

Wolf Creek Ranch
23.32 Acres



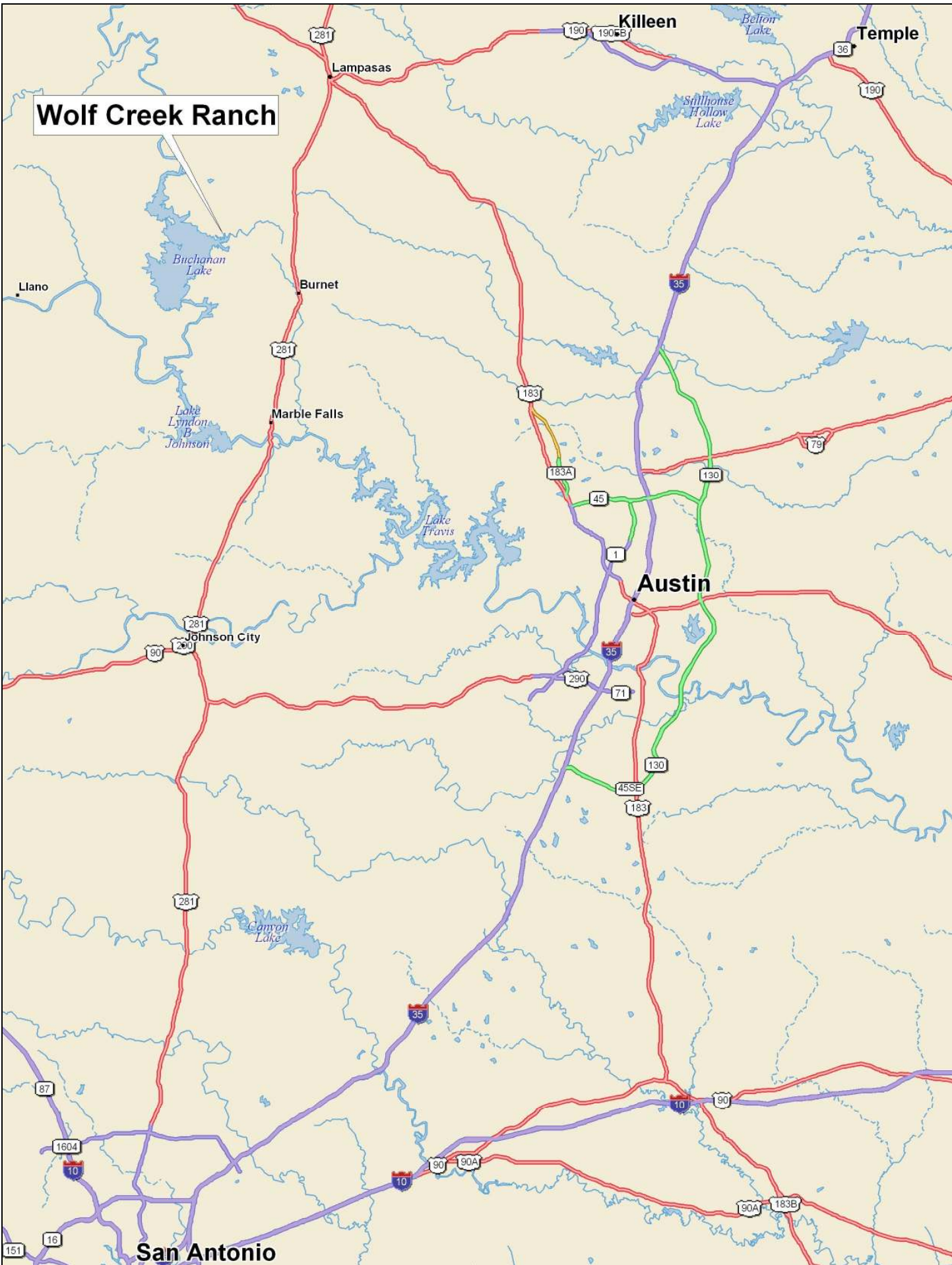
If you want a home site overlooking Lake Buchanan and with hill country views, this is the one! The elevation of this tract drops 300 feet from the home site to the lowest point. With twenty three acres of land, your views and privacy are protected. And cattle grazing throughout the subdivision maintain the low property taxes. It's in a gated subdivision which offers two property owners' parks, one stretches along Morgan Creek and a second with a day dock on Lake Buchanan.

\$530,000

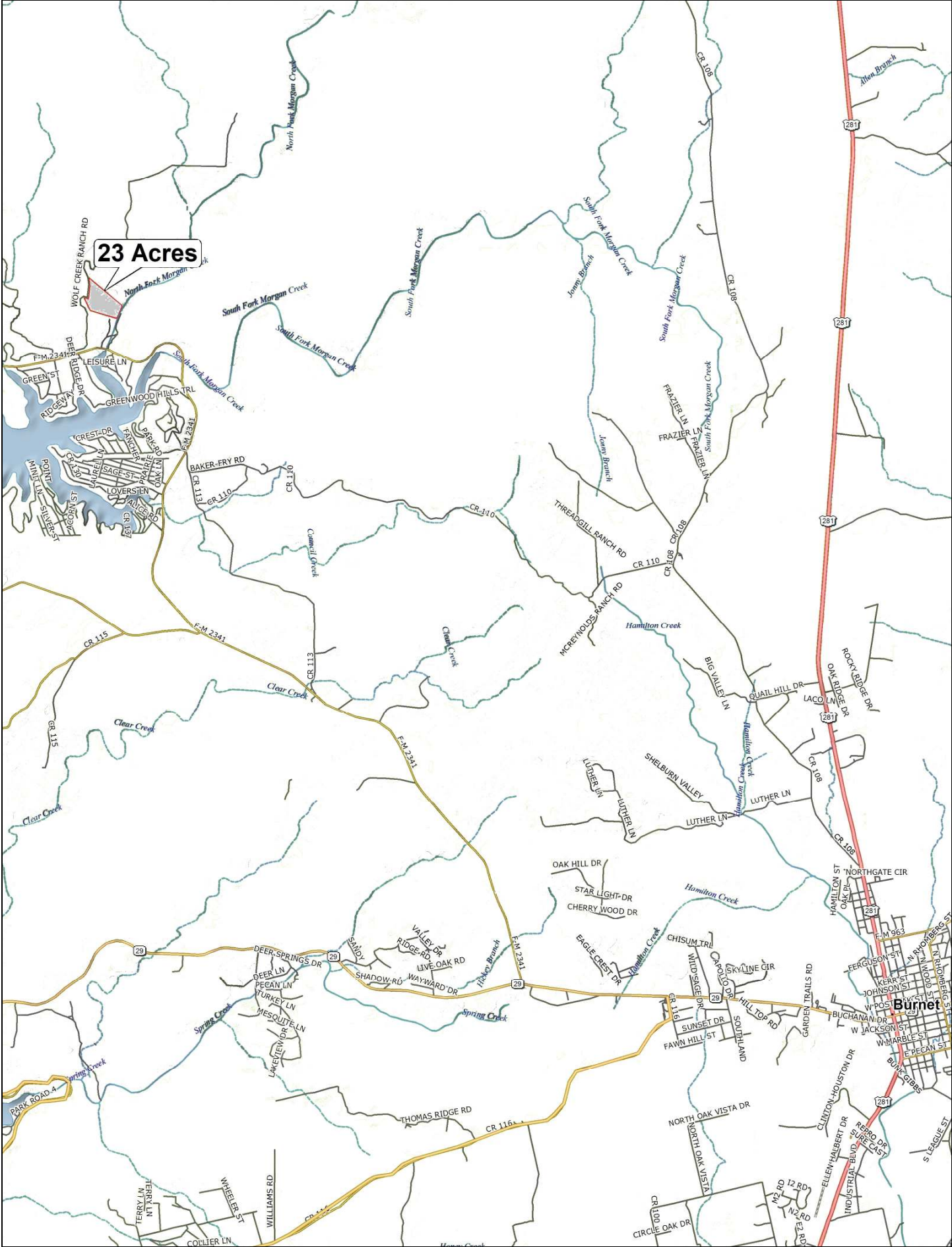


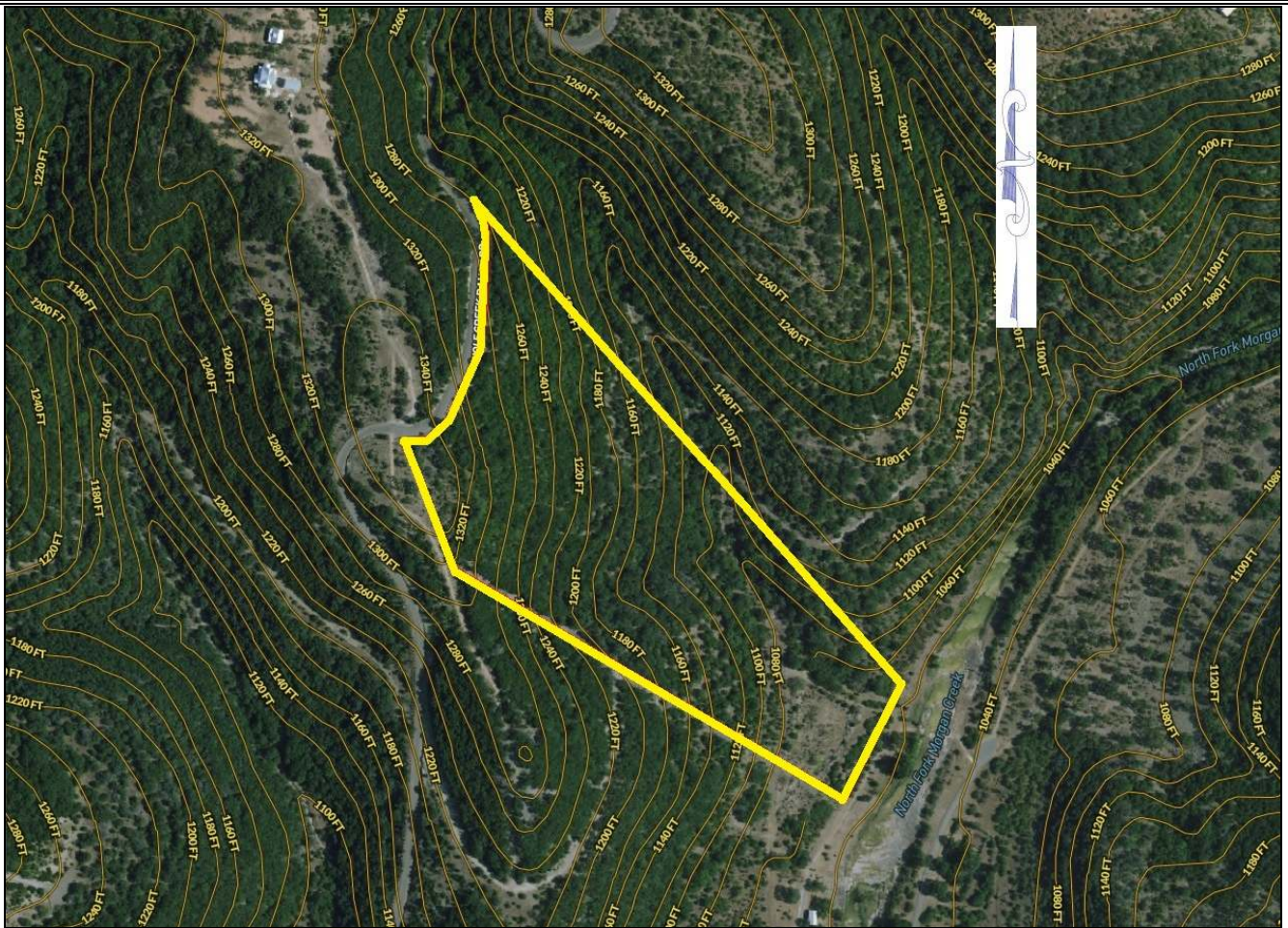
This information is deemed reliable but is not guaranteed. D.B.

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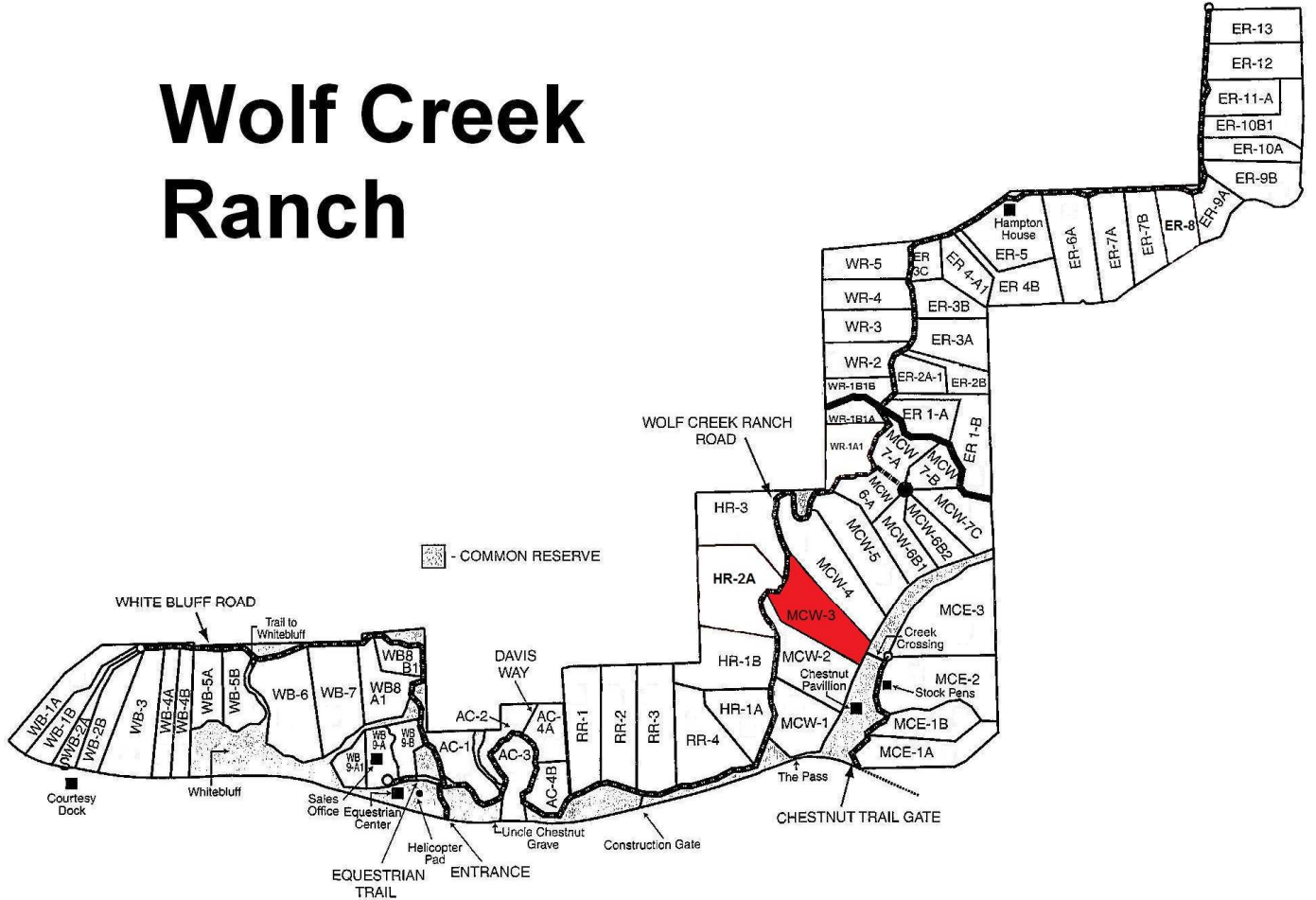


23 Acres





Wolf Creek Ranch





**Jim Berry Hill Country Ranch Sales
Property Summary Sheet**

LOCATION: Wolf Creek Ranch lot MCW-3

SIZE: 23.32 Acres

IMPROVEMENTS: NONE.

UTILITIES: Electricity

SCHOOL DISTRICT: Burnet

PROPERTY TAXES: Agricultural exemption

POA DUES: \$2,700 annually

RESTRICTIONS: All improvements must be approved by Design Review Board
Single Family residential purposes only, maximum of 2 residences per tract
Septic system and well required
Maximum height of 35 foot
Minimum of 2000 square feet air conditioned space
No mobile homes
Horses allowed

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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