

# 9901 Valley View

AUSTIN, TX 78736 | MLS# 2230090

# \$750,000

27.2 Acres



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Coldwell Banker United



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## Location

Turn Left on Longhorn Skyway (Deer Creek Ranch sign), and go to end. Turn L on Sandy Beach one block, to end. Turn R on Deer Creek Skyview, uphill. Jog L one block on Janet Loop. Turn R on Little Creek Circle. Valley View and gate will be on your Left.

## Land

The land has a diverse scope of topography, from level building sites, to sloping terraced hills overlooking a canyon. Wet weather creeks criss-cross the land and have formed picturesque grottoes. 20' to 30' mature oaks are interspersed throughout the property. The tract feels very private, and is surrounded on 2 sides by the open space of Rocky Creek Reserve— land that will likely never be developed. It features great views, some extending as far as 20 miles towards Austin.

## Roads

The main gate is off Little Creek Circle, which is a gravel road. The road inside the property to the manufactured home is dirt/gravel.

## Taxes

Taxes came out to approximately \$5,853 per year. There are currently no exemptions.

## Utilities

Electric | Septic | 2 Wells

## Home

There is currently a 3/2 manufactured home on the property, at 1,248 sq ft

## Wildlife

White-tailed Deer, Foxes, Fox Squirrel, Coyote, Turkey, Cardinals, Red-Tailed Hawks, Chickadees, Goldfinches, Blue Jays, Mockingbirds, Chuck-Will's Widow, Dove, Quail, Turkey Vultures, Night Hawks, many seasonal flyway visitors

## Plantlife

Natives, Grasses and Blooming plants:  
Little Bluestem, Big Muhly, Blue & Sideoats Grama, Curly Mesquite, Indiangrass, Panicum, Three-Awn, etc. Bluebonnet, Prairie Verbena, Blackfoot Daisy, Antelope Horns, Cedar Sage, Gayfeather, Ladies Tresses Orchid, Greenthread, Mountain Pinks, Blue-Eyed Grass, Horsemint, Aster, etc. Texas Nolana, Agarita, Yellow Prickly Pear, False Mimosa, Yuccas, Mormon Tea, etc.

**Ready to become a premier ranch or horse property. Subdivision plan optional— adjacent lots also available.**









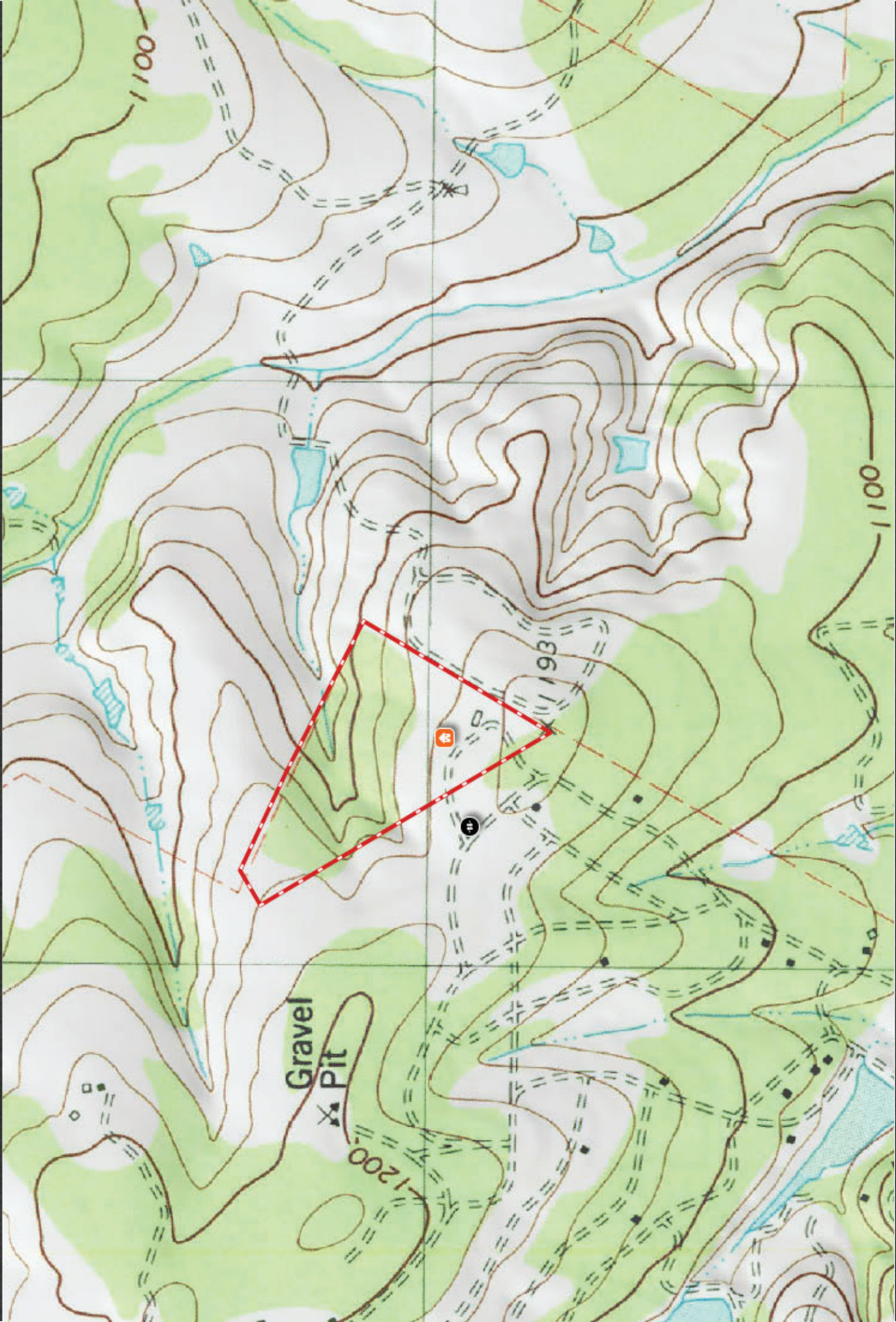
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TRAVIS COUNTY, TX - 27 AC



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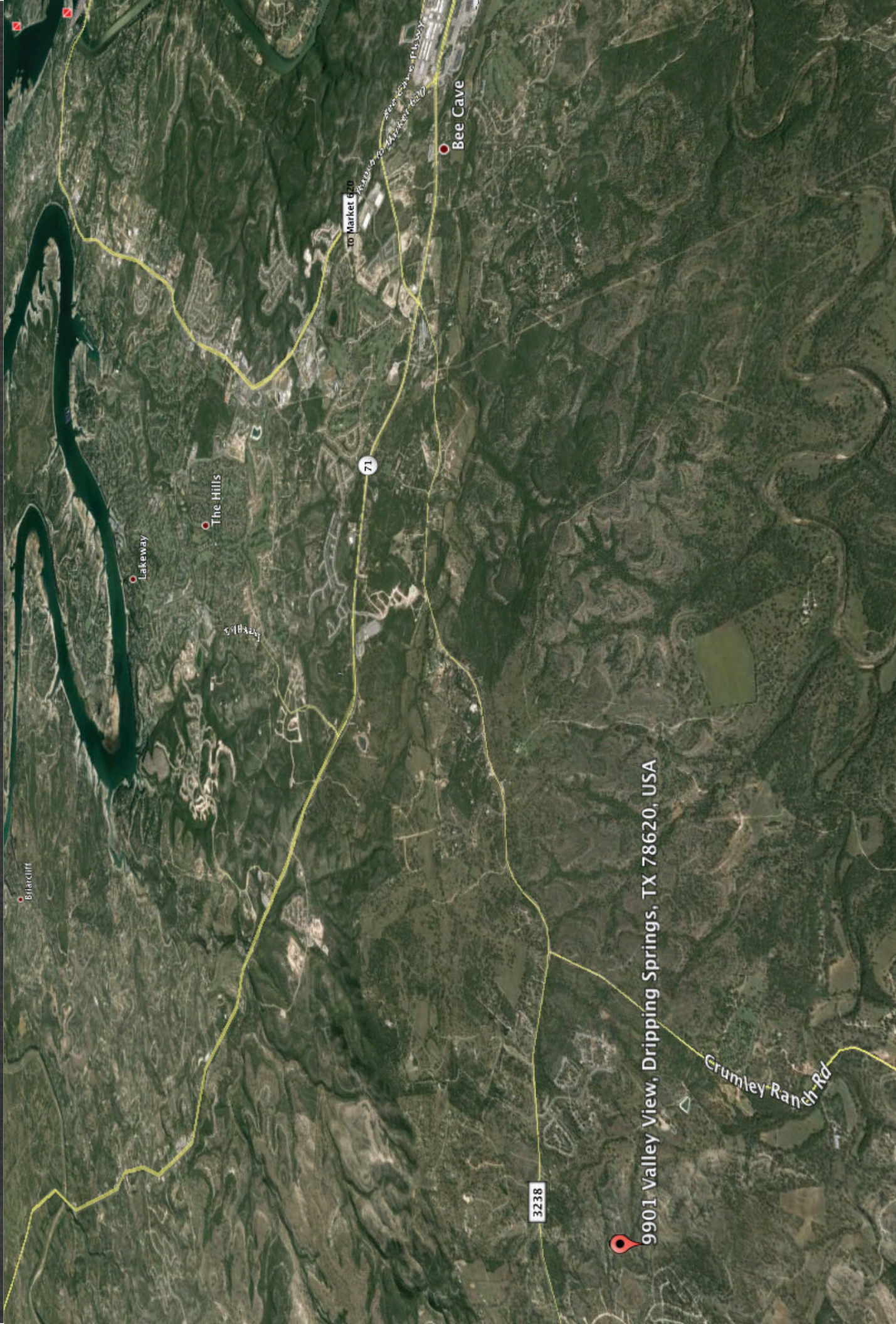






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