

485 Crown Trail

BURNET, TEXAS 78611

\$1,250,000

90.9 Acres



**Dave Murray, Broker,
REALTOR®, CRS**

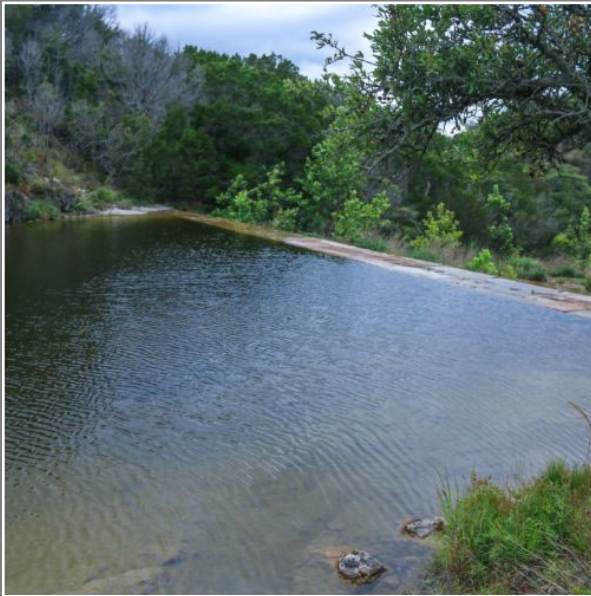
Phone: 512-751-6060

E-mail: Dave@dmtx.com

dmtx.com



Coldwell Banker United



90.9 Acres

Burnet County

Location

This ranch is located southeast of Inks Lake. (Peters Creek on the Property feeds from Inks Lake) Access the property via Park Rd 4S, then take Crown Lane north just over 1 mile, then right on Crown Trail.

Water Features

This live water property has approx. 2,500 ft of both sides of Peters Creek, a beautiful rock-bottom creek that has been dammed up to allow for a great swimming and fishing spot. There is also a second intermittent creek that forks from the main creek at the northwest of the property.

Land

The land has varied terrain, with a strong amount of hills and elevations. This allows for views of Lake Buchanan, Inks Lake, and beyond. A dramatic 100+ ft bluff lines Peter Creek, allowing for even greater privacy.

Ranch Cabin

There is a charming 256 sq ft cabin on the land. It has been positioned to allow for great Hill Country views, and also has a wrap-around deck making for ideal ranch outdoor living.

Utilities

There is active electricity on the property. 1 Well is present.

Wildlife

There is an abundance of wildlife on this property, including an impressive amount of deer and turkey.

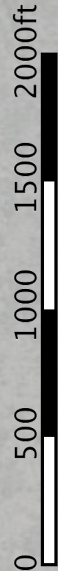
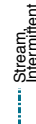
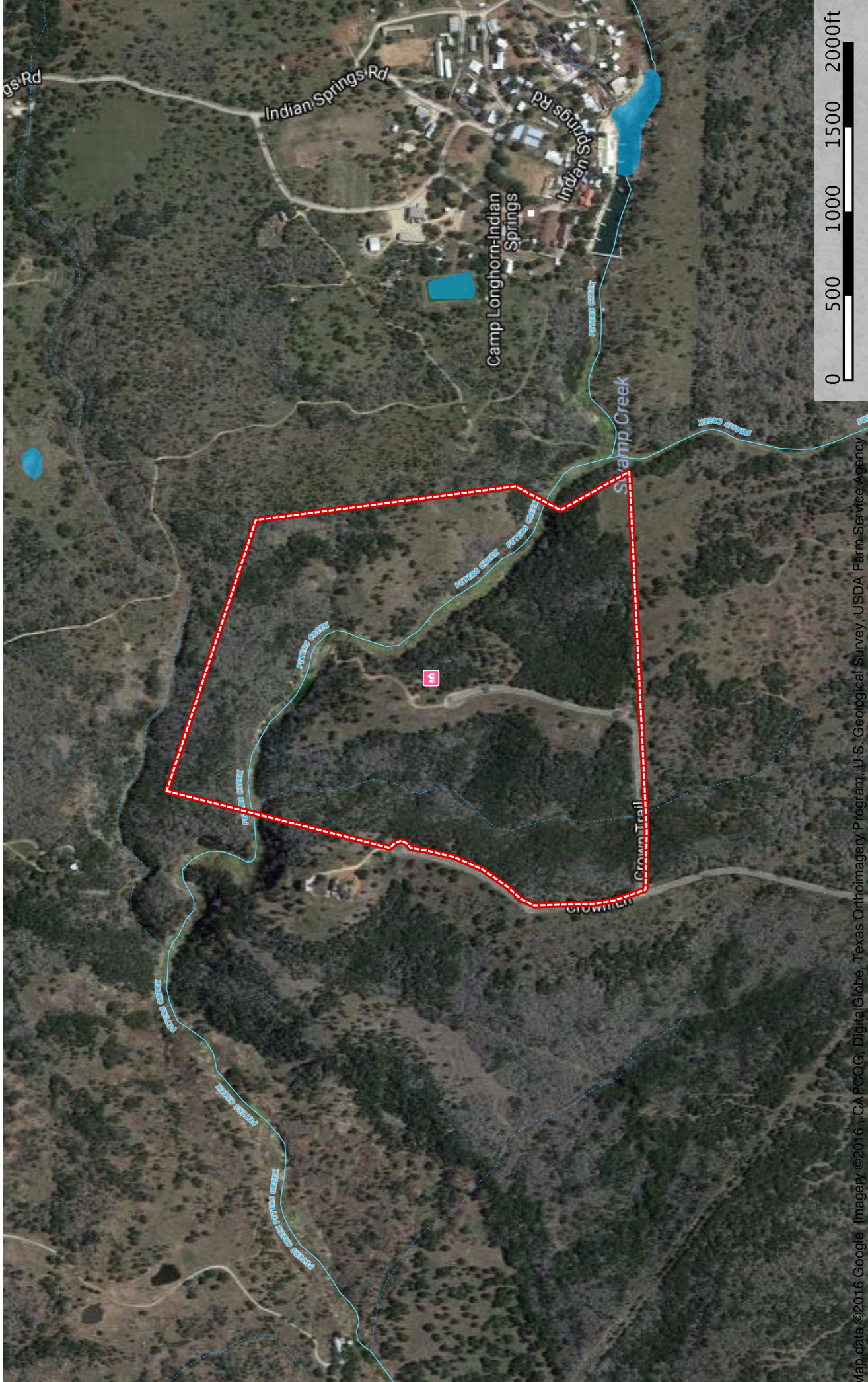
Exemptions

There is currently an Wildlife exemption on the property making for low taxes. Taxes were at \$186 for 2017.

This is an amazing deal on a Hill Country getaway, with one of the most picturesque and scenic backdrops one could hope for. At 90 acres, this ranch is located near Lake Buchanan, and is just 1 hour from Austin, TX. The ranch has 2,500 ft of both sides of Peters Creek, with part of the creek dammed up for swimming or fishing. There is currently a pristine 256 sq ft cabin on the property, with wrap-around deck.

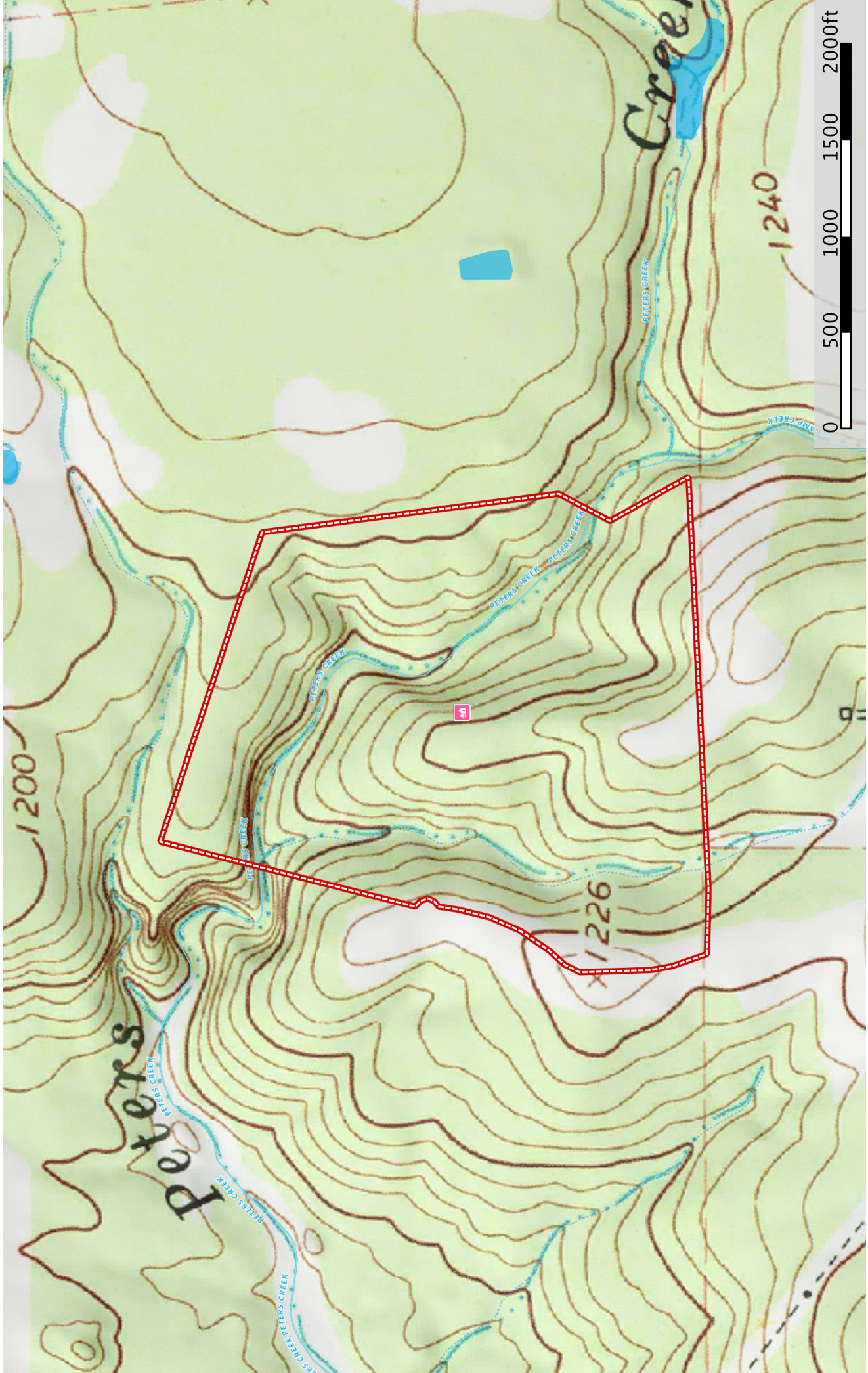
The varied terrain of the property includes great elevations, that offer incredible views of Lake Buchanan and Inks Lake. A dramatic 100 ft high bluff fronts the winding Peters Creek, adding more privacy. Mature trees are found throughout, including oaks and elms. The property is Wildlife exempt, making for very low taxes. Great parks and water are all around the area, including Longhorn Cavern State Park. Legends Golf Course is approx. 10 minutes away. This would make an ideal family getaway from the city, or a great piece of land to build a single family home.

Burnet County Ranch
Burnet County, Texas, 90.9 AC +/-

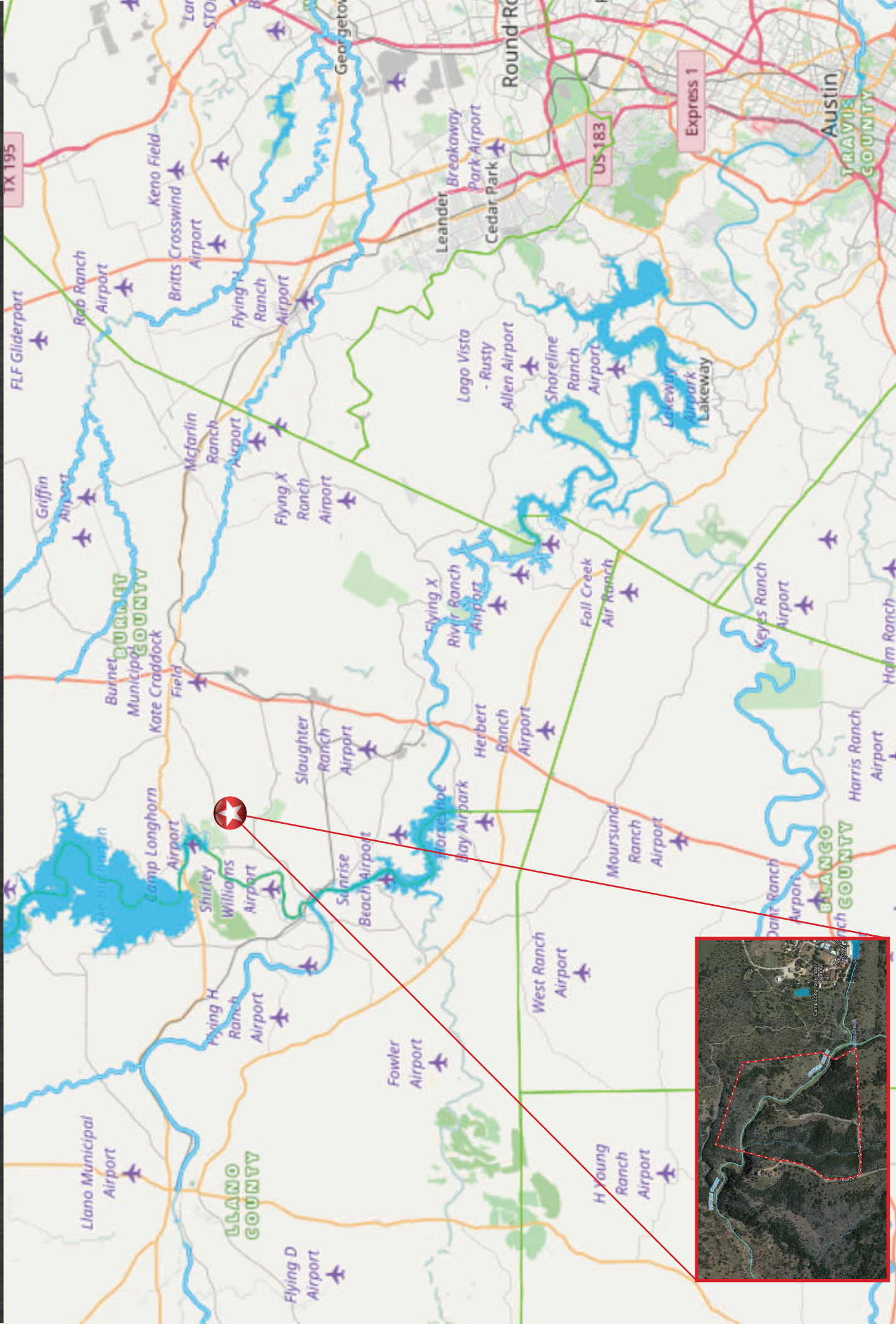


Map data ©2016 Google, Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthomagey Program, U.S. Geological Survey, USDA Farm Service Agency





-  Cabin
-  Boundary
-  Stream/Intermittent
-  River/Creek
-  Water Body



MARBLE FALLS SURVEYING & MAPPING
110 Ave. B, Suite 213
Marble Falls, Texas 78664
(800) 895-8815 Fax (800) 683-8815

TABLE 1
CROWN TRAILS

STATION	BEARING	DISTANCE	CUMULATIVE DISTANCE	COORDINATES
1	N 12° 00' 00" E	12.00	12.00	12.00
2	N 12° 00' 00" E	12.00	24.00	24.00
3	N 12° 00' 00" E	12.00	36.00	36.00
4	N 12° 00' 00" E	12.00	48.00	48.00
5	N 12° 00' 00" E	12.00	60.00	60.00
6	N 12° 00' 00" E	12.00	72.00	72.00
7	N 12° 00' 00" E	12.00	84.00	84.00
8	N 12° 00' 00" E	12.00	96.00	96.00
9	N 12° 00' 00" E	12.00	108.00	108.00
10	N 12° 00' 00" E	12.00	120.00	120.00
11	N 12° 00' 00" E	12.00	132.00	132.00
12	N 12° 00' 00" E	12.00	144.00	144.00
13	N 12° 00' 00" E	12.00	156.00	156.00
14	N 12° 00' 00" E	12.00	168.00	168.00
15	N 12° 00' 00" E	12.00	180.00	180.00
16	N 12° 00' 00" E	12.00	192.00	192.00
17	N 12° 00' 00" E	12.00	204.00	204.00
18	N 12° 00' 00" E	12.00	216.00	216.00
19	N 12° 00' 00" E	12.00	228.00	228.00
20	N 12° 00' 00" E	12.00	240.00	240.00
21	N 12° 00' 00" E	12.00	252.00	252.00
22	N 12° 00' 00" E	12.00	264.00	264.00
23	N 12° 00' 00" E	12.00	276.00	276.00
24	N 12° 00' 00" E	12.00	288.00	288.00
25	N 12° 00' 00" E	12.00	300.00	300.00
26	N 12° 00' 00" E	12.00	312.00	312.00
27	N 12° 00' 00" E	12.00	324.00	324.00
28	N 12° 00' 00" E	12.00	336.00	336.00
29	N 12° 00' 00" E	12.00	348.00	348.00
30	N 12° 00' 00" E	12.00	360.00	360.00

321.45 ACRES
CAMP LINDSEY, INC.
VOL. 100, P. 253
E.L.A.S.

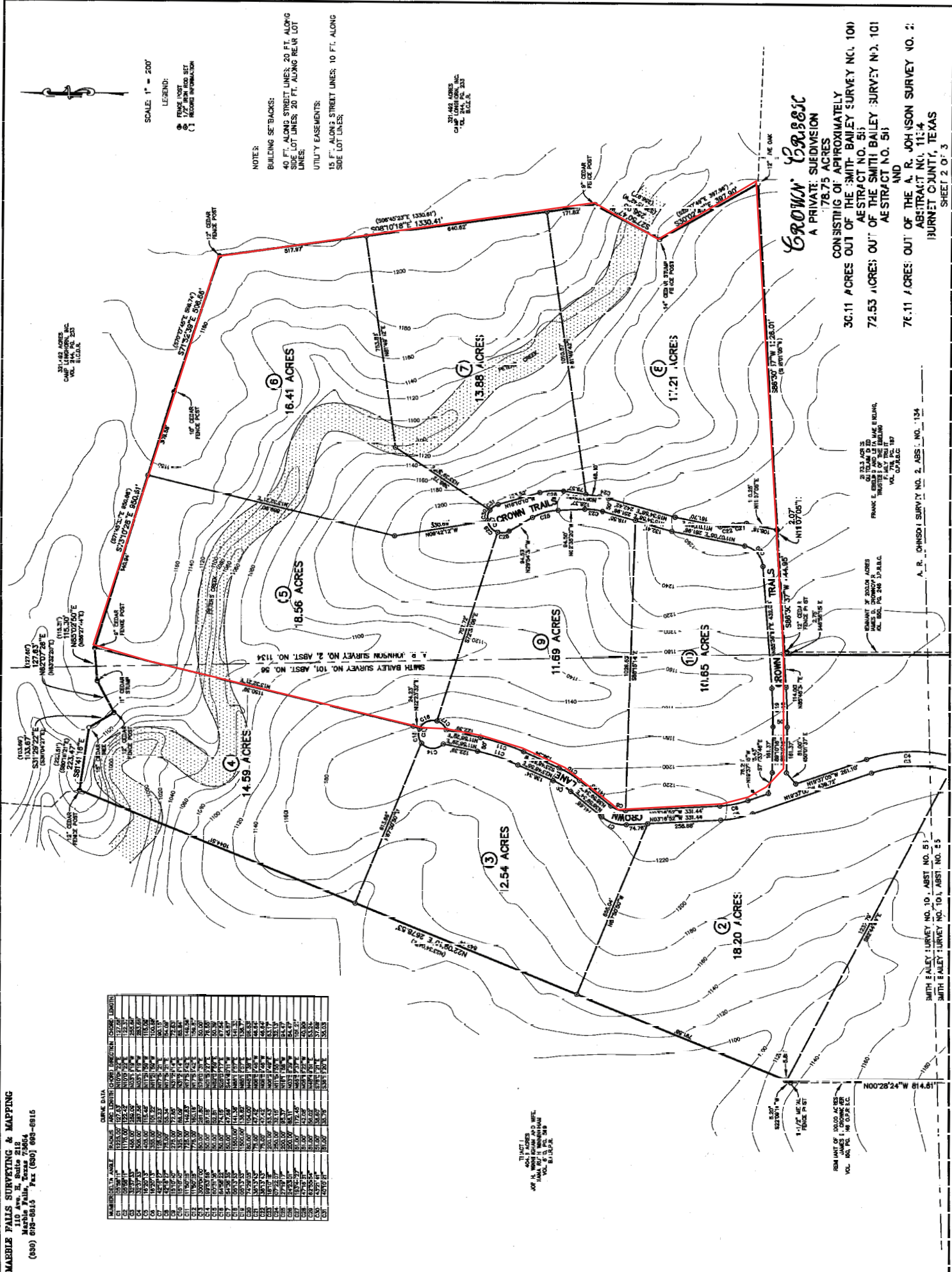
SCALE: 1" = 200'
LEGEND:
● FRAME POST
○ 1/4" CEDAR STUMP
○ RECORD INFORMATION

NOTES:
BUILDING SETBACKS:
40 FT. ALONG STREET LINES; 20 FT. ALONG
SIDE LOT LINES; 20 FT. ALONG REAR LOT
LINES;
UTILITY EASEMENTS:
15 FT. ALONG STREET LINES; 10 FT. ALONG
SIDE LOT LINES

321.45 ACRES
CAMP LINDSEY, INC.
VOL. 100, P. 253
E.L.A.S.

TRACT 1
40.1 ACRES
JOP H. 40.1 ACRES
JAN 1971
VOL. 100, P. 253
E.L.A.S.

REMAINING OF 100.00 ACRES
JOP H. 100.00 ACRES
JAN 1971
VOL. 100, P. 253
E.L.A.S.



CROWN TRAILS
A PRIVATE SUBDIVISION
CONSISTING OF APPROXIMATELY
176.75 ACRES
36.11 ACRES OUT OF THE SMITH-BAILEY SURVEY NO. 101
75.53 ACRES OUT OF THE SMITH-BAILEY SURVEY NO. 101
AND
76.11 ACRES OUT OF THE A. R. JOHNSON SURVEY NO. 2;
ABSTRACT NO. 111-4
BURNETT COUNTY, TEXAS
SHEET 2 OF 3

SMITH-BAILEY SURVEY NO. 101, ABSTRACT NO. 51
SMITH-BAILEY SURVEY NO. 101, ABSTRACT NO. 25

A. R. JOHNSON SURVEY NO. 2, ABSTRACT NO. 134

REMAINING OF 100.00 ACRES
JOP H. 100.00 ACRES
JAN 1971
VOL. 100, P. 253
E.L.A.S.