

7.14± ACRES

This whole tract of land is a well preserved hardwood, tall grassland savannah. Many majestic tree specimens abound here such as Plateau Live Oak, Cedar Elm, Eve's Necklace, Spanish oaks, Lacy Oaks, Walnut, Shin Oak, Escarpment Black Cherry, Texas Persimmon and many more. The soil is superb underneath all the beautiful hardwood trees on this property. In a few very soil rich locations you can see Big Blue Stem and Yellow Indian Grasses thriving. The topography on this tract is relatively flat throughout with subtle rises and dips along with a few rock outcrops spread around. Anyone looking for a small but spacious piece of beautiful hill country land will find this property easy to build a comfortable home for recreational or full living use. The lay of the land is very practical and will not require tremendous cost for building a foundation for your new home. The open savannah grasslands mixed with spacious oak mottes and the panoramic views make this property great for anyone wanting that little piece of the Texas Hill Country.

Wildlife:

Wildlife is terrific flowing through this parcel of land with lots of diverse habitat. Many whitetail are attracted into this hardwood and tall grassland mix as they feel very secure in this open space. An added bonus is the free ranging Axis Deer found in this location as they will also flow through this piece of land. Another exotic big game species occasionally found here is Fallow Deer. It is not uncommon to see wild Rio Grande Turkey in the open hardwood grassland savannah. For those that love to enjoy bird watching, this land has a very diverse array of birds that have been recorded such as: Painted Bunting, Summer Tanager, Ladder-Back Woodpecker, Blue Grosbeak, Black and White Warbler, Mourning Dove, White Wing Dove, Bewick's Wren, Black Crested Titmouse, Black Chinned Hummingbirds and many more.