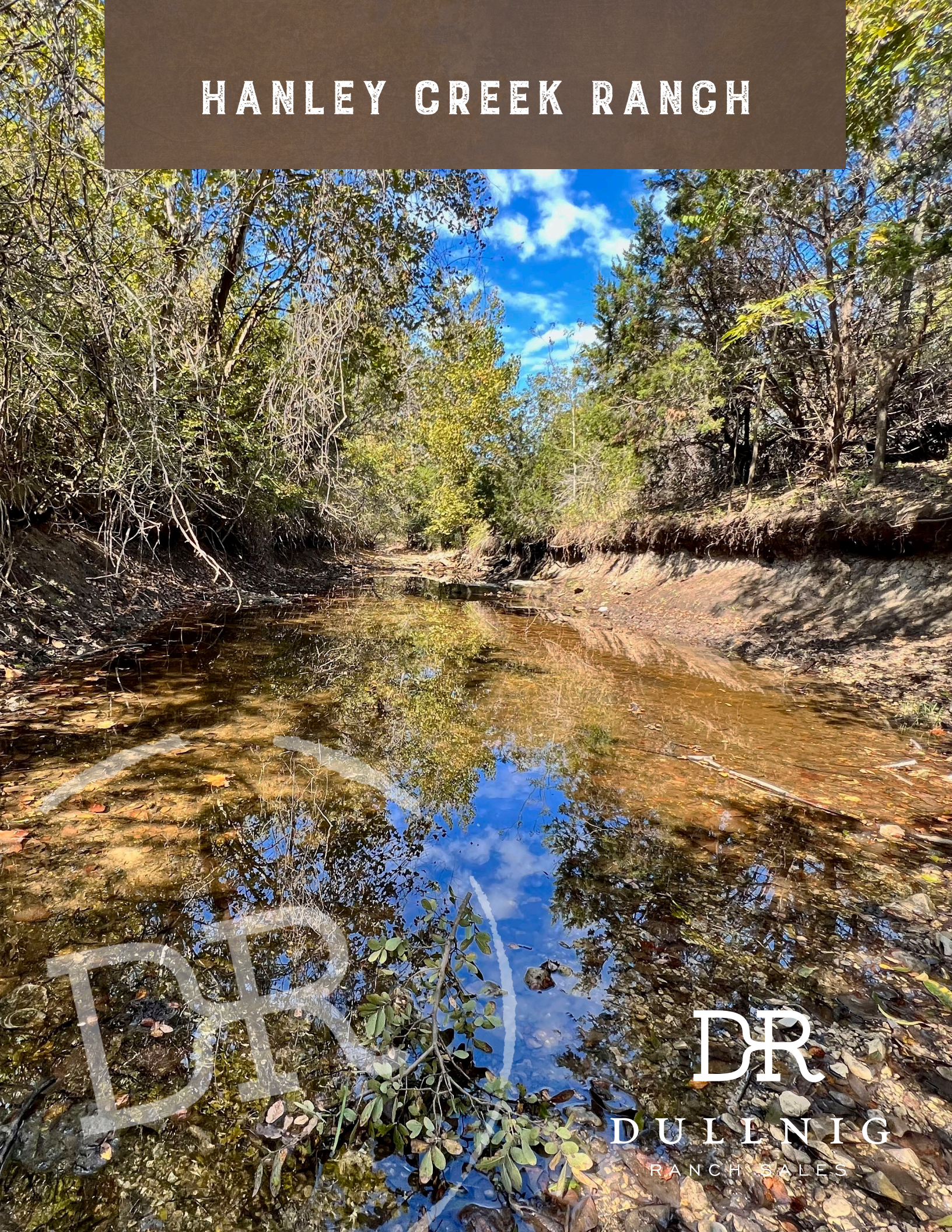


HANLEY CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Hanley Creek is a beautiful Hill Country ranch that has been in the same family since 1949. Little Creek traverses the middle of the property, and there is a great mixture of flat open fields along with thick cover and rolling hills. Just 35± miles northwest of downtown Austin in the flourishing Liberty Hill area, this property would make a great weekend getaway or full-time residence and has an ideal layout for a variety of future development. On top of the prime location, its paved road frontage on both the north and south ends of the ranch adds to the development potential.

IMPROVEMENTS

A 3-bedroom, 2-bathroom 1970's era farmhouse sits amongst a cluster of large oak trees. There are numerous ideal building sites throughout the ranch. Cross fencing is in place for rotating cattle and there is one set of cattle pens.

329± Acres

Williamson County



329± Acres
Williamson County



WATER

3,500± feet of Little Creek passes through the ranch and will run water during times of normal rainfall. The Creek has a mixture of shallow runs with some rapids along with several deeper holes of water. There are three ponds on the property, one water well that services the house, and several water troughs.

WILDLIFE

This ranch is loaded with native wildlife which includes White-tailed deer, turkey, dove, wild hogs, varmints and much more.

329± Acres

Williamson County

VEGETATION/TERRAIN

This ranch has hundreds of large oak trees scattered throughout. The creek is lined with a mixture of pecans, cedar elms and sycamore trees. There are several tillable fields along with some areas that have been left with their natural cedar cover. The terrain is rolling with 100± feet of elevation change, which provides long distance views.

MINERALS

Negotiable. Call the broker for details.

TAXES

Ag Exempt.



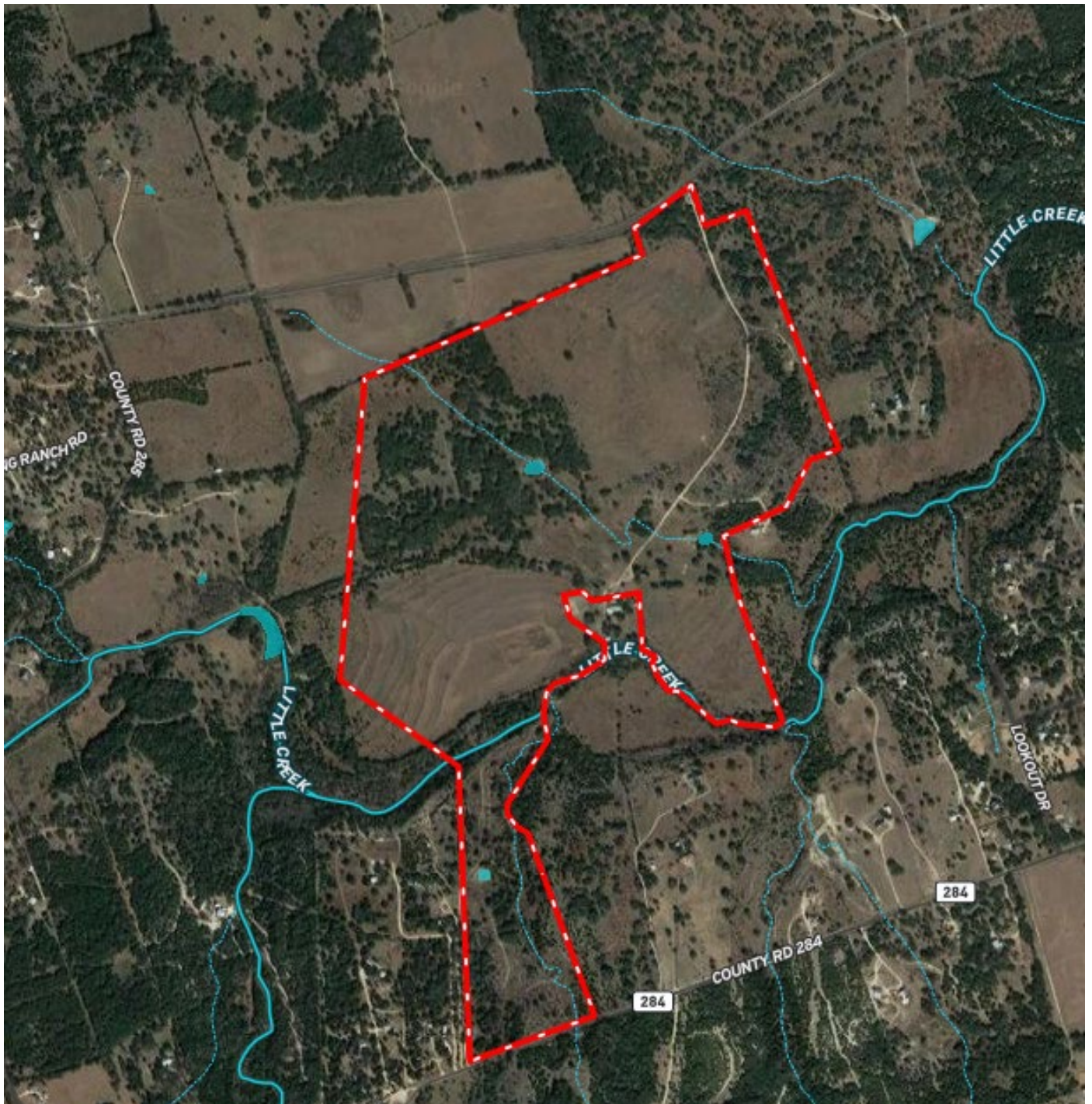
329± Acres
Williamson County



329± Acres
Williamson County

MAP

[Click here to view map](#)



329± Acres
Williamson County



**329± ACRES WILLIAMSON COUNTY
5901 RR 1869
LIBERTY HILL, TX, 78642**

The property is located 2.7± miles SW of Liberty Hill, 16± miles NW of Cedar Park, 35± miles from Austin, 112± miles from San Antonio, 180± miles S of Dallas-Fort Worth and 185± miles W of Houston.

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

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO

[Click here to view video](#)

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