

HAIRSTON CREEK RANCH



**52+ Acres Burnet Co.
CR 335
Burnet, Texas**

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DESCRIPTION

It's not often you find such diversity on a 52± acre piece of property. This ranch offers live water, views, big trees, valleys with deeper soils, paved road frontage and privacy. Located 57± drive miles from downtown Austin, and between Marble Falls and Burnet, there is not much more you could ask for.



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IMPROVEMENTS

There is a one bed/one bath tiny home along with one bed/one bath apartment connected to the barn. Both of the living quarters are in great condition. The enclosed and insulated portion of the Barn is 4,000± square feet which includes the apartment. There are two roll top garage doors on either side of the barn and there is a covered corral for horses or other livestock attached to the barn as well. There is a great level building site for a home of your liking with spectacular long distance views with easy access to the entrance, water and electricity.

WATER

The highlight of the property is both sides of almost .25± mile of Hairston Creek. The creek has several natural pools that hold fish and other areas that are more shallow and have rapids type features. There are two other creek drainages that traverse the property with one of them holding water in certain areas the majority of the time. There is one water well that services the improvements along with a rain catchment system that collects water off the barn roof.





VEGETATION/TERRAIN

The ranch has been selectively cleared of cedar allowing the native grasses to flourish and all the large trees to be highlighted. Along with Live Oak Trees there are Spanish Oaks, Cedar Elms and Black Walnut and Pecan Trees. There is 50+ foot of elevation changes on the property which provides several sites with long distance views.

MINERALS

Negotiable.

TAXES

Ag Exempt.



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52± ACRES BURNET COUNTY BURNET, TEXAS

The property has 1,179± feet of paved road frontage on CR 335 and is located 57± drive miles northwest of Austin, 8± drive miles south of Burnet and 9± drive miles north of Marble Falls. You are only a 15± minute drive from lake Marble Falls and a 25± minute drive to the Horseshoe Bay Resort and its private airport.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

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