



HIDDEN SPRINGS RANCH

980 County Road 224, Florence, Tx

932.5 Acres

\$5,495,000



10 LAKES & PONDS | 1930s FARMHOUSE | SPRINGS | ROAD FRONTAGE

Hidden Springs Ranch is an incredible investment and recreational ranch located in northern Williamson County near the outer fringe of development. The size, beauty, and location make this a great place to enjoy while your investment appreciates. This is a classic Hill Country ranch with numerous scenic hilltops providing long-range views, a rock bottom creek traversing the length of the property, and multiple ponds and lakes.

The 932.5 acres falls into two distinct areas. The front approximately 292 acres is primarily gently sloping pasture with some areas of dense cedar interspersed with motts of gorgeous Live Oaks. There are five ponds in this front section, several of which held reliable water in drought periods. The northern 640 acres is a classic Hill Country setting with varied topography, from scenic ridges and hilltops to low lying drainages that feed into McDaniels Branch. McDaniels Branch is a wet-weather creek that travels across three-quarters of the property and several drainages on the property feed into it. Currently there is one stretch of the branch where several springs are flowing straight out of the rock cascading into the creek channel.

The 1930s built farmhouse is still livable and is currently utilized as a hunters camp for family and friends. Water for the house is supplied via nearby well. Electricity is run to the house. Perimeter fencing is in good to excellent condition and can normally be travelled entirely by UTV. A compacted base road leads from the front gate to the house, which is drivable by most vehicles. An all-weather ranch road traverses through the northern 640 acres.

The property is currently qualified under the Agricultural tax valuation. The sellers believe to own the entire mineral estate and may convey portion subject to negotiation.

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John Melnar

Broker

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WATER

Ten lakes and ponds

Wet-weather Creek

Cascading Springs

TREES

Live Oak, Texas Oak, Ashe Juniper, Sycamore, Hackberry, Cedar Elm, Pecan, Escarpment Black Cherry, and Black Walnut.

GRASSES

Little Bluestem, Hairy Grama, King Ranch Bluestem, Threeawn, Sideoats Grama, Silver Bluestem, Plains Lovegrass, and Seep Muhly

WILDLIFE

Whitetail

Turkey

Dove

Ducks

UTILITIES

Well On Site | Electricity On Site

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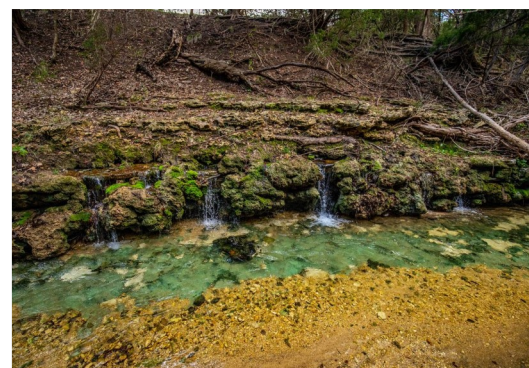
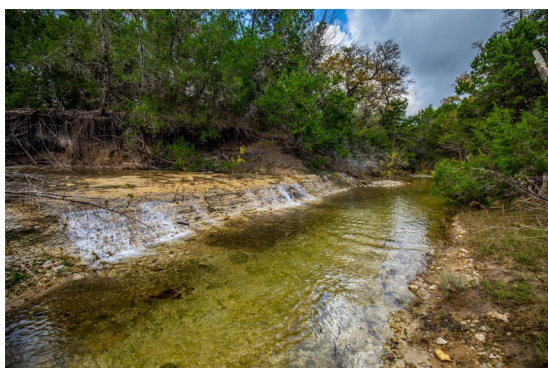


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LOCATION

Williamson / Burnet County

3.5 miles to Florence

20 miles to Georgetown Airport

32 miles to North Austin

DIRECTIONS

From US-183 N at HWY 29: Head northwest on US-183 12.8 miles. Turn right on TX-138 E. In 4.3 miles turn left onto CR 224. The entrance is approximately 1 mile on the left. Do not enter the property without permission.

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