



*Protecting Clients. Conserving the Land.*

# Turkey Bend Ranch

68± Acres

Spicewood, Burnet County, TX



**Harrison King, Agent**

Office 512-840-1175

Cell 432-386-7102

[Harrison@KingLandWater.com](mailto:Harrison@KingLandWater.com)

King Land & Water LLC

1613 West 6th Street, Ste C

Austin, TX 78703

[www.KingLandWater.com](http://www.KingLandWater.com)



*Protecting Clients. Conserving the Land.*





## Location

Turkey Bend Ranch is situated on the banks of Lake Travis near the town of Spicewood in southern Burnet County. Located directly across the lake from Turkey Bend Recreation Area, the protected natural view sheds and unspoiled shorelines of the ranch and its surroundings create an unmatched sense of privacy yet accessibility along the growth corridor of SH 71. Accessed off paved County Road 410A, this scenic Hill Country retreat is within a 45-minute drive of Austin and just minutes from the amenities of Bee Caves and Marble Falls.

## Acreage

68 Acres



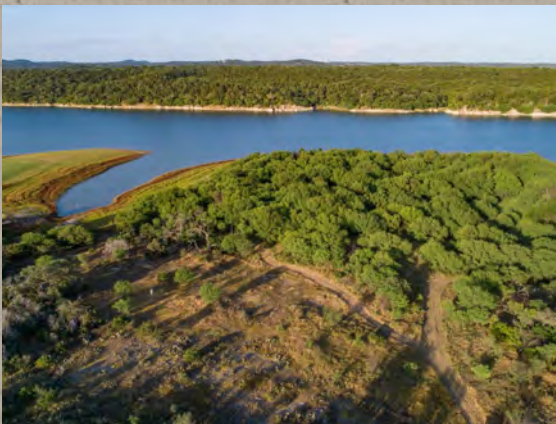






## Description

Turkey Bend Ranch is part of the Edwards Plateau of Texas commonly referred to as the “Hill Country”, one of the most biologically diverse regions in the nation with a rich assemblage of wildflowers, grasses, shrubs, trees and native wildlife. Bedded limestone of the Hill Country creates a matrix of bluffs, wooded hillsides and deep-soiled meadows that are found on the property. Gently rolling down from the western entrance towards the Lake, much of the ranch consists of scattered Live-Oak and Post Oak woodlands above a blanket of native grasses, wildflowers and forbs. As you near the lake the landscape levels out into broad sloping meadows and brush lines waiting to be sculpted into ones homesite and lakeside estate. The ranch boasts approximately 3,500 feet of Lake Travis shoreline with several fantastic locations to improve boat docks, ramps and other access to the recreational waters of Lake Travis. Cool clear waters of spring-fed Alligator Creek run yearlong along the north edge of the property as it merges into Lake Travis. This stretch of the ranch, with limestone bluffs, clear riffles and deep swimming holes has endless recreation opportunities and is a unique addition to the typical lakefront.



The 1,300-acre Turkey Bend Recreation Area spans the shoreline directly across for several miles creating permanently protected views from around the ranch. This property is home to White-tailed Deer and Rio Grande Turkey for the hunting sportsman, and an abundance of neo-tropical songbirds and raptors for the non-game wildlife enthusiast.









## Improvements

Improvements on the ranch consist of a unique wood barn nestled on a wide ledge well above the floodplain. There are several fantastic building sites scattered around the property in a variety of settings, all with potential to take advantage of the protected views. A good all-weather road winds around and down the center of the ranch. Electricity is run from the southwest corner to an old homesite that is centrally located.





## Water

In addition to the year-round surface water of Lake Travis and Alligator Creek, public water utilities are accessible at the entrance of the ranch and an inactive water well is located near the lake. This area of the deep-water Lake Travis has been navigable to and from by boat even during the worst of droughts and low lake levels.









## Turkey Bend Ranch

68 Acres

Spicewood, Burnet County, Texas



**KING**  
LAND & WATER  
*Protecting Clients. Conserving the Land.*

**KING**  
LAND & WATER  
*Protecting Clients. Conserving the Land.*



Turkey Bend Ranch  
Burnet County, Texas, 68 AC +/-



Boundary LCRA

King Land & Water LLC  
P: (432) 426-2024 / (512)-840-1175  
kinglandwater.com

**M**  
The information contained herein was obtained from sources deemed to be reliable. King Land & Water LLC makes no warranties or guarantees as to the completeness or accuracy thereof.



**Turkey Bend Ranch**  
Burnet County, Texas, 68 AC +/-



- Barn    Well    Road / Trail    Primary Road    Transmission Line    Boundary

**King Land & Water LLC**

P: (432) 426-2024 / (512)-840-1175

[kinglandwater.com](http://kinglandwater.com)



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Turkey Bend Ranch  
Burnet County, Texas, 68 AC +/-



- Barn Well Road / Trail Primary Road Transmission Line Boundary

King Land & Water LLC

P: (432) 426-2024 / (512)-840-1175

kinglandwater.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





## Price:

\$ 2,500,000

## Contact

**Harrison King**

432-386-7102 Cell

512-840-1175 Office

[harrison@kinglandwater.com](mailto:harrison@kinglandwater.com)

## Disclaimer

This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.