



WOLF CREEK RANCH LOT

1B-1A Wolf Creek Ranch Rd, Burnet, Tx

7.07 Acres

\$87,500



HILL COUNTRY | GATED COMMUNITY | WET WEATHER CREEK | LAKE VIEW

Wolf Creek Ranch is a unique 1,324 acre shared-ownership cattle ranch allowing owners to benefit from low tax rates levied on the ag exempt land while enjoying top notch amenities. This 7 acre lot has rolling topography with long range views along with several level areas for a home site. A wet weather creek with many unique rock outcroppings winds through the property. Many mature Live Oak trees are spread across the property which will allow for privacy around your future home.

Restrictions: 2000 Sqft minimum on main house, 900 guest house, Site built only, no mobiles, no trailers, no temporary lodging.

WOLF CREEK RANCH AMENITIES

- ◆ **1324 Total Acres**
- ◆ **120+ Acres Common Area**
- ◆ **Creek Side Pavilion**
- ◆ **Equestrian Center**
- ◆ **Agricultural Tax Valuation**
- ◆ **Lake Buchanan Access**
- ◆ **Hiking / Biking Trails**
- ◆ **Swimming Hole**
- ◆ **Morgan Creek Frontage**
- ◆ **Helicopter Pad**

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Equal Opportunity Housing Provider.

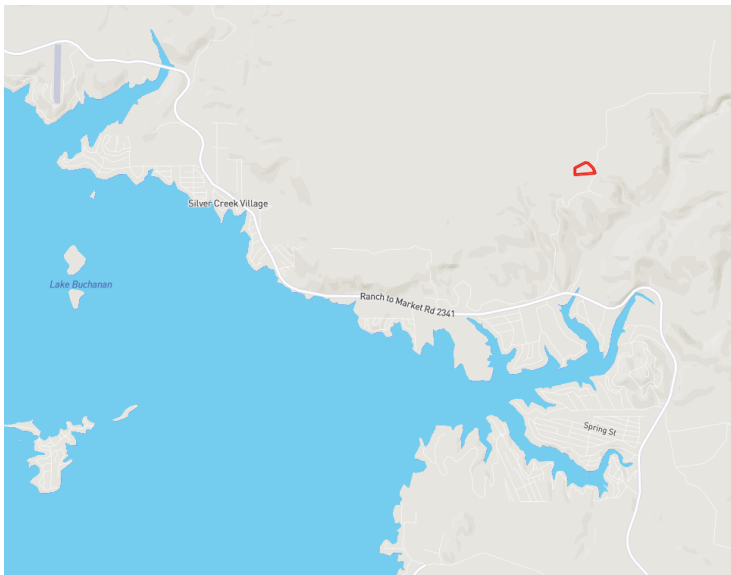
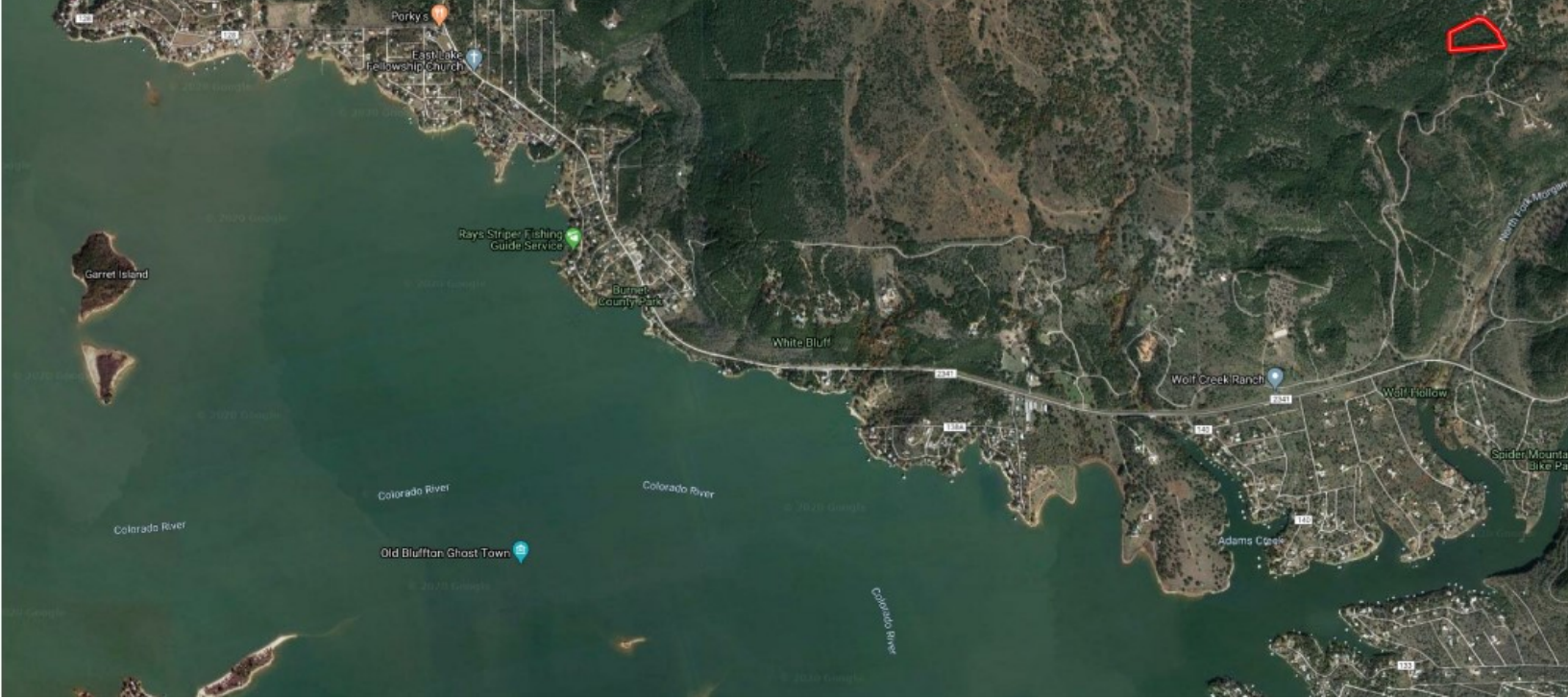


John Melnar

Broker

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(512) 497-8284



LOCATION

Burnet County

14 Miles to Burnet, TX

DIRECTIONS

From Burnet, head west on HWY 29, Go 3.3 miles, right on FM 2341, go 8.7 miles, turn right in gated entrance. Stay right, follow Wolf Creek Ranch Rd 1.7 miles, property on the left. Look for flagging on posts marking lot corners. Do not enter the property without permission.

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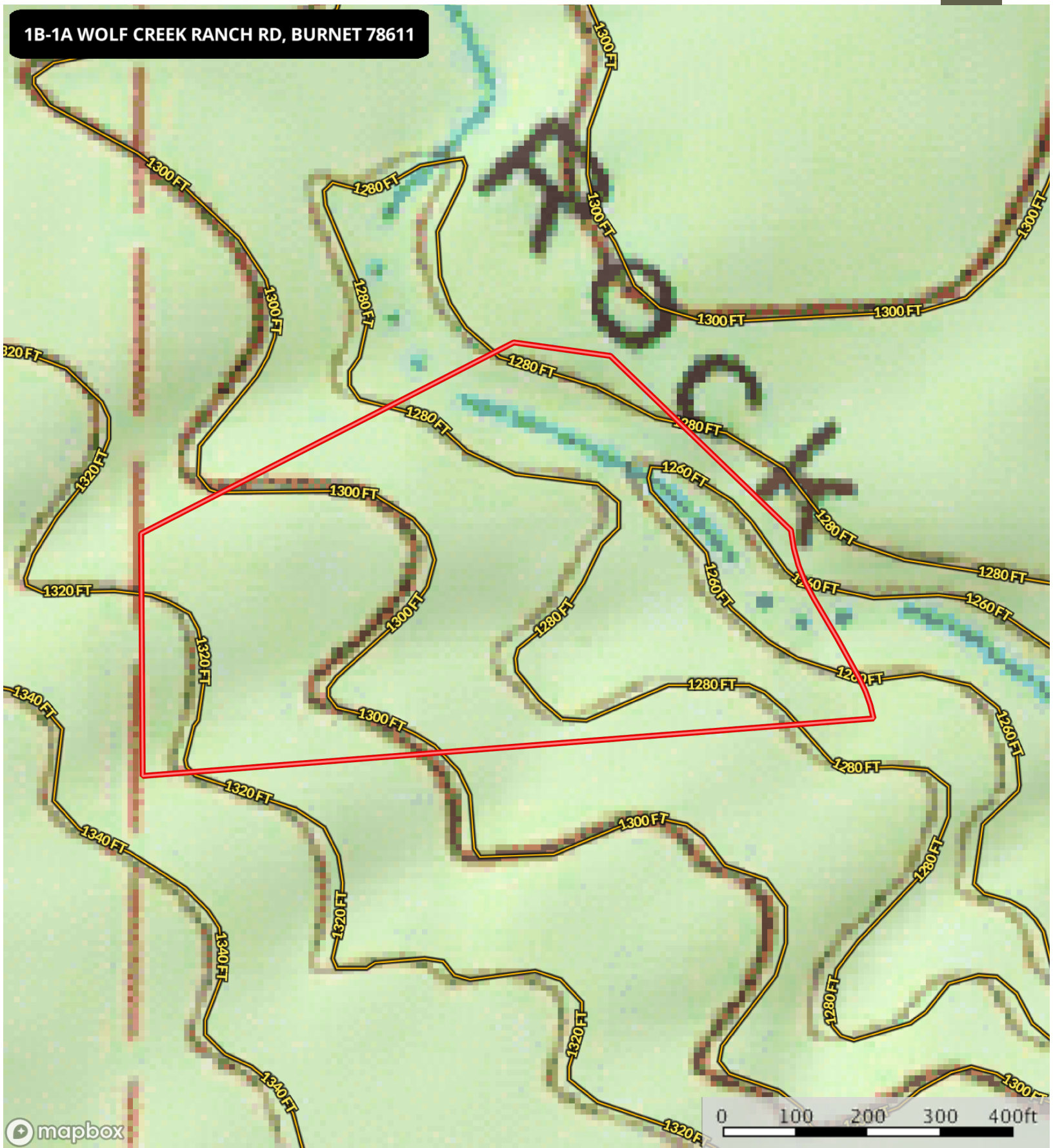


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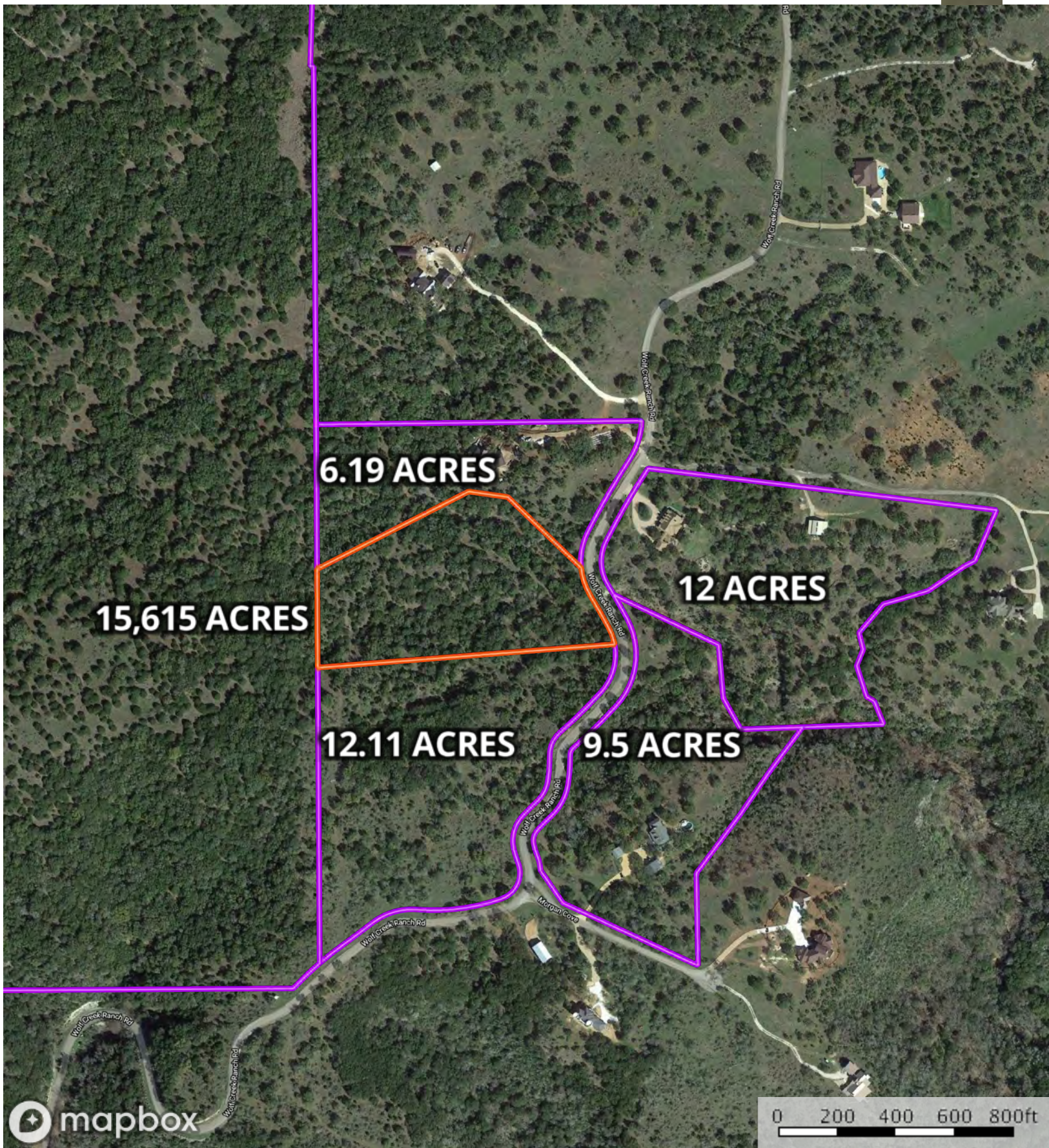
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Boundary

1B-1A WOLF CREEK RANCH RD, BURNET 78611




Boundary



-  Subject Property
-  Neighbor Boundary
-  Boundary

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 Boundary