

ROBERT PAHMIYER
ACCREDITED LAND CONSULTANT



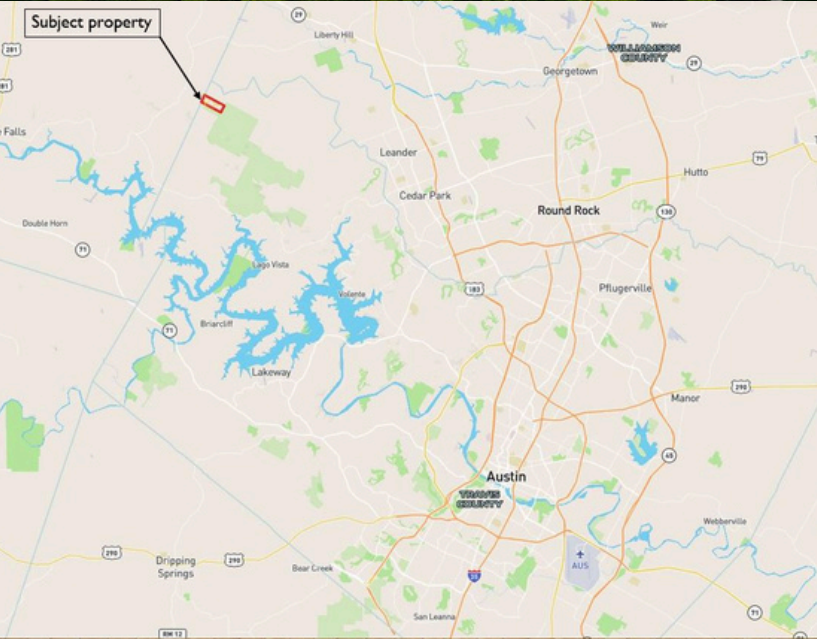
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CIRCLE 3-S RANCH



Description

This 405-acre Hill Country ranch is surrounded by the Balcones Canyonlands National Wildlife Refuge. The property is located in the Balcones Canyonlands area, just 7 miles north of Lake Travis, east of Marble Falls and just on the northwestern edge of Travis County. The area is well known for its spectacular Hill Country views and scenic countryside and this property has it all. It is unrestricted, rugged and ready for new ownership. Potential uses include a family recreational ranch or homesite, subdivision into large tract homesites or commercial operations such as glamping, rental cabins or other recreational type development. The property includes a 1400 sqft livable cabin, a water well with a new pump, electric and septic. Also includes two smaller, approximately 500 sqft, hunting cabins that need work.

Wet weather Cottonwood Branch Creek runs out of Devil's Hollow, through the property and drains into the well-known live water Cow Creek not far away. Elevation changes over 320 feet on the ranch from a low of 1,020 feet at the bottom of Cottonwood Branch on the south side of the property to a high elevation of 1,340 feet on the northeast part of the property. These high elevations create panoramic views of the surrounding Hill Country with multiple high locations and multiple canyons. The terrain is rough, rocky and dramatic and includes some very interesting limestone shelves and outcrops. The soil supports native oak, elm, juniper, and mesquite trees as well as native grasses and other native vegetation. Wildlife includes whitetail deer, coyotes, turkeys, mourning dove, and many other native wildlife species. The property is currently used for grazing, recreation and hunting.

1-d-1 agricultural tax valuation is held via a grazing lease keeping the taxes low.

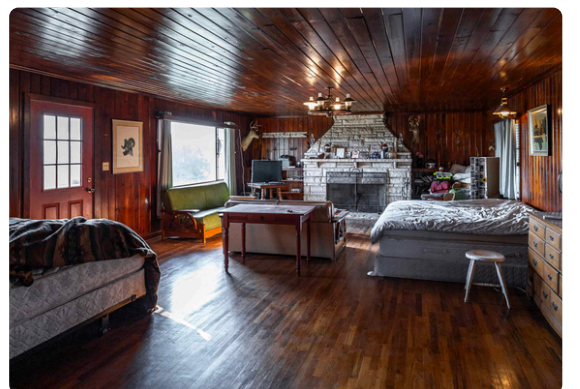
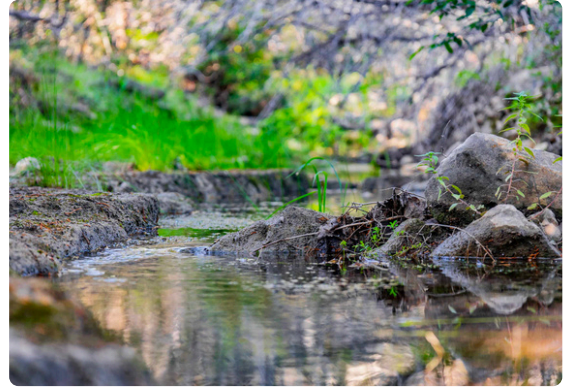
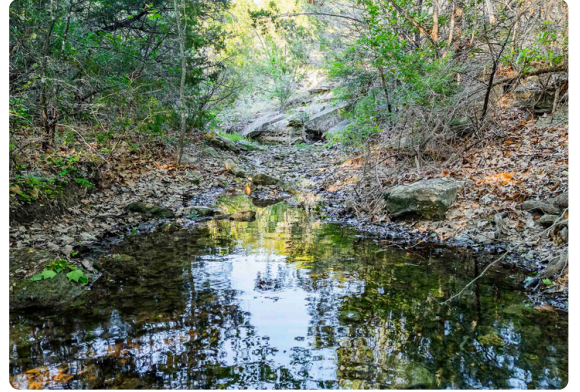
IMPROVEMENTS - 1400 sqft livable cabin with water well, electric and septic and two smaller, approximately 500 sqft cabins that need some work. The property is fenced on three sides (grazing lease is shared with neighbors). There are many potential homesites with long-range views across the property.

MINERALS – Minerals are negotiable

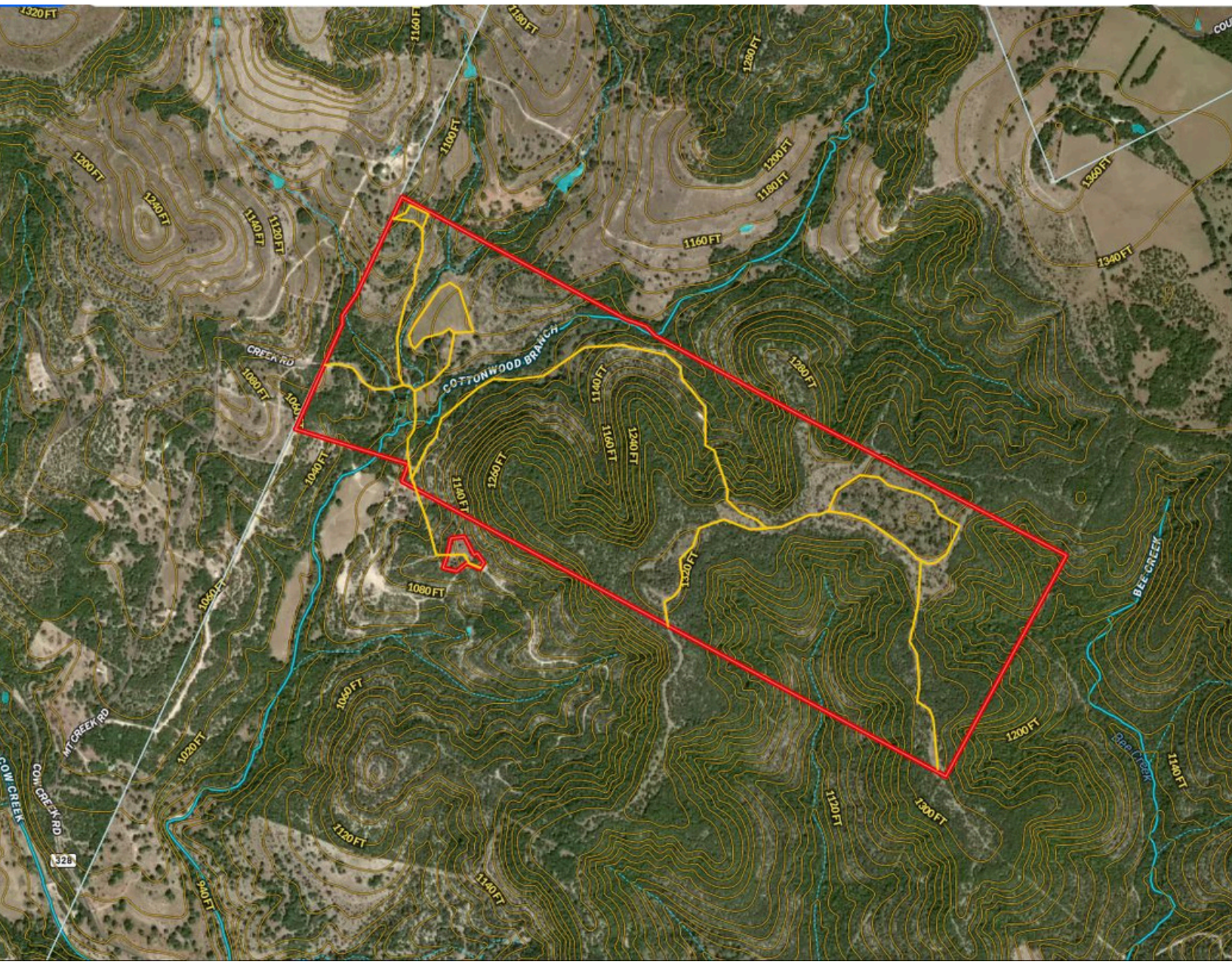
LOCATION – 1 mile to Cow Creek Road, 6 miles to Lake Travis, 13 miles to Bertram, 15 miles to Liberty Hill, and 18 miles to Marble Falls. Only 50 miles to downtown Austin and 56 miles to Austin-Bergstrom International Airport.



KW Land -- TDR Real Estate
Local Knowledge -- Global Perspective



Circle 3-S Ranch Aerials



Circle 3-S Ranch Survey

