

MARK FOX CO. REAL ESTATE

CAT CLAW RIDGE

LAKE LBJ

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PROPERTY DETAILS

Approximately 334 meticulously manicured acres in the heart of the Highland Lakes with about half a mile of waterfront on Lake LBJ, the largest controlled level lake in the Texas Hill Country. This property is prime for development with access off FM 1431, Phillips Ranch Road, and perfectly situated in the heart of Granite Shoals – the “City of Parks.” This is an incredible opportunity to own one of the most spectacular private ranches in Central Texas or develop this ranch into a premier waterfront subdivision.

Location: Within the City of Granite Shoals ETJ (not City limits), 7 minutes from Marble Falls, 1 hr 15 min from Austin, 1 hr 45 min from San Antonio, 3 hrs 30 min from Houston and Dallas/Fort-Worth.

Land: Gently rolling terrain with beautiful views all over and an especially dramatic overlook atop Cat Claw Ridge. At this highest point on the ranch, one can enjoy views of Lake LBJ, Sandy Mountain, Pack Saddle Mountain, and the surrounding Hill Country. The ranch has been cleared of cedar and most brush leaving a park-like setting with towering Oaks, 125+ acres of improved grasses, and gorgeous waterfront. There is a current Agricultural Valuation in place.

Water: 3 wells averaging 150 foot in depth, 140+/- acre-feet of irrigation rights out of the lake, 5 stock tanks spread out around the property (2 stocked with bait fish), City Water is available for connection.



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THE VIDEO TOUR

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PROPERTY DOCUMENTS](#)

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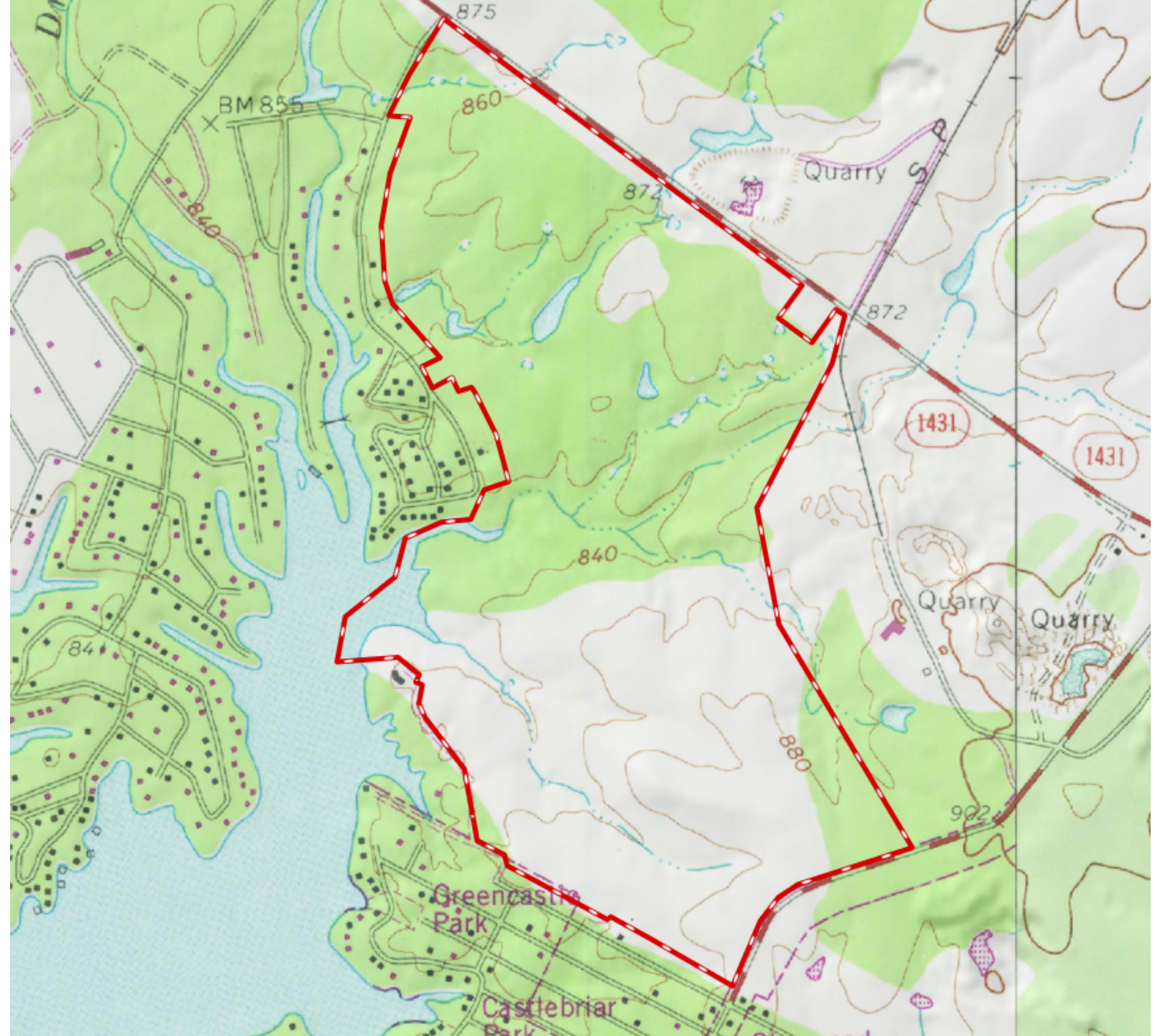
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LEARN MORE

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