



RANCHO VENTURA

3838 FM 2147 East, Marble Falls, TX 78654
84± Acres • 850± Feet of Lake Travis Frontage

Exclusively presented by:

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Offering Price: **\$3,000,000**

Truly unique offering, Rancho Ventura is located at 3838 FM 2147 E, Marble Falls, TX 78654, between Marble Falls and Spicewood. This is a rare opportunity to own a charming Hill Country ranch on 84± acres while enjoying 850± feet of pristine water frontage on the upper end of Lake Travis on the Lower Colorado River. The property boasts a craftsman ranch house, guest house, 60± acres of rolling mature coastal hay and a 300-tree pecan orchard. Located in a highly desirable area among large ranches and estates in the Colorado River valley just east of Marble Falls, and just one hour from downtown Austin, this property offers both convenience and seclusion.

Property Address:

3838 FM 2147 E, Marble Falls, TX 78654

Highlights:

- 84± Acres
- 850± Feet of Lake Travis Frontage
- 60± Acres of Rolling Mature Coastal Hay
- 300-Tree Pecan Orchard
- Main House (3 Beds, 2 Baths, 1 Artist Loft)
- Guest House (2 Beds, 1 Bath, 1 Study)
- Ranch Manager Office
- 3-Phase Power
- Brand New Pump House

Opportunities:

- Flexibility to add private airstrip
- Vineyard
- Wedding Venue
- Event Center
- Hops Farm / Brewery
- Hemp Farm
- Olive / Olive Oil Farm



The information contained herein is confidential and privileged.

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