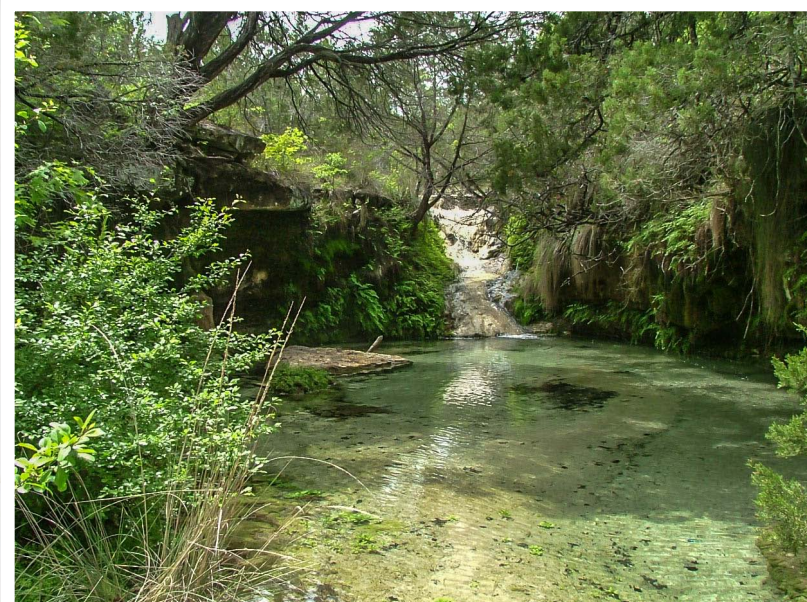


Ranch on Cow Creek Rd

LAGO VISTA, TX 76545 | MLS# 1465381

\$1,750,000

372 Acres



Dave Murray, Broker,
REALTOR®, CRS
Cell: 512-695-2176
E-mail: Dave@dmtn.com

dmtn.com



Coldwell Banker United

0 Cow Creek Road

Lago Vista, TX 76545

\$1,750,000
372 acres

Location

1431 past Lago Vista, right on Cow Creek Rd, 5.25 miles and property on left.

50 minutes to Austin. 25 minutes to Cedar Park.

Water

Features both sides of strong Cow Creek. Grottoes carved into limestone terrain from creeks. Additional spring fed creeks on property.

Land

There is a variety of topography, including rolling hills, and flat pasture. High elevations feature prominently on the west side of the property with incredible views. A flat, mid-level plateau is ideal for building and also offers great views of the valleys below.

Roads

Gravel roads have been cut throughout the property. There is a main gate off of Cow Creek Road, and another gate across Cow Creek that leads to the plat.

Taxes

There is an agricultural exemption in place making for extremely low taxes.

Highlights

This hill country property features both sides of strong, year-round, rock-bottomed Cow Creek— 800' of waterfront. Beautiful varied terrain with high elevations and large level native pastures suitable for building. Smaller year-round spring fed creeks are also on the property and offer stunning grottos, culminating with a waterfall spilling into Cow Creek. A wealth of large live oaks cover the acreage. A conservation easement runs through the property, but ideal building sites do not reside in the easement. See the attached summary on the easement for more information.

COW CREEK CONSERVATION EASEMENT

Conservation Easement pertains to 350.22 acres on this ranch

22 acres at the top peak... are not included in the conservation easements.

Property can never be developed. [Conservation easement does not allow for small acreage tracts]

[Property can be divided into 50+ acre parcel] You may build on each of the 50+ acre parcels with a 5 acre building area, which may not be located within 300 feet of Cow Creek. Each can be separately sold and owned, but no more than 3 total.

Each 50 acre parcel may be separately sold and owned.

Each parcel must be surveyed and approved.

All parcels should be served by a single common access road.

May drill up to (1) well for each parcel for residential or agricultural use.

No more than (2) additional wells may be operating on the remaining portion that is not contained in the (3) residential parcels.

No Commercial Development of property.

Limited grazing by cattle may be conducted on the property pursuant to a plan which does not significantly damage the Conservation Values of the property.

Breeding, raising and pasturing of horses is permitted only within confined areas of the designated building areas to avoid damage to native plants and habitat. Current livestock is one animal per 25 acres for the region.

Grazing of goats and sheep is not permitted. Exotics are subject to approval.

DISCLAIMER: All parties please review with attorney.



TRAVIS COUNTY

0 COW CREEK RD
MARBLE FALLS, TX
372.27 AC +/-

Dave Murray
(512) 751- 6060
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COLDWELL BANKER

(B)

Barn



Cow Creek Rd



Primary Road



Trail



Stream



Pond/Tank



Boundary

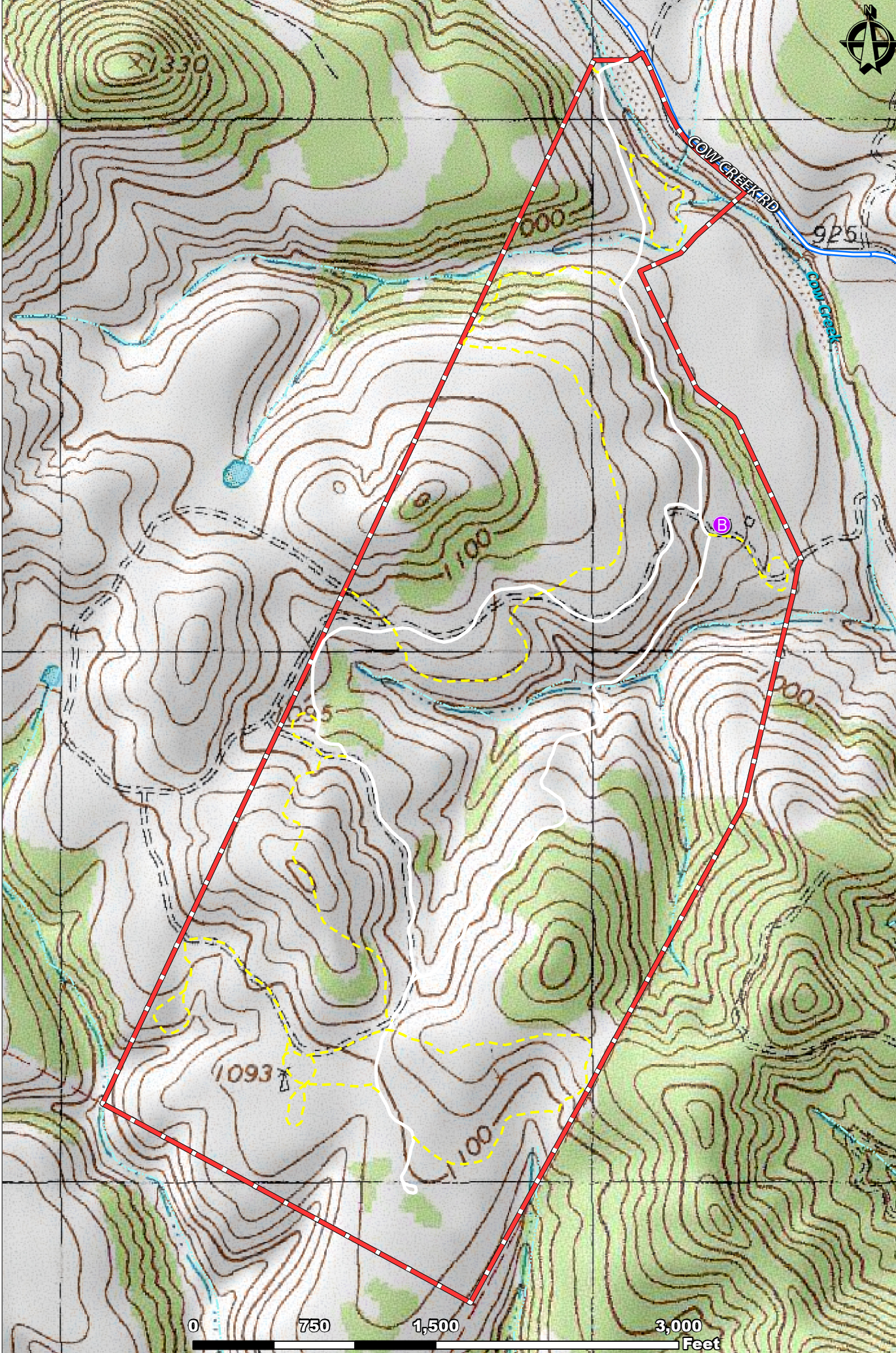
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Scale: 1" = 9,300'
Data Source: TNRIS
Aerial Flown: April 2011

The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.

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gis

512-757-1484
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0 750 1,500 3,000 Feet



TRAVIS COUNTY

0 COW CREEK RD
MARBLE FALLS, TX
372.27 AC +/-

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COLDWELL BANKER

(B)

Barn

Cow Creek Rd

Primary Road

Trail

Stream

Pond/Tank

Boundary

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