

Ready For Development

564+/- Acres, 45 minutes from Austin TX
\$850,000, Seller says bring offers!

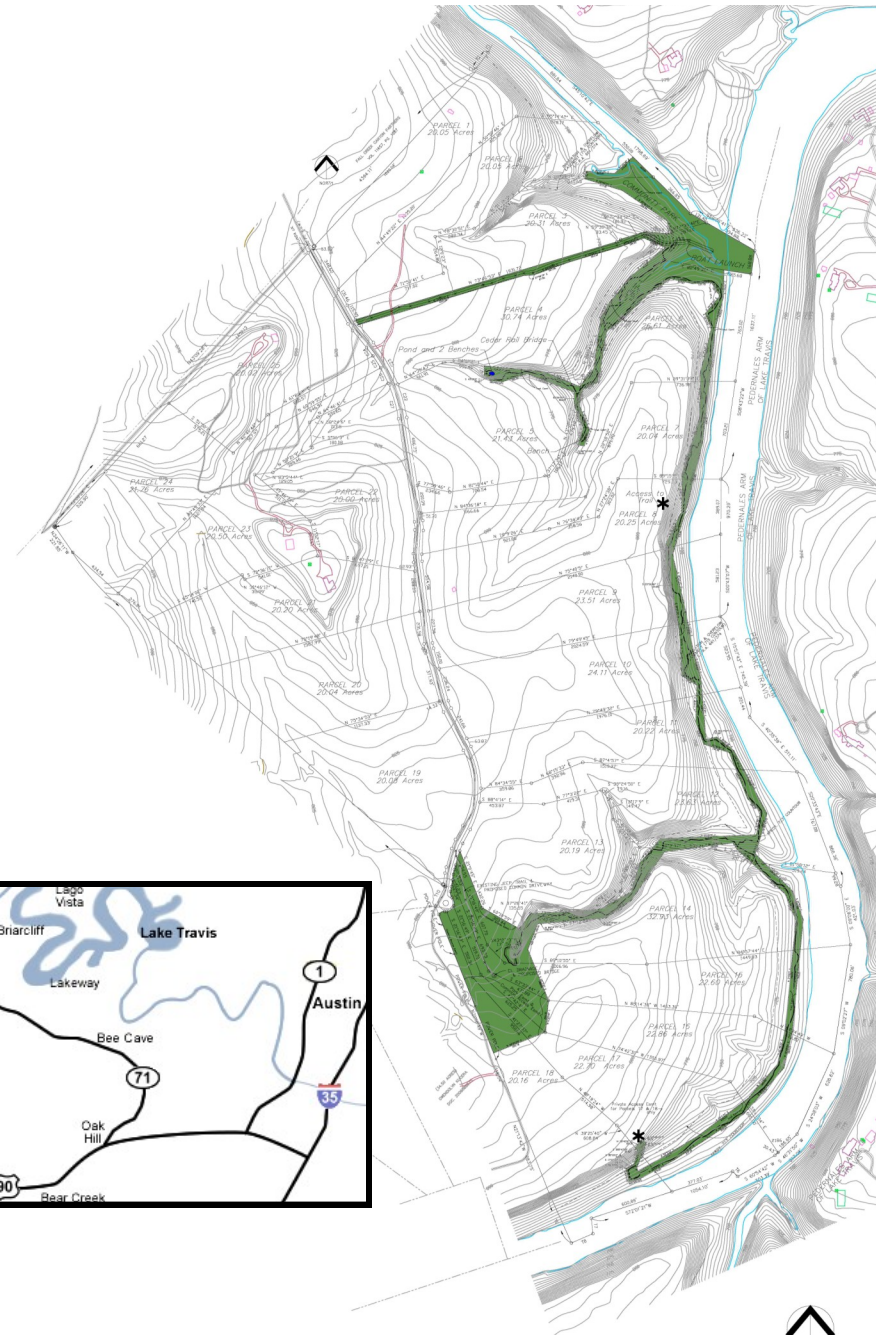
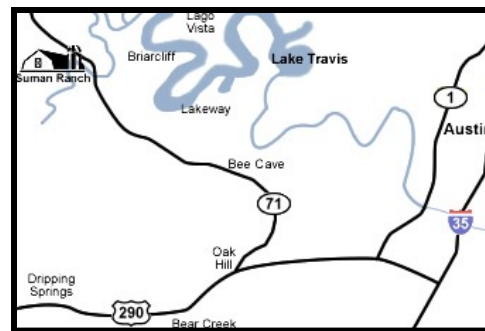
The ranch has been platted into 25 ranchettes, each with underground electric installed. The Spicewood, Bee Cave area is a major growth corridor and is attractive to high income families due to schools and recreation in the area. The development is set up to allow owners access to the trails, river front park and boat ramp.

** Tracts are not being marketed separately at this time. The ranch is available in whole or can be divided into larger tracts. **

- Plated into 25 tracts
- Underground PEC electric installed to each tract
- CCR's Completed
- 3.5+/- miles of improved walking trails
- 1.5+/- miles of Pedernales River frontage
- 1100+/- feet of Fall Creek frontage
- Several flowing springs
- Environmental Study
- Water Availability Study
- 5 existing wells
- Level 3 MLDP, taxes approximately \$12,000
- Boat ramp
- Improved roads
- 2 homes, custom stable/condo, additional improvements



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Click to SEE THE VIDEO at www.TheSumanRanch.com

Information deemed reliable, but not guaranteed. Interested parties to verify all information of their own accord.