

Wolf Creek Ranch 14.85 Acres



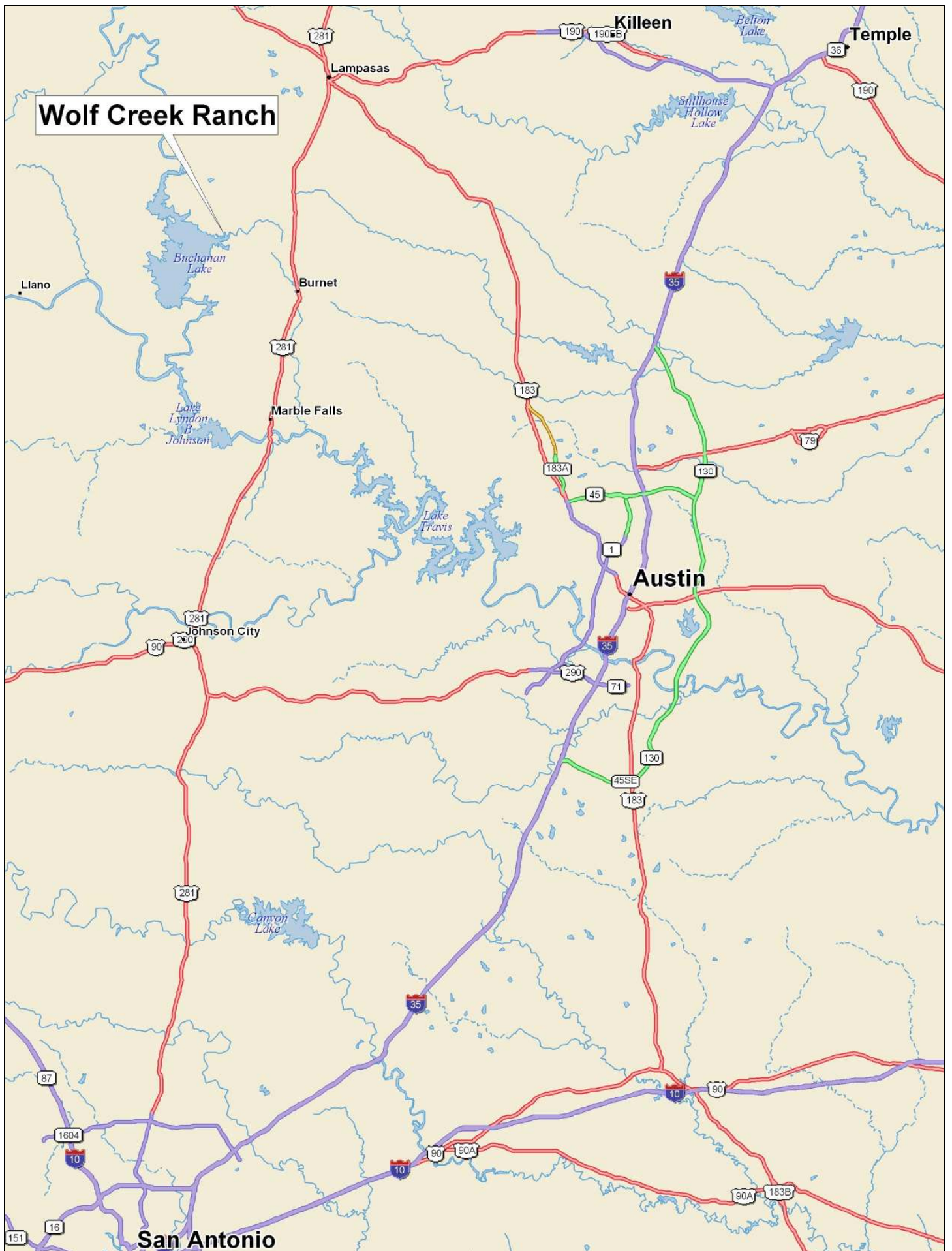
Beautiful corner wooded lot with multiple large live oaks already cleared for homesite with well, electricity and construction road. On the top of Wolf Creek ranch the land has views over the ranch and towards neighboring hills: even better from second story height. It stands out from the other steeply sided lots on the ranch by being unusually flat making every acre usable. Only one neighboring plot. Two sides border a large exotic ranch and have new fencing. Large metal shed can convey but will require new permission from WCR design review board. If interested hard bid plans by renowned local home designers Delineations <https://www.delineations.com/> are ready to go for a 4 bed, 5 bath on the site

\$370,000

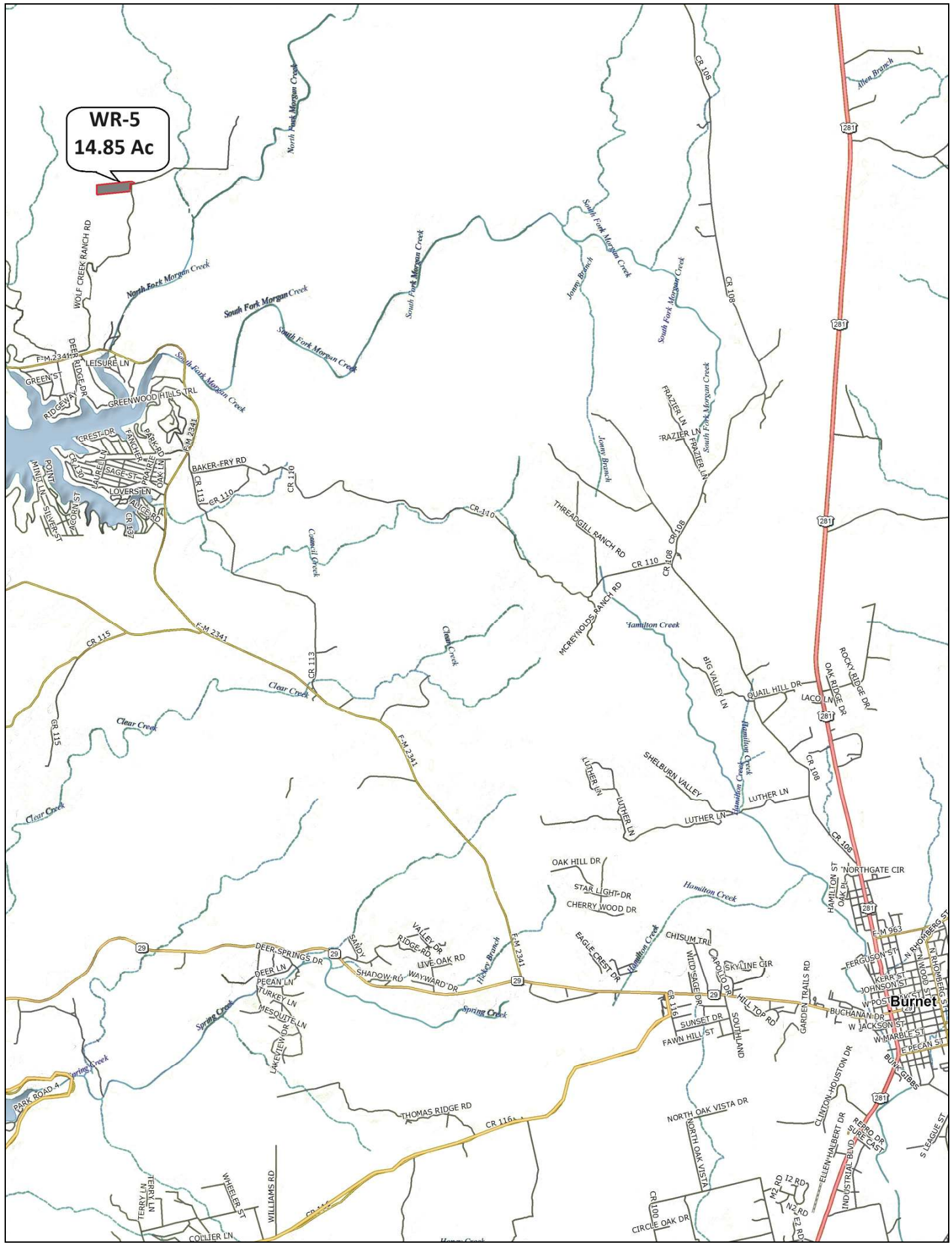


This information is deemed reliable but is not guaranteed. L.N.

Wolf Creek Ranch

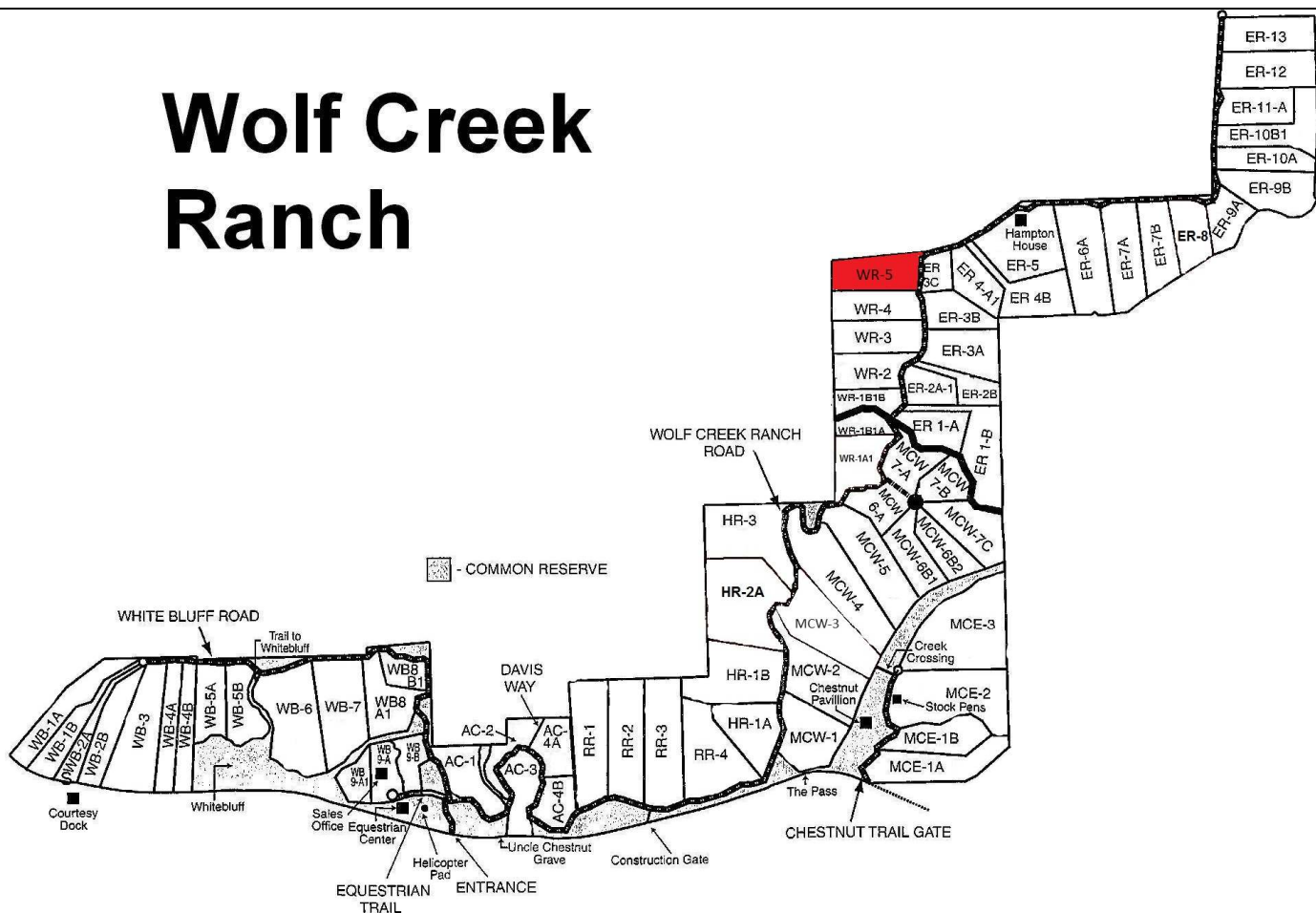


WR-5
14.85 Ac





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

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