

12120 Cow Creek Rd

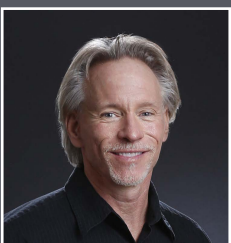
MARBLE FALLS, TEXAS 78654

\$3,499,000

410 Acres



Cow Creek Waterfront



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Coldwell Banker United



410 Acres

Travis County | Marble Falls ISD

Location

Located North of 1431, between Marble Falls and Lago Vista, up Cow Creek approx. 5 miles. Balcones Canyonlands National Wildlife Reserve is to the West.

Water Features

This property features approx. *1,500 ft. of crystal clear Cow Creek waterfront*, coming in from Lake Travis. With the property comes ownership of the rock bottom Chalk Creek & Cow Creek confluence, which culminates in a waterfall. Rock formations have been formed around the creek. Additionally, there is nearly a mile of Hickory Pass Creek towards the back of the property, along with other intermittent creeks.

Land

The property has been cleared of a majority of the cedar and brush, leaving immaculate oak trees throughout. There is varied terrain, with rolling hills, big hilltops and scenic valley's abound on this ranch.

Improvements

A good road system winds throughout the ranch allowing access to all the amazing parts of the ranch. There are two stock tanks on the property.

Main Home

There is a nearly complete 4,500 sq ft ranch home ready for a buyer's final custom touches. It is positioned to maximize Hill Country views and privacy. The home has a tasteful metal roof, and wood and stone exteriors.

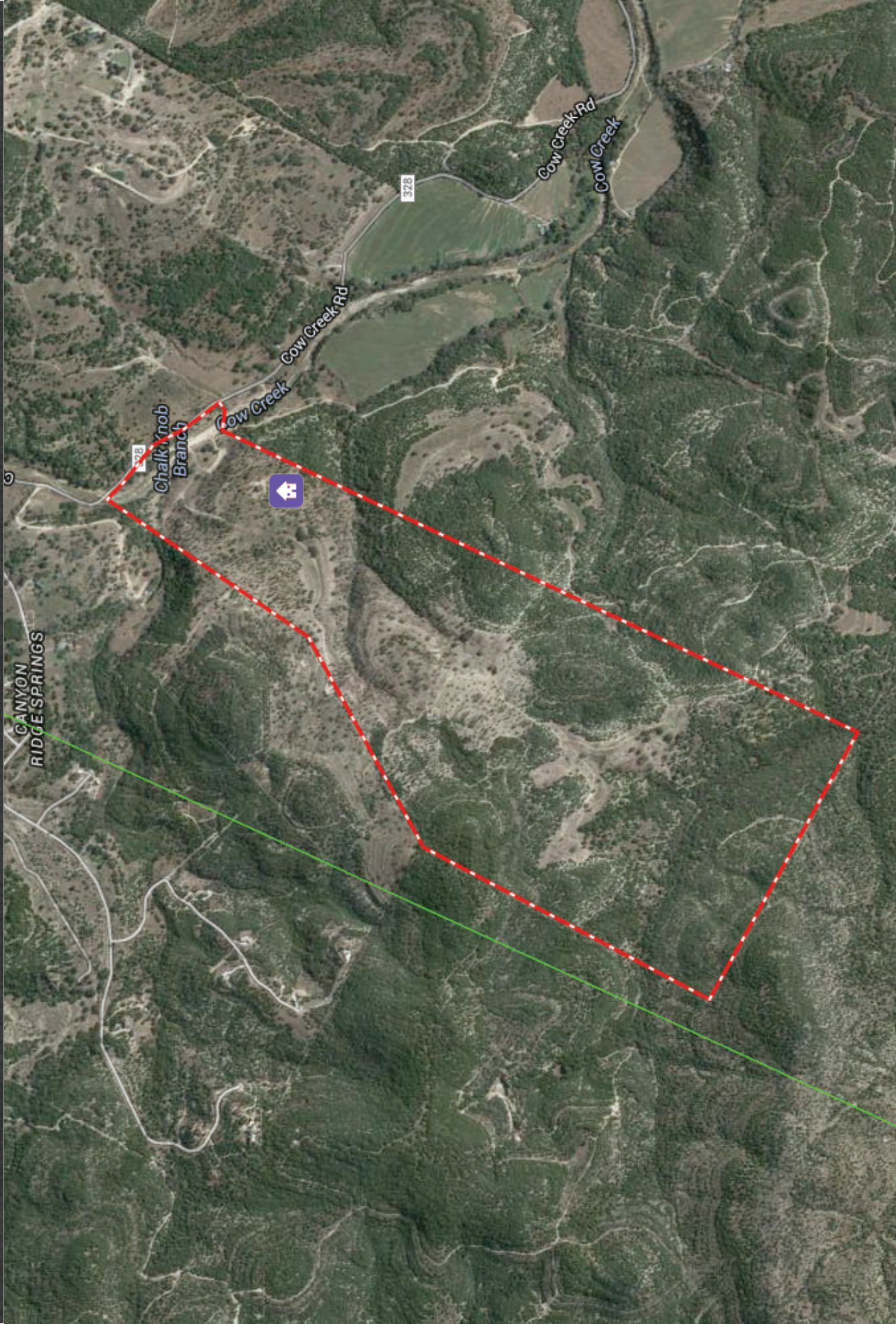
Utilities

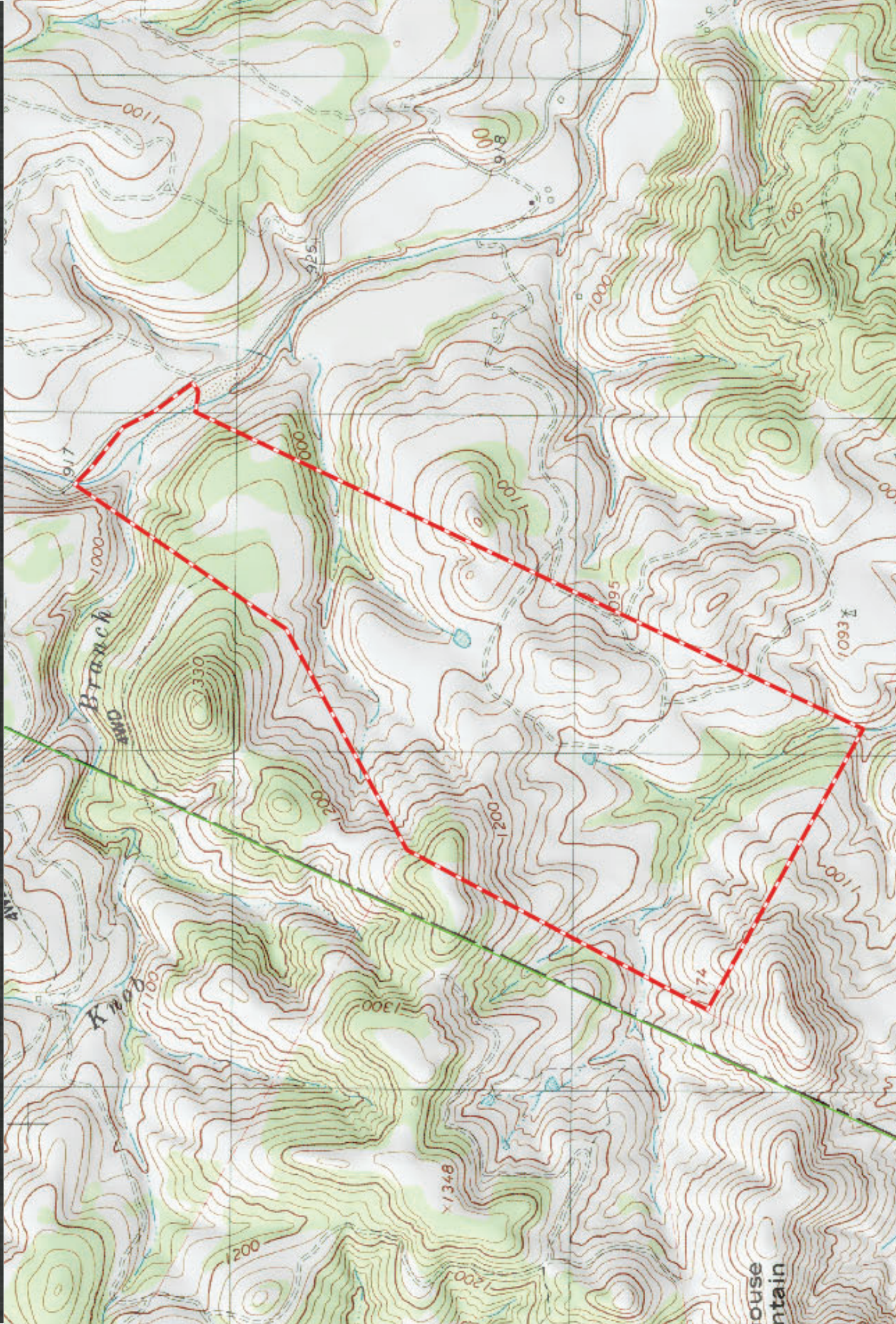
There is active electricity on the property. Well and septic needed.

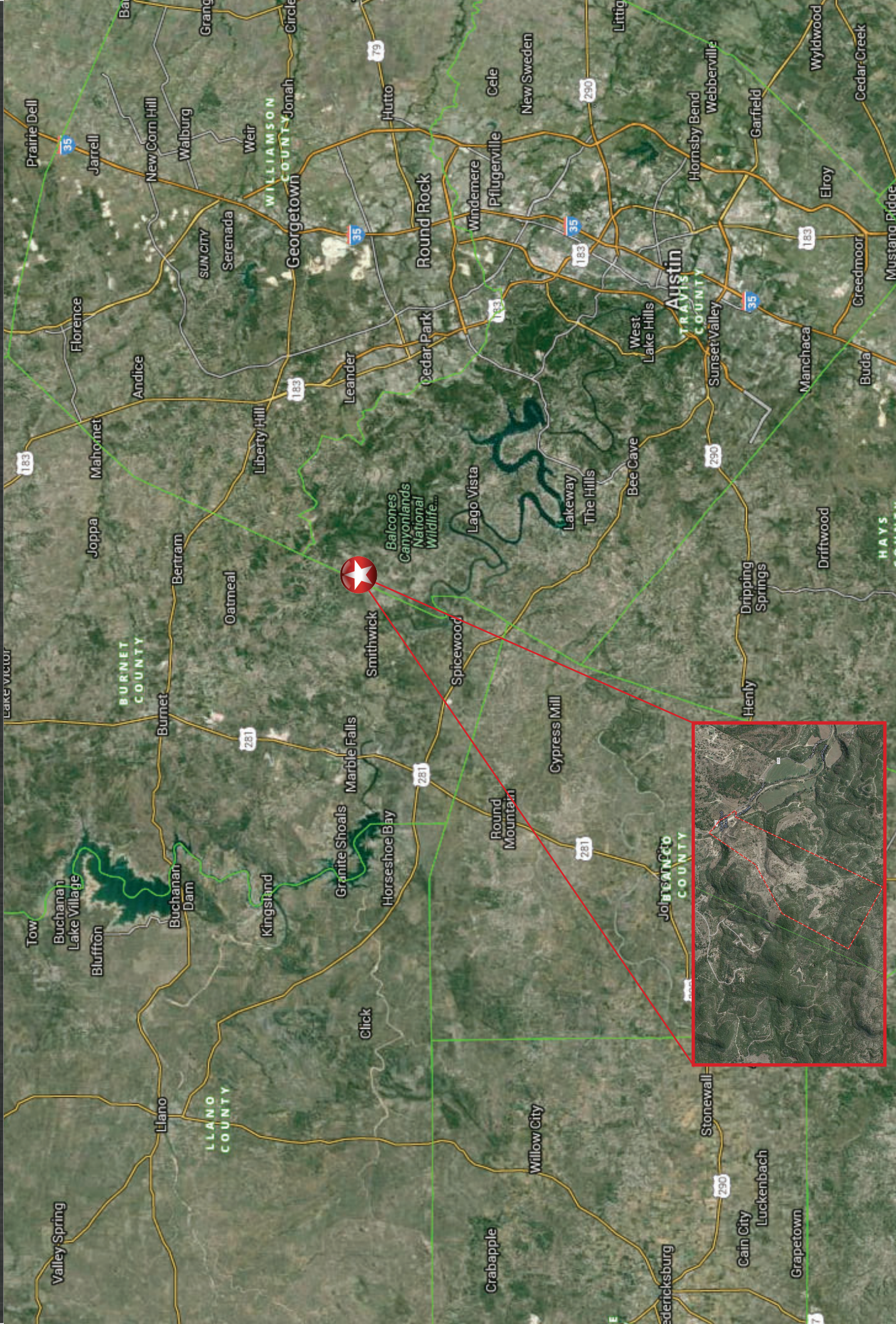
Taxes & Exemptions

There is currently an AG exemption on the 410 acres. Current yearly taxes are at \$446 for the entire acreage.

This is a fantastic Hill Country ranch between Cedar Park and Marble Falls, off of scenic Cow Creek Rd, located in the heart of the Balcones Canyonland Preserve. It is only 45 minutes from The Arboretum, but a world away. The ranch epitomizes the hill country with its beautiful terrain and mature oaks, not to mention some of the tallest peaks in Travis county. It also carries approx. 1,500 ft of rock bottom, crystal-clear Cow Creek waterfront. Rolling hills, big hilltops and scenic valleys abound on this ranch. A good road system winds throughout the ranch allowing access to all the amazing parts of the ranch. Additionally, there is a nearly complete 4,500 sq ft ranch home ready for a buyer's final custom touches. Only minutes from Lake Travis and great access to all of the nearby businesses in the Highland Lakes area. Marble Falls ISD.







410 ACRES - TRAVIS COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker

