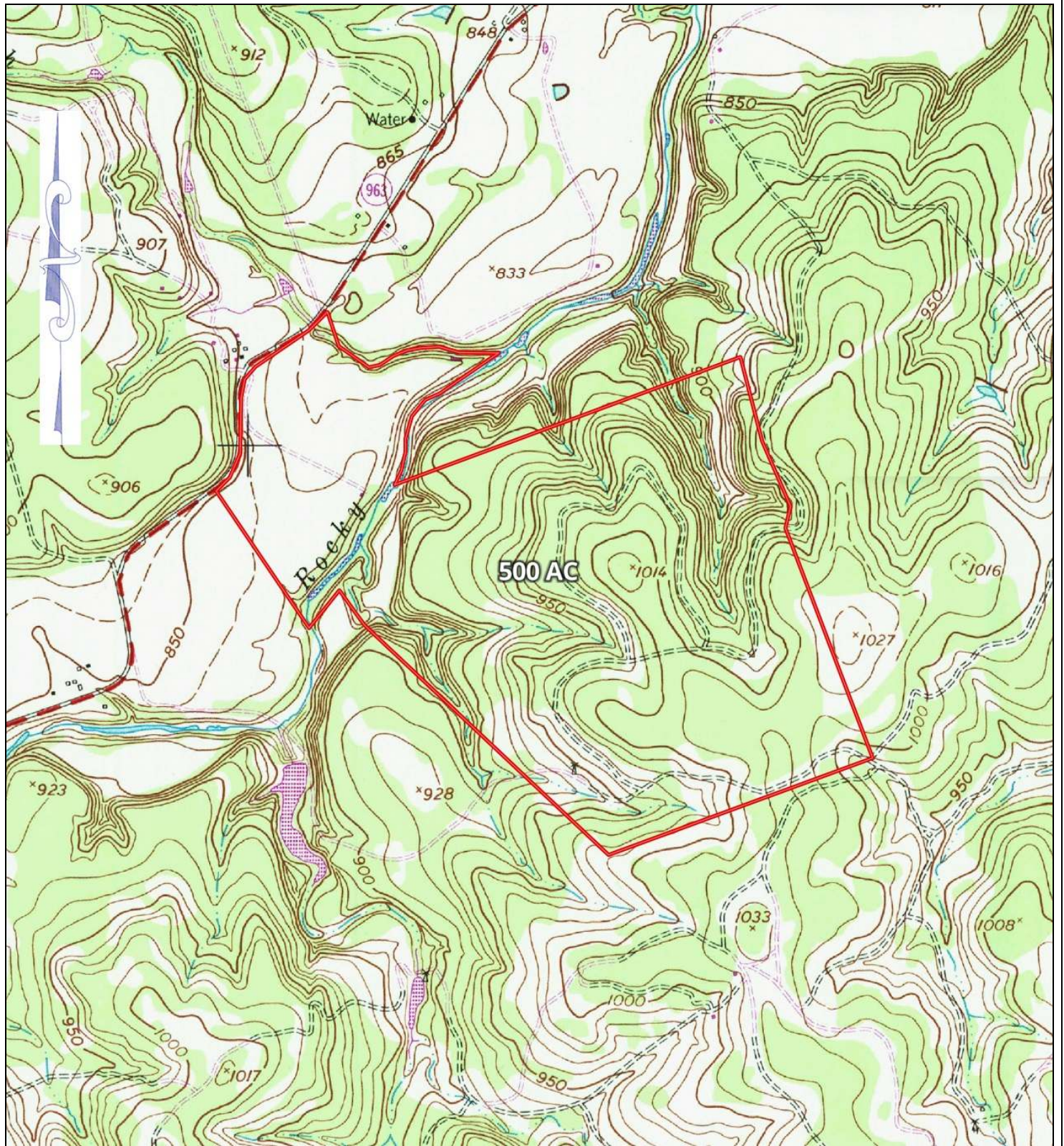


This information is deemed reliable but is not guaranteed. CC.

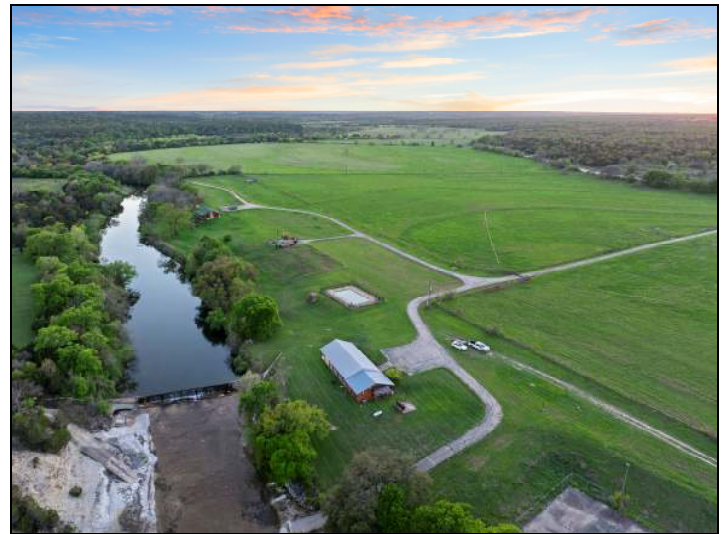


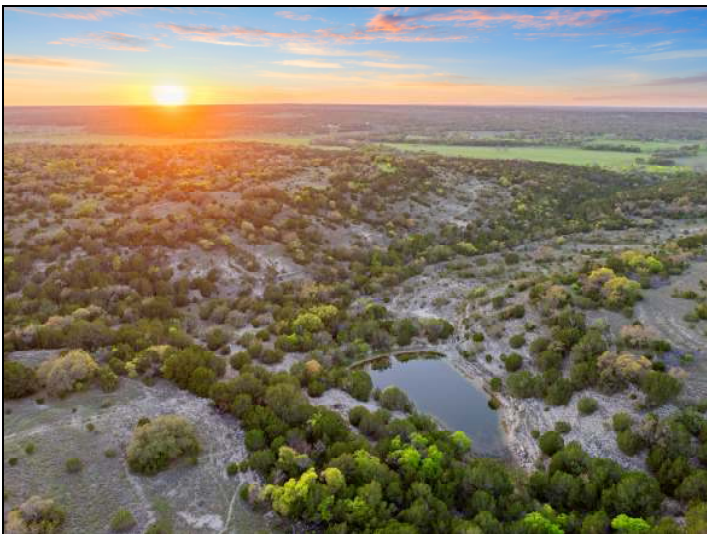












Property Summary Sheet

Size: 500+/- acres

Location: FM 963 in the community of Oakalla

Improvements:

Log Cabin Home – 2,665 Sq. Ft.

4 bedroom, 3 bath

Guest House – 1,315 Sq. Ft. with 1,877 Sq. Ft. Pavilion

3 bedroom, 2 bath

Swimming Pool

Well: 2 wells

Surface Water: Over 3,500' +/- of Rocky Creek (with irrigation rights)
2 spring fed ponds

Elevation Change: 180 Feet

Fencing: High fenced on 3 sides

Wildlife: Whitetail deer, turkey, largemouth bass, smallmouth bass, catfish, perch

School District: Lampasas

Property Tax Rate: 1.48 (ag valuation)

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.



email: ranches@jimberryranchsales.com