



Coldwell Banker United

1115 County Road 414

Spicewood, TX 78669

\$749,000

- 16 Acres
- Completely Manicured All-Usable
Rock-free Land
- Gated & Private
- Tall Mature Oak Trees
- LCRA Water
- Private Pond
- Boat Acces at Nearby Ridge Harbor
Marina
- Nearby park Muleshoe bend
- Marble Falls ISD



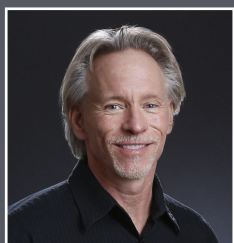
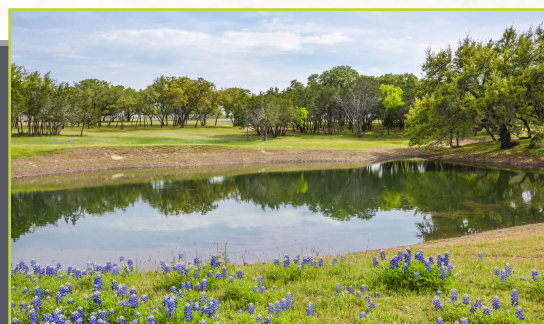
16 Acres of Manicured Land | Burnet County

Welcome to Triple JJJ Ranch. This gated property is completely manicured land that has several ideal building sites. It has a wealth of mature oak trees throughout that compliment the landscape, as well as a picturesque private pond. Located near Lake Travis, it is less than a mile away from the Muleshoe Bend park and waterfront, and there is nearby boat access and slips available at Ridge Harbor Marina.

Passing through the gated entrance, it is clear this would make an amazing place for an estate. Roads have been cut through the property that wind through gently rolling hills and water features, all against a landscape of towering oaks. There are multiple ideal build sites, with oak trees providing good privacy. This could also make an ideal site to have horses. The land is almost entirely rock free, with rolling green pastures.

There are more perks to the location- Spicewood Airport is nearby, as well as 2 award-winning Arnold Palmer golf courses. It is just 20 minutes to Hill Country Galleria and 20 minutes to Marble Falls. An AG exemption is in place making for low taxes. There is a climate-controlled storage building. Wildlife is in abundance at this property including deer and turkey. This is a breathtaking property that immediately wins you over as soon as you enter it. Marble Falls ISD

Also available at 35 Acres at \$1,699,000 and 18 Acres at \$989,000



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

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dmtx.com







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1115 County Road 414 Available 3 Ways.

512-751-6060 | info@dm tx.com

- 16 acres at \$749,000
- 18 acres at \$989,000
- 35.4 acres at \$1,699,000

16 ACRES - BURNET COUNTY, TX



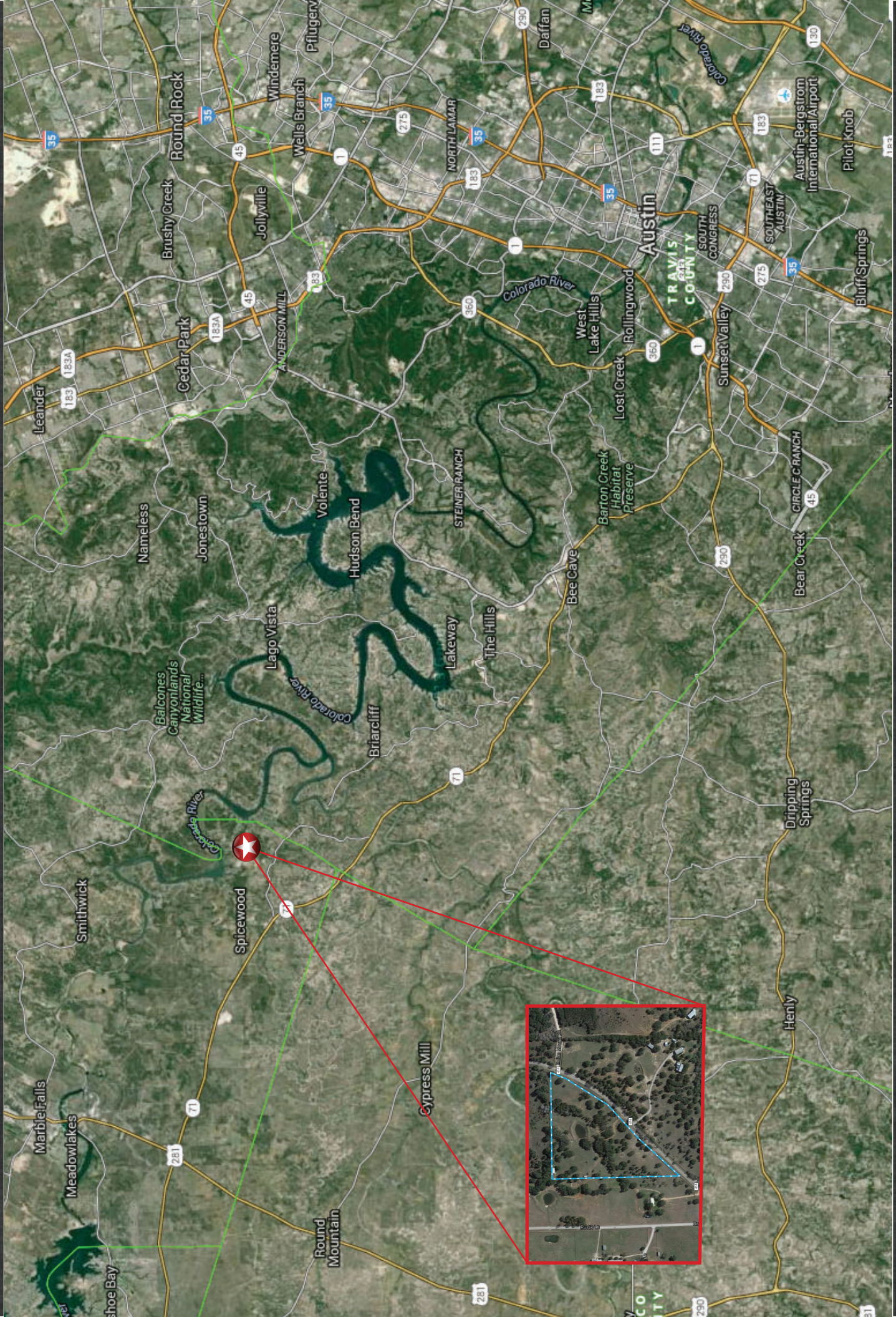
STORAGE BUILDING



GATE



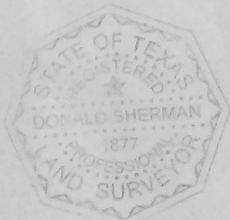
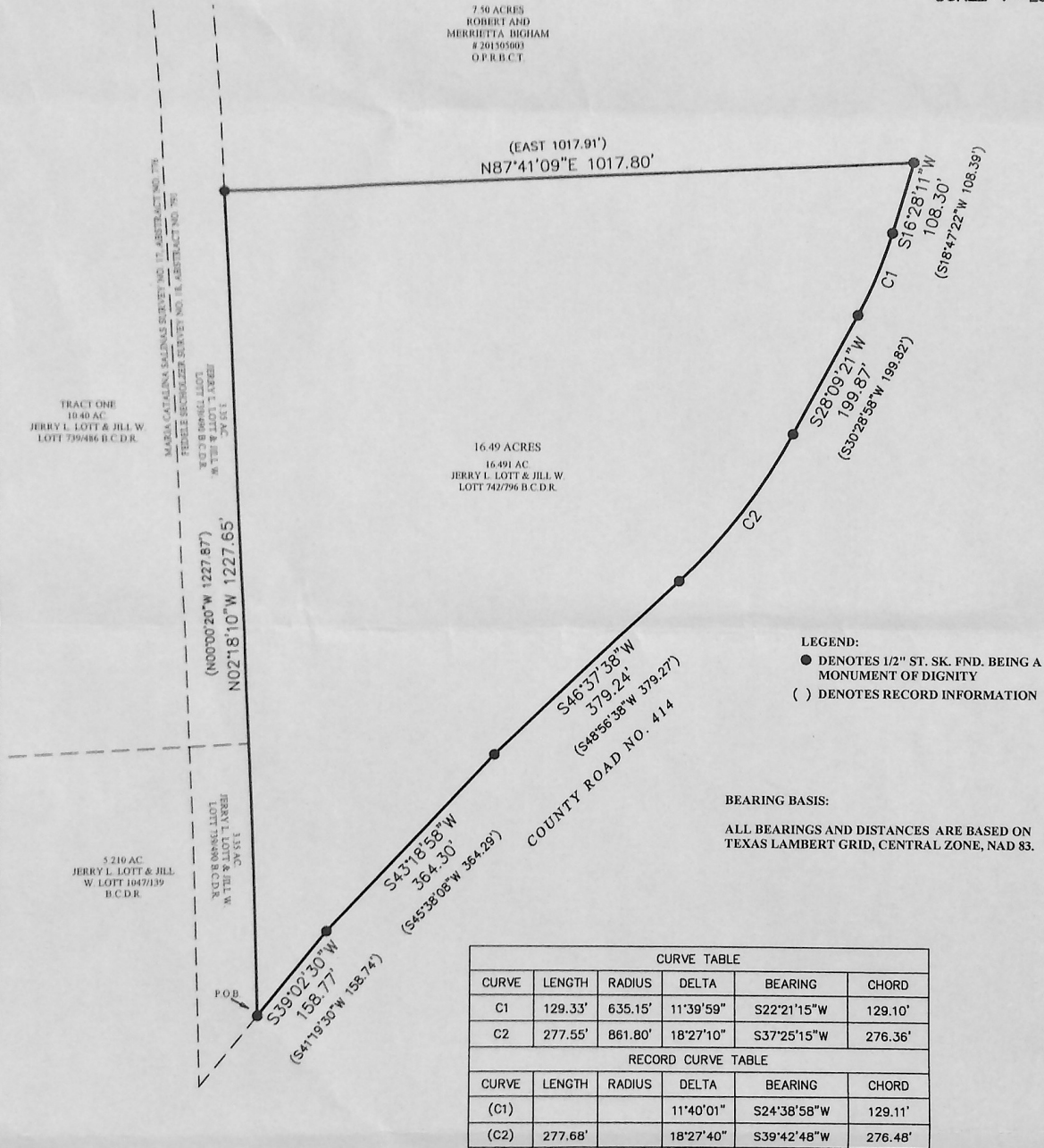






SURVEY PLAT TO
ACCOMPANY FIELD NOTES OF
16.49 ACRES
OUT OF THE
FEDELE SECHOLZER
SURVEY NO. 18, ABSTRACT NO. 791
BURNET COUNTY, TEXAS
SHEET 1 OF 2

SCALE: 1" = 200'



I HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JERRY L. LOTT AND JILL W. LOTT

Donald Sherman DATE 8/31/16
DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
JOB NO. - 14373 OFFICE - J. FRAYLEY FIELD - N/A