



Coldwell Banker United

\$399,000

- 19.03 Acres
- 1,400 ft of Waterfront on Cow Creek
- Mature Oak Trees, Heavily Wooded Areas
- Elevations with Views to the West of the Property
- AG Exempt for Very Low Taxes
- 20 Minutes from either Marble Falls or Cedar Park, TX
- Marble Falls ISD



# Cow Creek Rd

Lago Vista, TX 78654

MLS# 9432008 | Travis County

This is an incredible buy- nearly 20 acres with approx. 1,400 ft of both sides of clear, rock-bottom Cow Creek. The tract has large mature oak trees and areas of cover, as well as green pastures. Elevations towards the west of the property allow for great Hill Country views. There is an AG exemption in place making for very low taxes. It is located just 45 minutes from the Arboretum, and only a 20 minute journey to either Marble Falls or Cedar Park, TX. This would make a great homesite or potential venue site.



**Dave Murray, Broker, REALTOR®**

**DMTX Realty**

Coldwell Banker United

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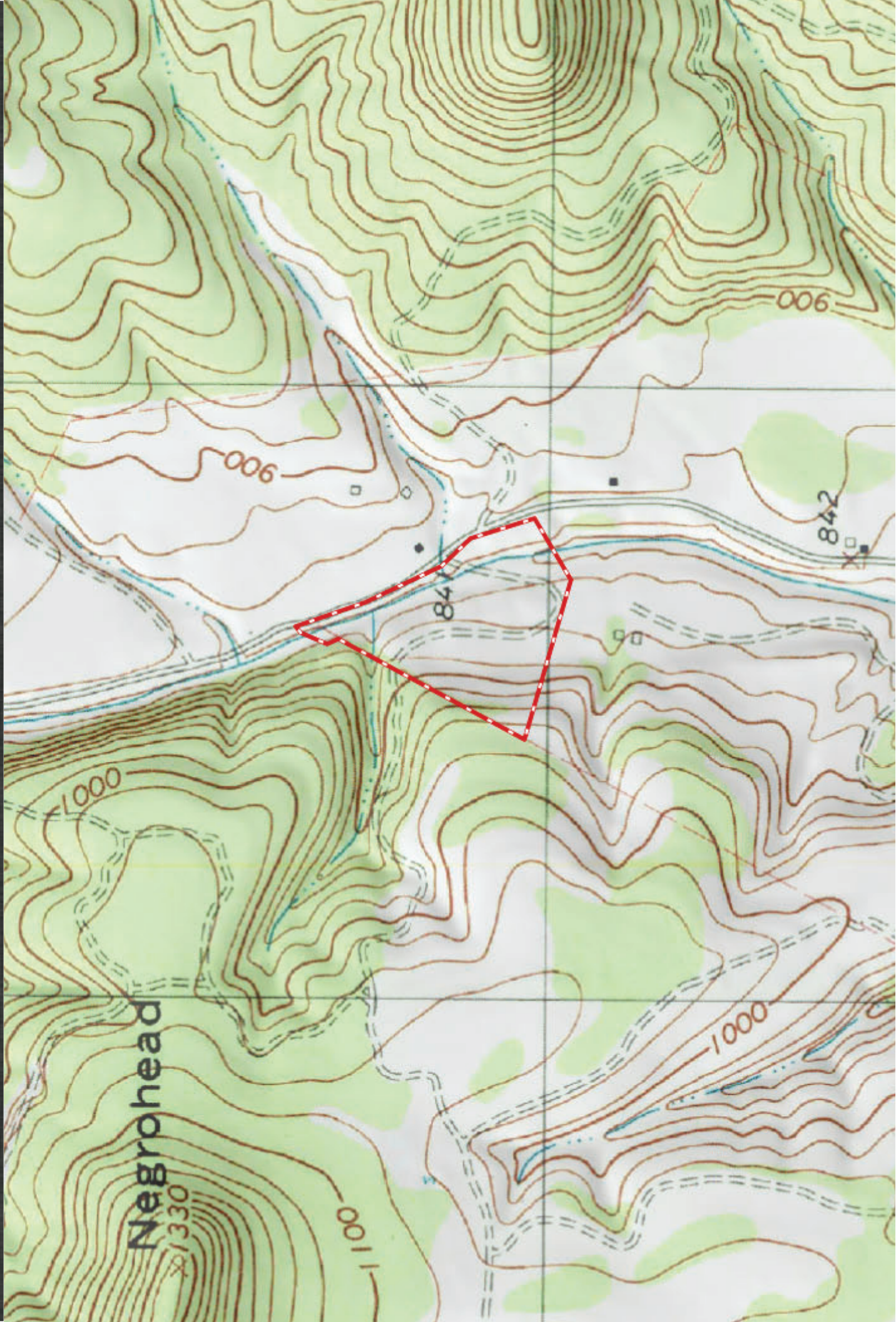


19 ACRES - TRAVIS COUNTY, TX

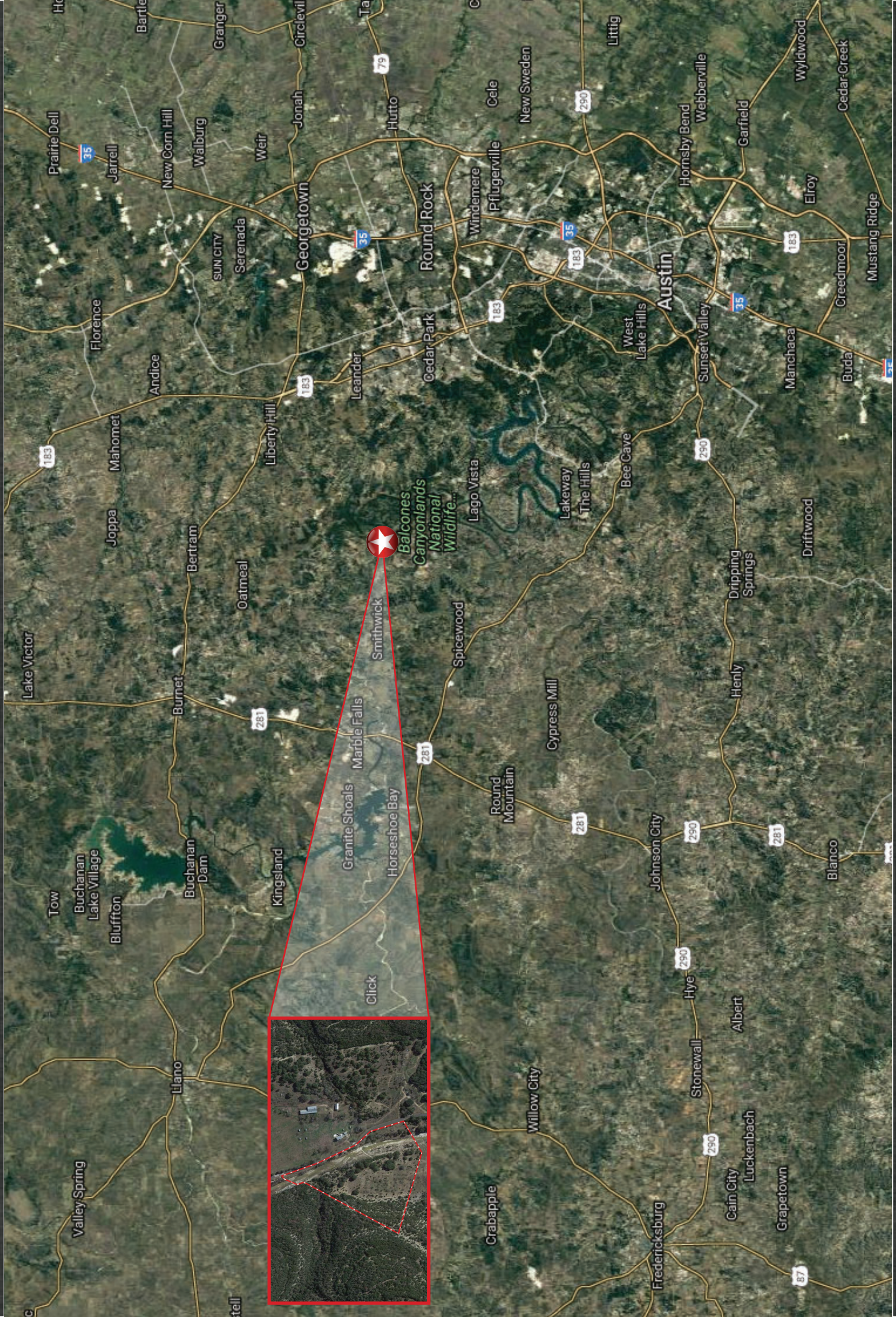
Coldwell Banker United, Realtors  
Dave Murray, Broker



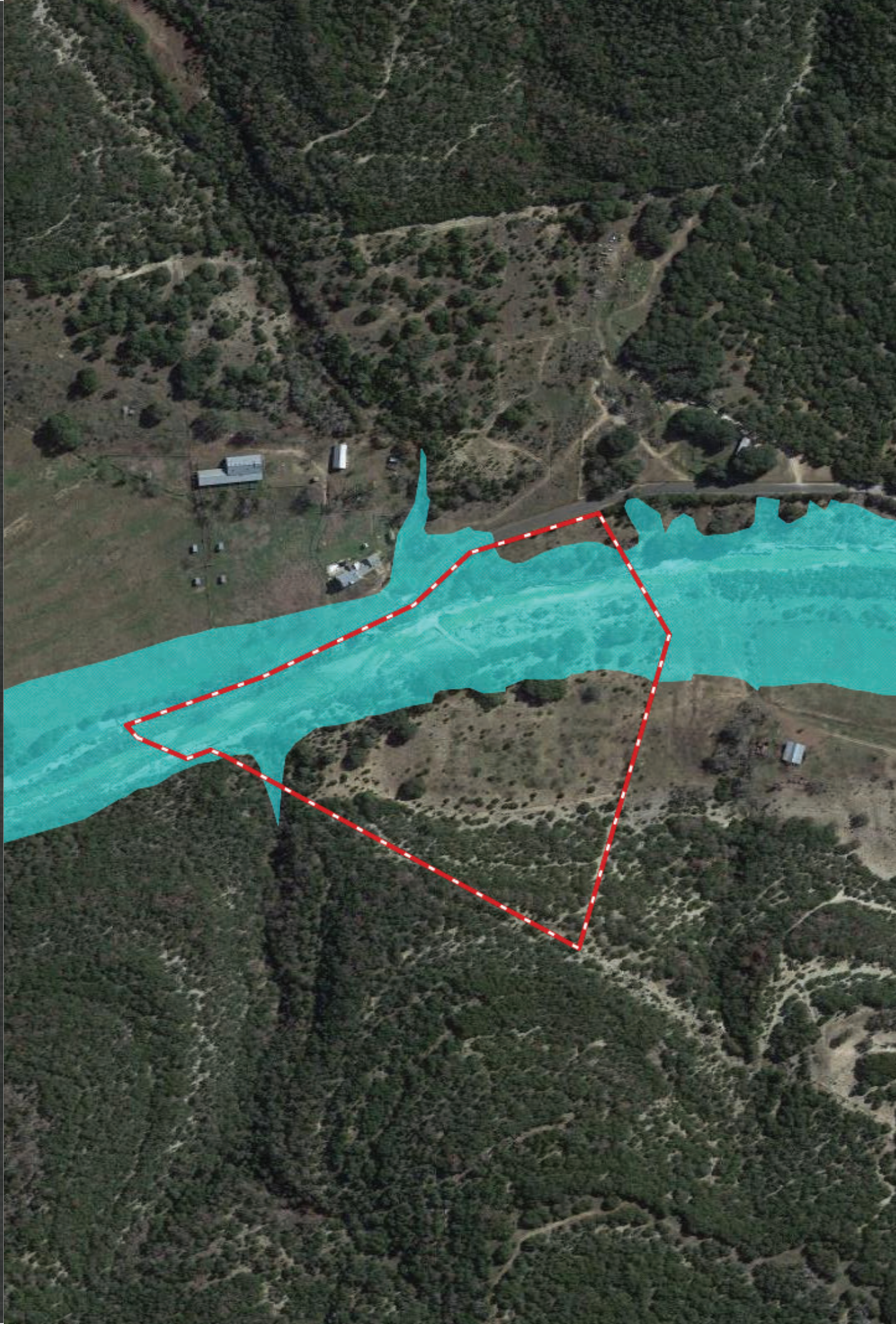






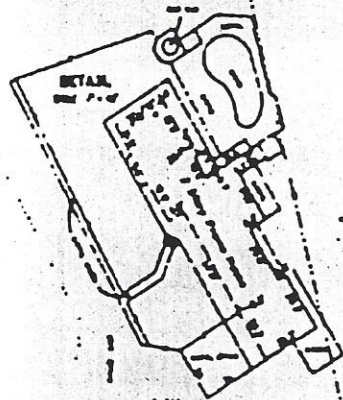








# "Exhibit B"



North arrow  
Scale  
1:250

11.925 ACRES  
Survey 100

19.036 ACRES  
Survey 100

COW CREEK

COW CREEK RD.

3.1 MILES  
TO 1431  
✓