

Wolf Creek Ranch
14.85 Acres



Site and home plans ready to build. Exceptional secluded home site all set up for a fast start.

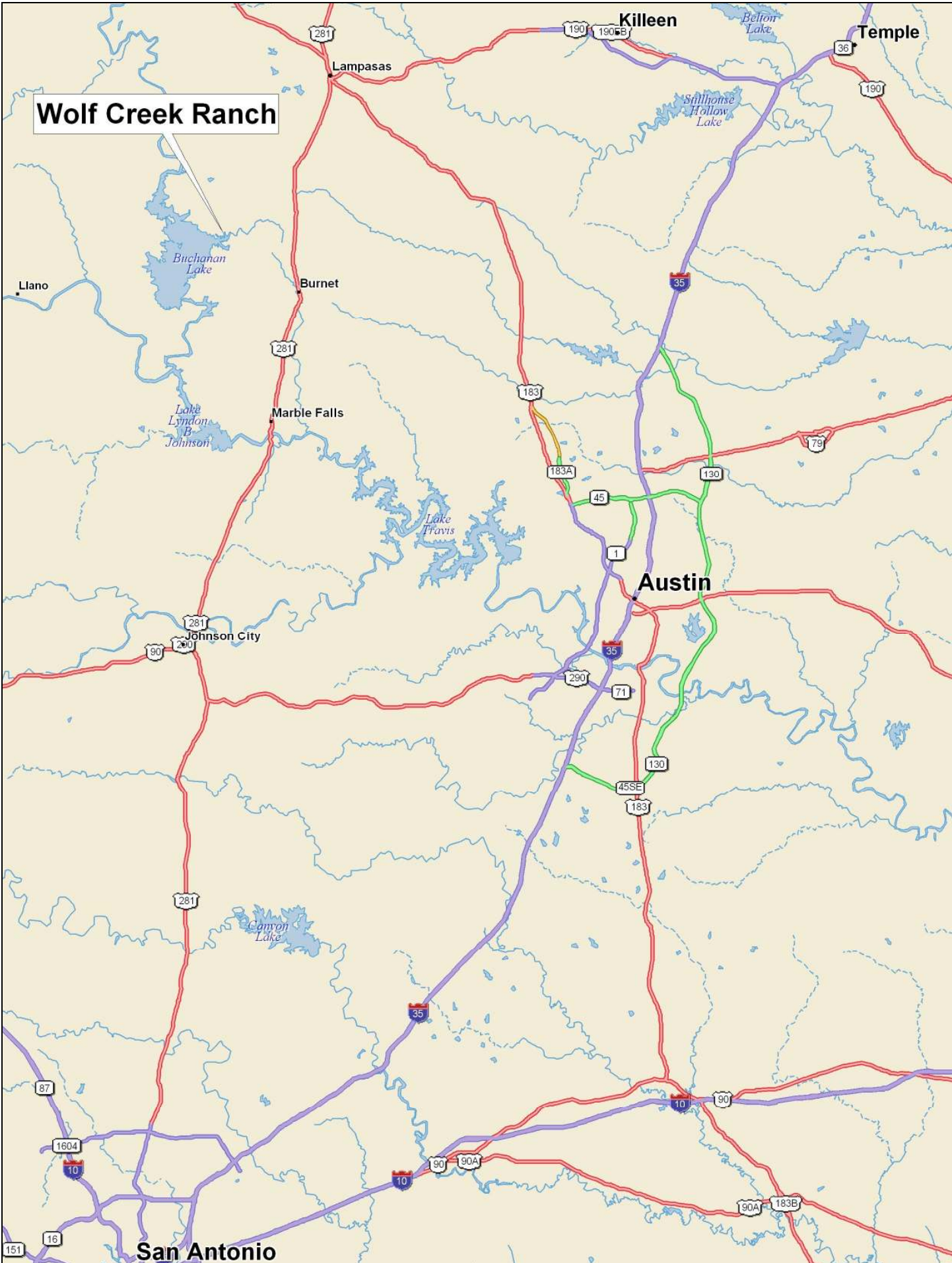
Owners work situations have them changing building locations. And you can start right where they left off if you desire. Wolf Creek Ranch is a beautiful gated subdivision which offers two property owners' parks, one stretches along Morgan Creek and a second with a day dock on Lake Buchanan. The Ranch has 125 acres of common areas, an Equestrian center with 7 miles of paved roads as well as trails to ride on, a helicopter pad and a large pavilion for group events. And cattle grazing throughout the subdivision maintain the low property taxes.

\$370,000

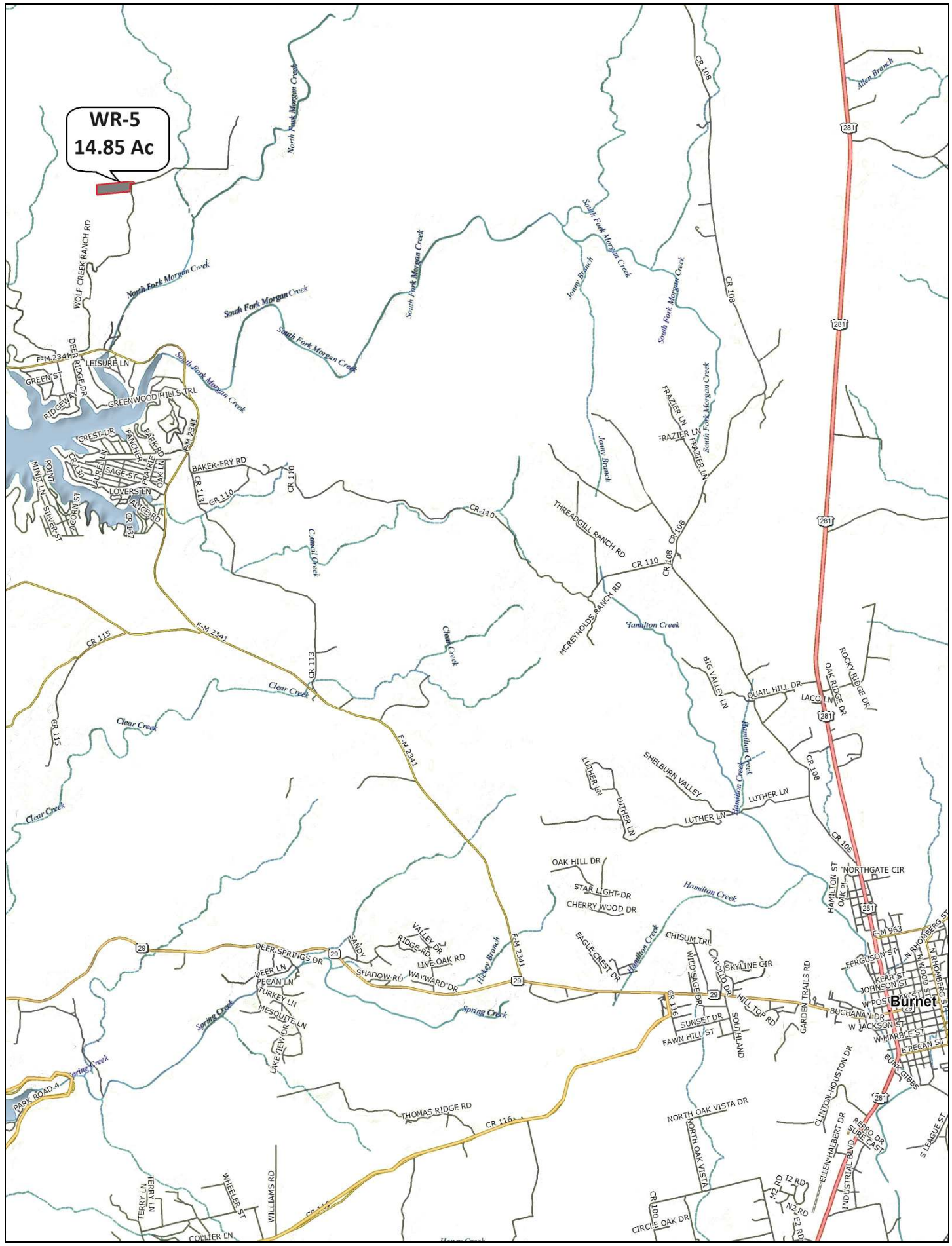


This information is deemed reliable but is not guaranteed. D.B.

Wolf Creek Ranch

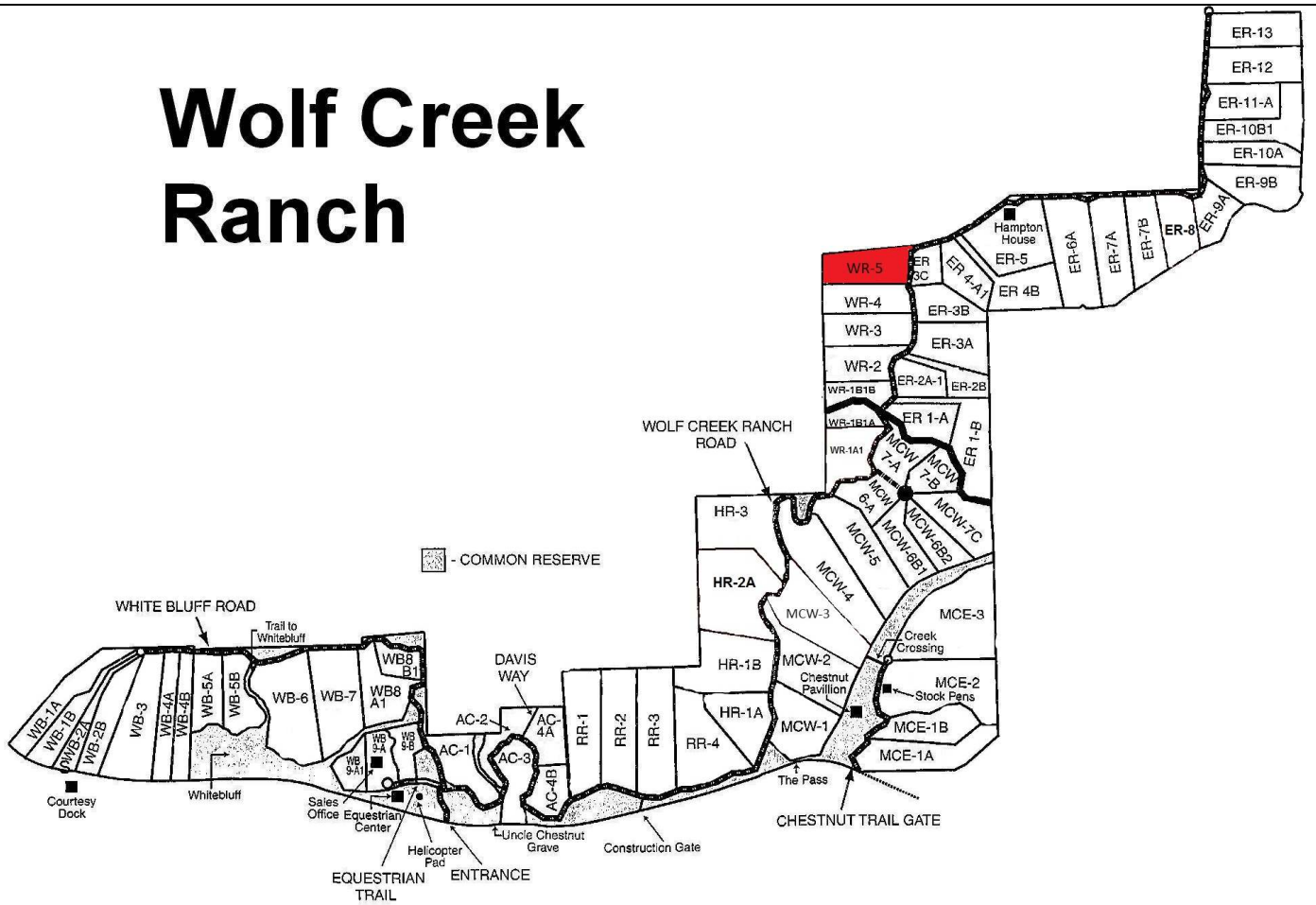


WR-5
14.85 Ac





Wolf Creek Ranch





Jim Berry Hill Country Ranch Sales
Property Summary Sheet

LOCATION: Wolf Creek Ranch lot WR-5

SIZE: 14.85 Acres

IMPROVEMENTS: Cedar cleared for building site
Road base for driveway in place

EXTRAS: Custom hard bid ready plans for 4 bed 6 bath house specifically designed for the site (\$25,000) and a Full boundary and topography survey (\$3,000) included with purchase.

UTILITIES: Electricity and well already in place

WATER WELL: 180' deep – 20 GPM (with water storage tank)

SCHOOL DISTRICT: Burnet

PROPERTY TAXES: Agricultural exemption, 2023 property taxes - \$14.59

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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