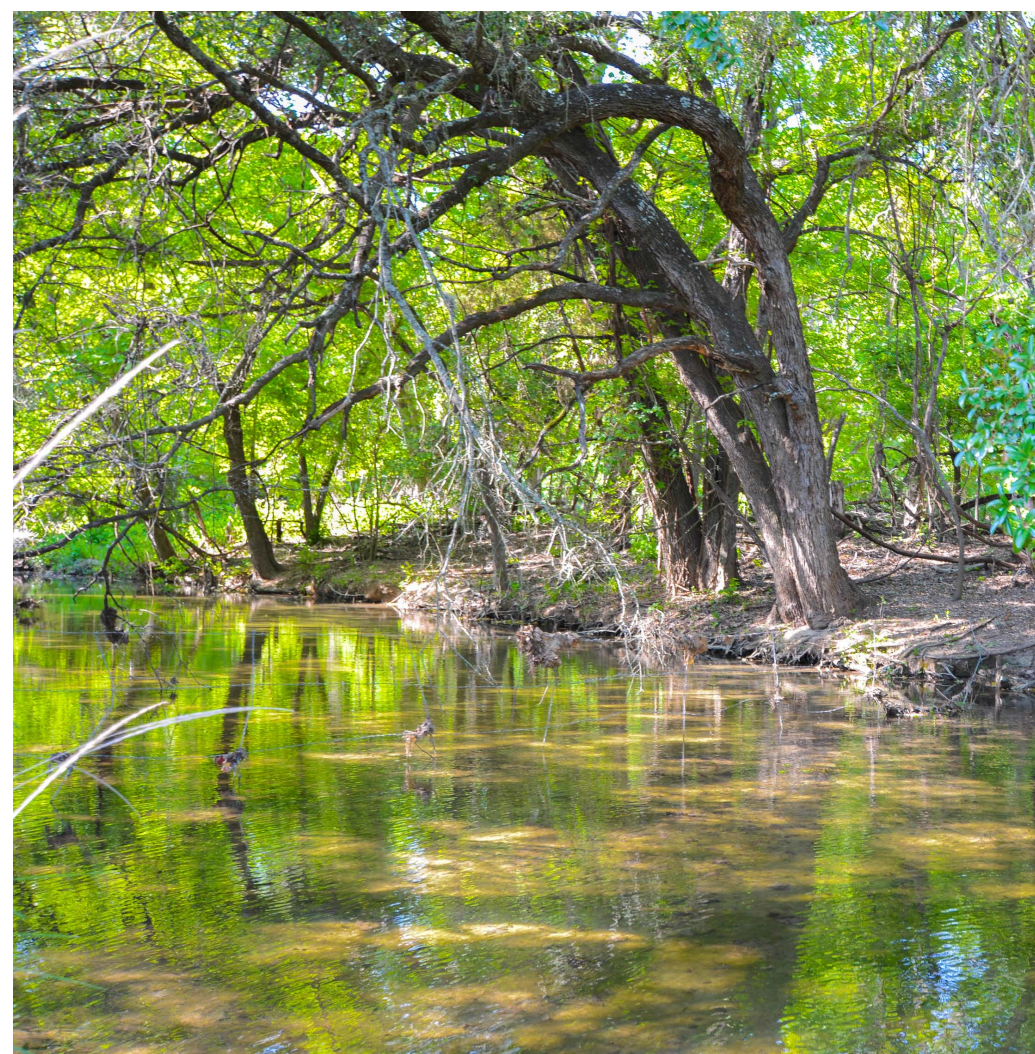




Coldwell Banker United

10114 Crumley Ranch Rd
Austin, Texas 78738
\$3,500,000

96.3 Acres
Travis County



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Coldwell Banker United

96.3 Acres
Travis County

10114 Crumley Ranch Rd

This amazing Hill Country property has just become available, situated in a very highly coveted area located between Bee Cave and Dripping Springs. Spanning 96 acres, this is a rare opportunity to own a property this size so close-in to Greater Austin. No restrictions are on the property making for limitless potential.

This property has varied terrain, including lush pastures, rocky Hill Country elevations, and level building sites under the privacy of towering mature oak trees. There are two creeks on the property, as well as a stock pond on the property. There is currently a single-family home, as well as two cabins. A number of outbuildings are present, including a historic red barn. The property is in district for award-winning Lake Travis schools.





Coldwell Banker United

96.3 Acres

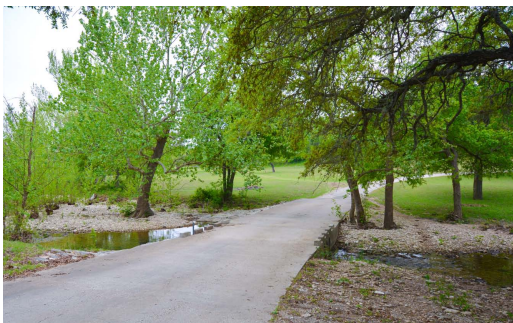
Travis County



Single-family Home



Cabins



- **Water Features**

The property has approx. 2,825 ft of both sides of creek frontage, starting at the northern entrance to the property.

- **Land**

There is varied terrain on the property. There is rocky Hill Country terrain on elevations, as well as lush level pastures. Mature oaks are present throughout the property.

- **Improvements**

A single-family home is on the property, along with two cabins. There are several outbuildings, including a historic red barn.

- **Access**

There is access from Crumley Ranch Rd via a private easement.

- **Wildlife**

The ranch has a wealth of native wildlife, including white-tailed deer, turkey, & more.

- **Utilities**

Electricity, Well on property, Septic (unlicensed)

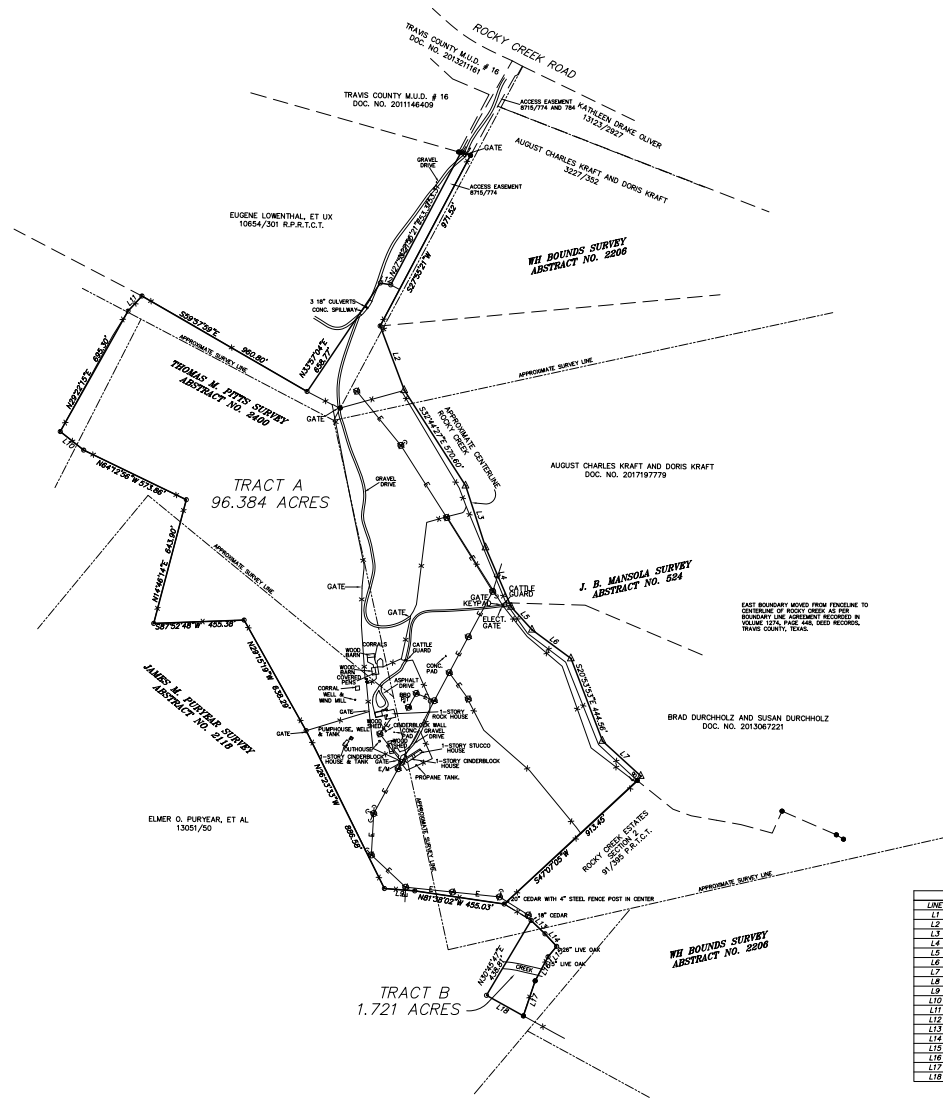
- **Restrictions**

No restrictions on property.

- **Exemptions**

Taxes are at approx. \$4,228 per year.

SCALE
1" = 300'



LINE	BEARING	LENGTH
L1	S77°49'01"E	50.85'
L2	S20°36'38"E	346.29'
L3	S77°54'55"E	322.31'
L4	S42°16'34"E	320.28'
L5	S42°22'39"E	155.84'
L6	S43°38'41"E	243.32'
L7	S47°13'11"E	281.62'
L8	S45°29'31"W	28.85'
L9	N85°31'53"W	153.14'
L10	N81°30'10"W	158.20'
L11	N44°36'03"E	103.30'
L12	S79°55'57"E	53.35'
L13	S46°07'43"E	92.19'
L14	S42°31'15"E	89.89'
L15	S39°14'28"W	68.15'
L16	S28°12'17"W	137.04'
L17	S18°23'27"W	186.32'
L18	N85°53'17"W	212.24'

DRAINAGE EASEMENT AS RECORDED IN DOCUMENT NO. 2010448-004 PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (DID NOT AFFECT THIS TRACT)

- LEGEND
- = IRON ROD FOUND
 - = IRON ROD SET
 - ◊ = FENCE CORNER POST
 - ⊙ = TREE
 - △ = CALC. PROP. COR.
 - () = RECORD PER PLAT
 - = WOOD FENCE
 - = WIRE FENCE
 - = CHAIN LINK FENCE
 - PUC = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - W/M = WATER METER
 - A/C = AIR CONDITIONER
 - G/M = GAS METER
 - E/M = ELECTRIC METER
 - ⊕ = POWER POLE
 - = GUY WIRE ANCHOR

CELCO SURVEYING
REG. #: 10193975
TEL: 830-214-5109 FAX: 866-571-8323
eddie@celcosurveying.com

SURVEY PLAT

Crumley Ranch Rd
Austin, TX 78738

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC HIGHWAY, EXCEPT AS SHOWN HEREON.

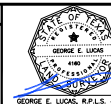
BUYER: N/A
TITLE CO: INDEPENDENCE TITLE COMPANY
PLAN No.: 2018-1523

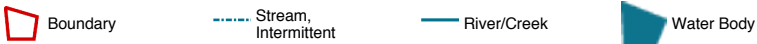
LENDER: N/A
O.P.#: 1812448-004
SURVEY DATE: APRIL 28, 2018

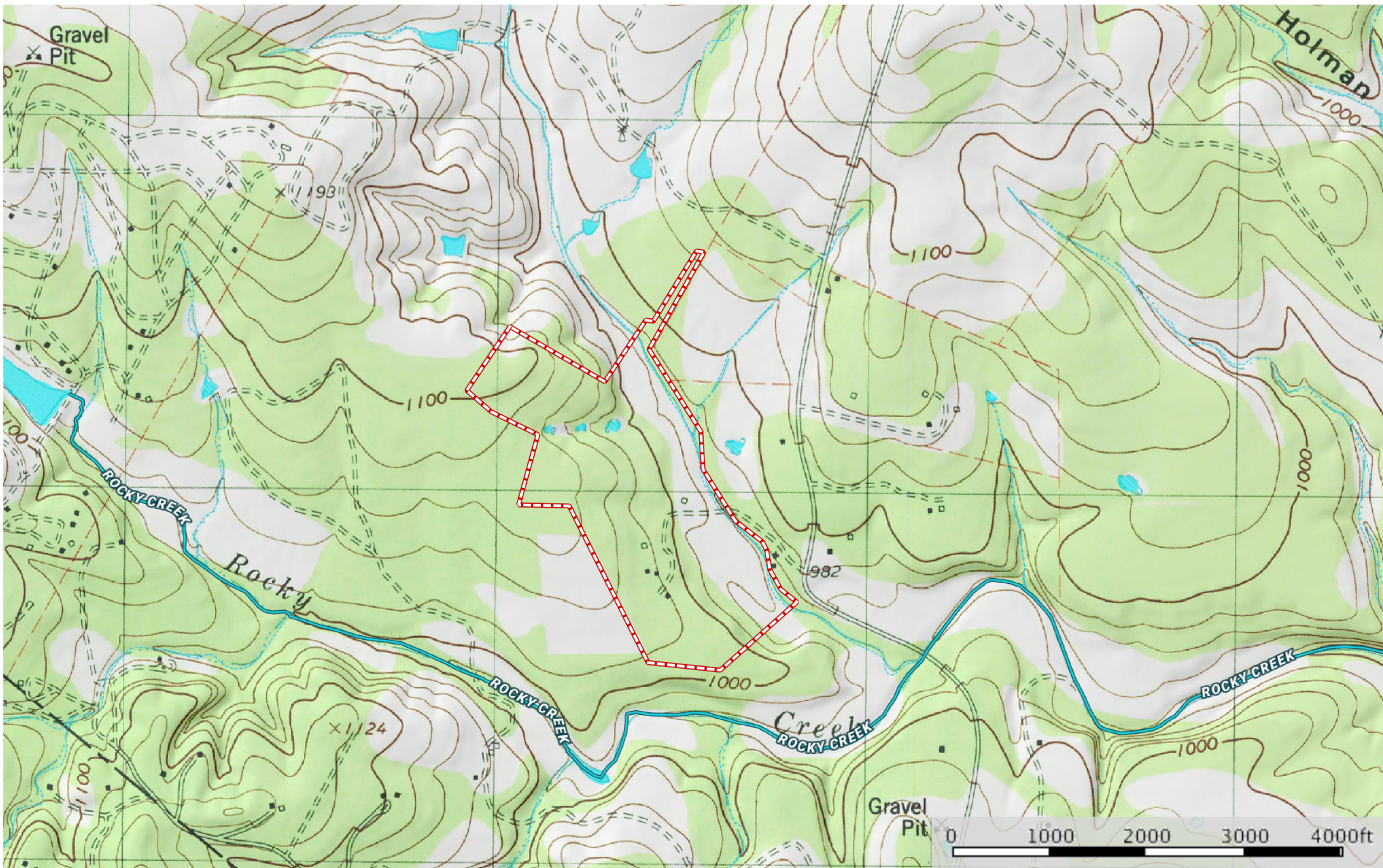
ADDRESS: CRUMLEY RANCH ROAD, AUSTIN, TEXAS

LEGAL DESCRIPTION:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.







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

