



Coldwell Banker United

1115 County Road 414

Spicewood, TX 78669

\$1,699,000

- 35.4 Acres
- Completely Manicured All-Usable Rock-free Land, Fully Fenced
- Gated & Private with Dual Gated Entrances
- LCRA Water
- 2 Ponds
- 2,000 sq ft Ranch Home, Standalone Breeze Room, Barn
- Boat Acces at Nearby Ridge Barbor Arena
- Nearby park Muleshoe bend
- Marble Falls ISD



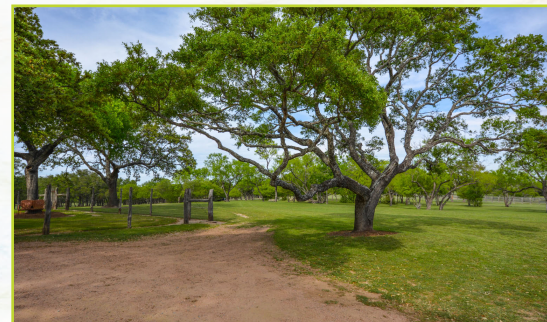
35 Acres of Manicured Land | Burnet County

Welcome to Triple JJ Ranch. This gated property consists of 35 acres of all-usable, 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 two ponds. 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 one of the two gated entrances, 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. The property is completely fenced and meticulously manicured. 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 currently a manufactured home on the property that could be used while someone built. Additionally there is a climate-controlled storage building, and barn with workshop. 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 16 Acres at \$749K and 18 Acres at \$989K



Dave Murray, Broker, REALTOR®

DMTX Realty

Coldwell Banker United

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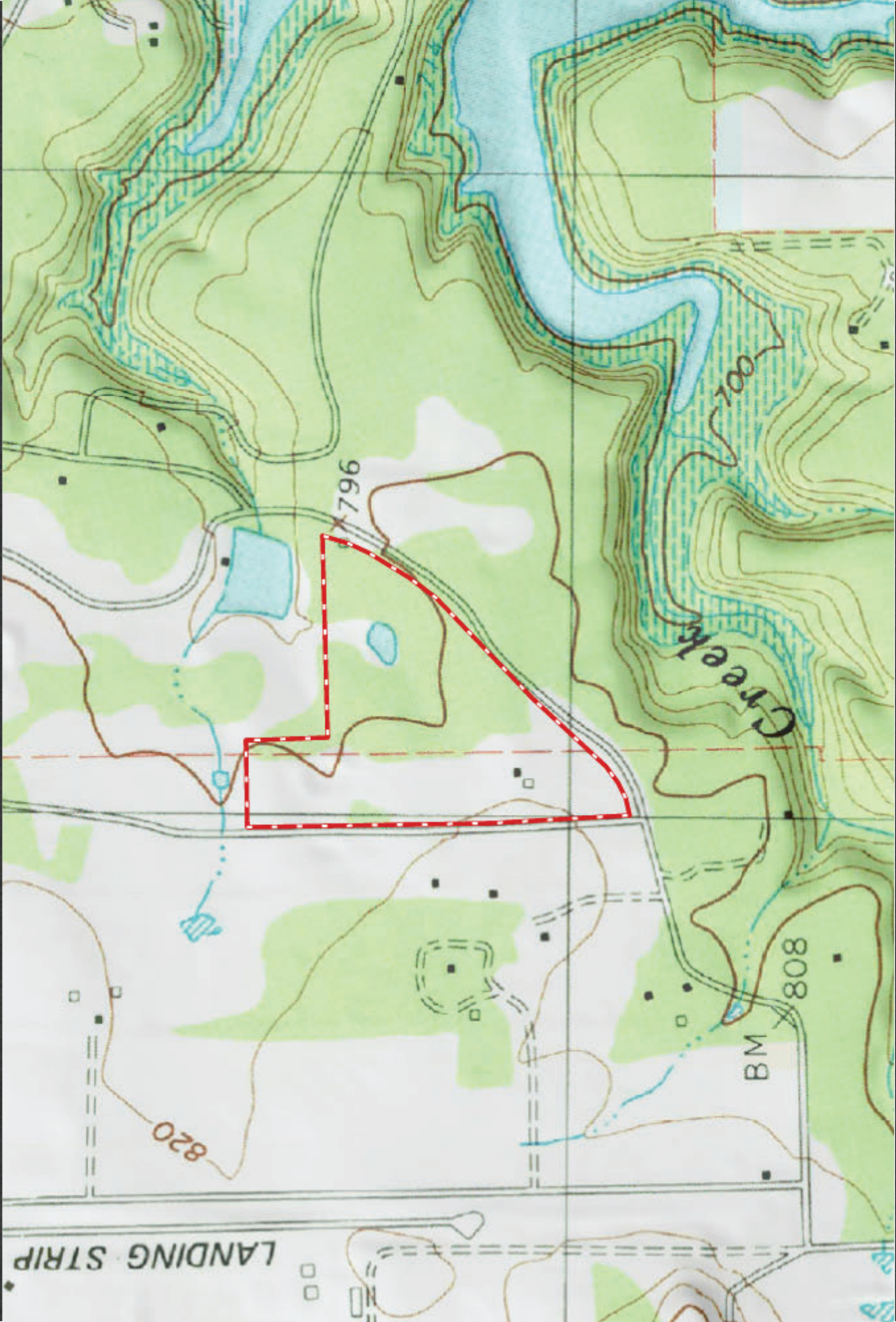






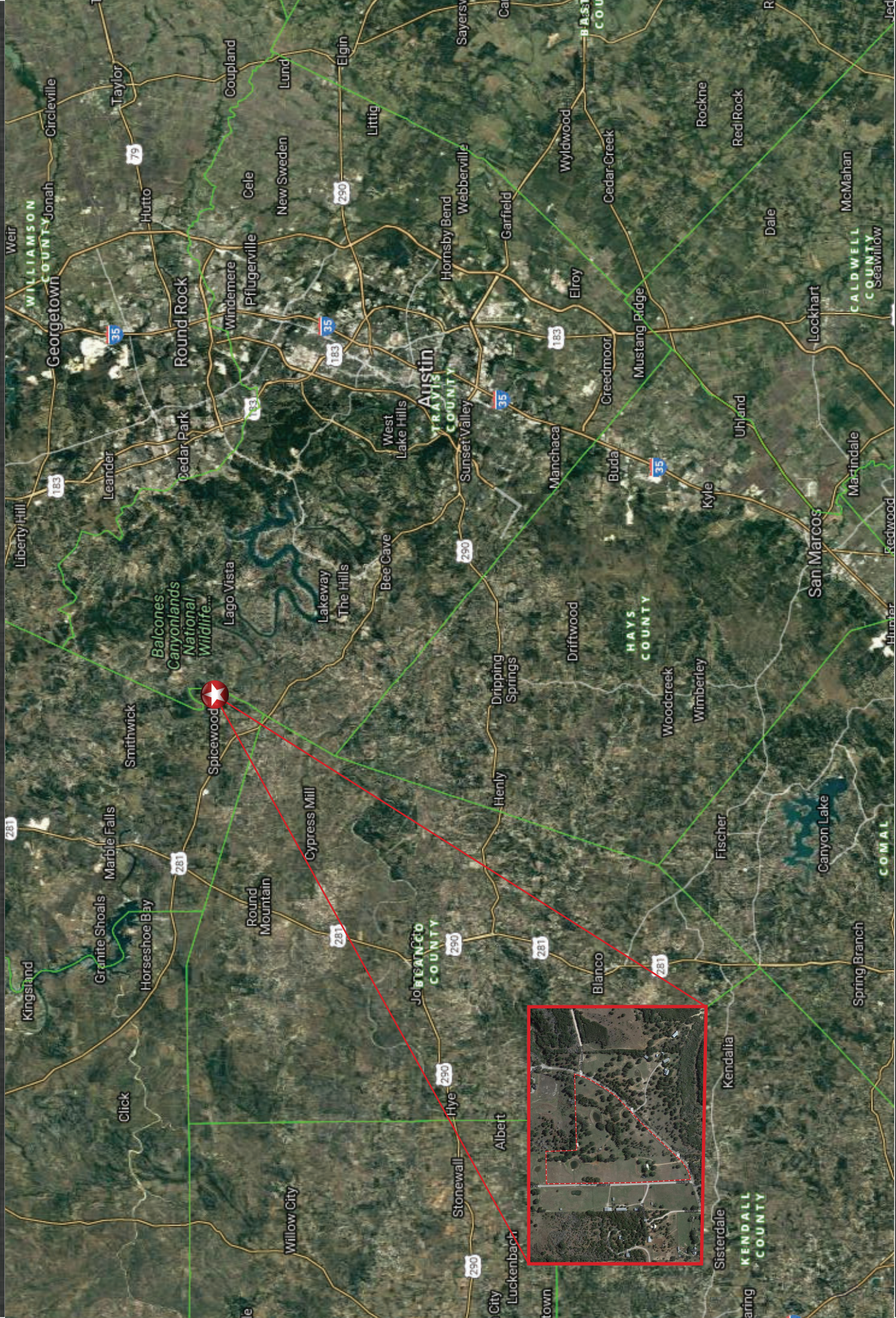
35.4 ACRES - BURNET COUNTY, TX

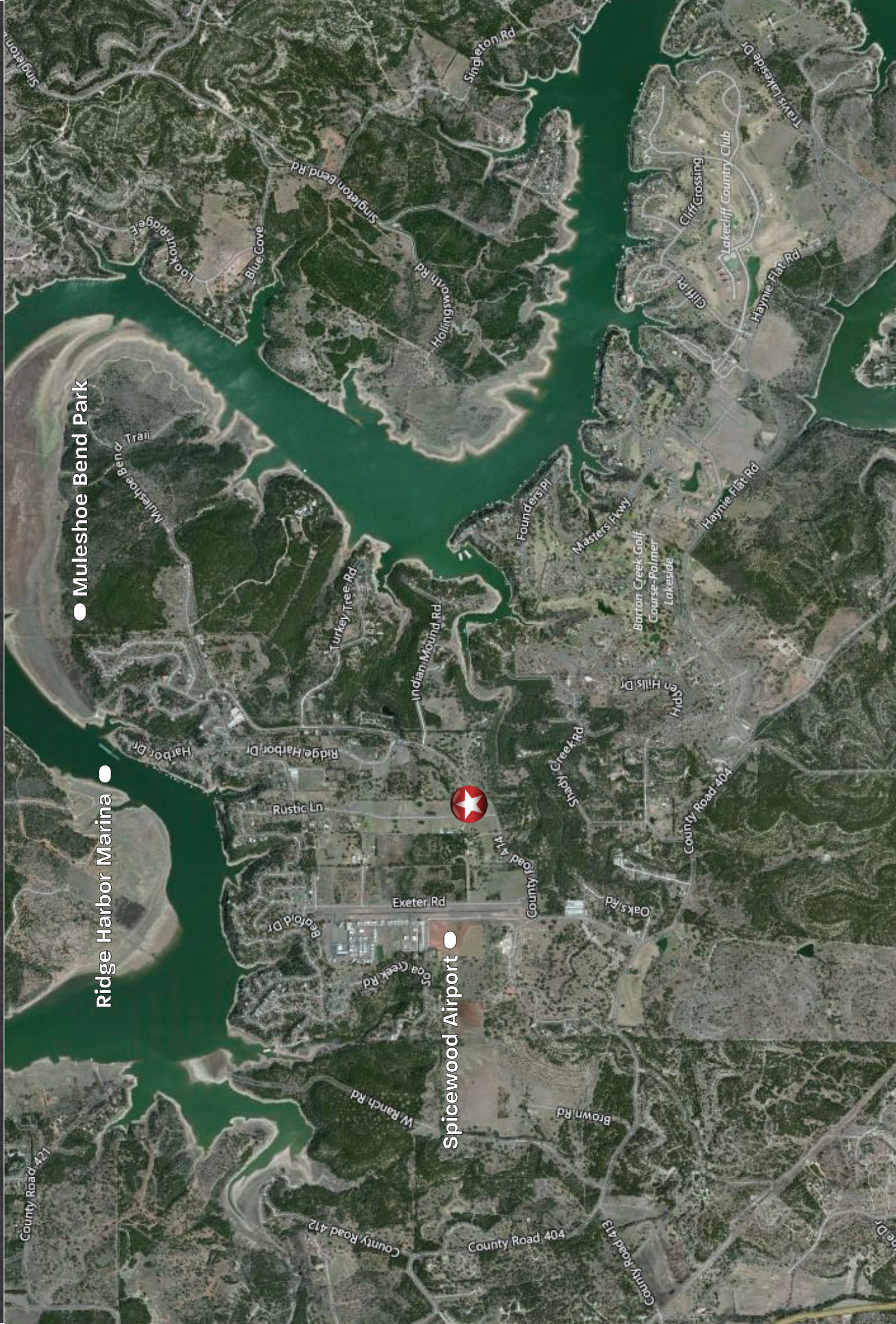
Coldwell Banker United, Realtors
Dave Murray, Broker



35.4 ACRES - BURNET COUNTY, TX

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● Muleshoe Bend Park

Ridge Harbor Marina ●

Spicewood Airport ●

TRACT I:
12.61 AC.
JERRY L. LOTT & JILL W.
LOTT 758/1014 B.C.D.R.

TRACT II: 8.11 ACRES
MERRIETTA E. BIGHAM
201505104
O.P.R.B.C.T.

SCALE :

LEGEND:
● DENOTES 1/2" ST. SK. F.
MONUMENT OF DIGNITY
() DENOTES RECORD INFO

BEARING BASIS:
ALL BEARINGS AND DISTANCES ARE
TEXAS LAMBERT GRID, CENTRAL ZONE

7.50 ACRES
ROBERT AND
MERRIETTA BIGHAM
201505003
O.P.R.B.C.T.

35.44 ACRES

COUNTY ROAD NO. 414

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	129.33'	635.15'	11°39'59"	S22°21'15"W	129.10'
C2	277.55'	861.80'	18°27'10"	S37°25'15"W	276.36'
C3	199.39'	7227.15'	1°34'51"	N02°59'45"W	199.38'
RECORD CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
(C1)			11°40'01"	S24°38'58"W	129.11'
(C2)	277.68'		18°27'40"	S39°42'48"W	276.48'
(C3)	199.40'			N00°41'38"W	199.40'

