

# \$1,300,000 - 11.13 Acres Fm 1826, Austin

MLS® #3685655

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## \$1,300,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 11.13 Acres

None, Austin, TX

11.13 Acres, Both sides of Bear Creek. Plenty of room for a barn, horses or another hobby. Approx 420' of Bear Creek flows through the back part of the property, sparkling clear water on limestone bottom, spring fed and almost completely constant water, as is is damned just downstream at Bear Creek Estates. Includes amazing waterfall and perfect little swimming hole. Excellent recreational property, currently under Agricultural Exemption. Beautiful Homesite amongst some massive oak trees overlooking the lower pasture and completely private creek bottom. Lots of room to explore on the back side of the creek, as the property line is approx 300' on the back side of the creek. Very lightly restricted, approx 350' joint use private road to get back to the property that is shared with two other properties. Please text listing agent for a private showing, Strict Appointment Only! No Trespassing! Only 20 minutes to Downtown Austin, This is a Special Property!



## Essential Information

ListingFeed	abor_vow
MLS® #	3685655
List Price	\$1,300,000
Sale Price	\$1,200,000
Sale Date	September 13th, 2021
Bathrooms	0.00
Acres	11.13

Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### **Community Information**

Address	11.13 Acres Fm 1826
Subdivision	None
City	Austin
County	Hays
State	TX
Zip Code	78737

### **Amenities**

Utilities	Electricity Available, Water Available
Features	None
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Waterfront

### **Exterior**

Lot Description	Gentle Sloping, Trees Large Size
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### **School Information**

District	Dripping Springs ISD
Elementary	Sycamore Springs
Middle	Sycamore Springs
High	Dripping Springs