

\$5,400,000 - 120 Cimarron Ranch Road, Marble Falls

MLS® #3941025

\$5,400,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 140.17 Acres

None, Marble Falls, TX

Outstanding unrestricted potential. 140+ acres located at the intersection of FM 1431 and Cimarron Ranch Road, west of Faith Academy. Just outside the Marble Falls City Limits, partly in the ETJ, with over $\frac{3}{4}$ mile of Highway 1431 frontage and nearly a mile of Cimarron Ranch Road frontage. The property has it all, beautiful hardwoods large and small, spring fed tanks and a huge lake that is still holding water today. City water is run to the property and is available for further distribution. A rare opportunity for commercial and/or residential development. Owner financing is negotiable. This is the first time this ranch has been listed for sale.



Essential Information

ListingFeed	abor_vow
MLS® #	3941025
List Price	\$5,400,000
Sale Price	\$4,750,000
Sale Date	September 28th, 2023
Bathrooms	0.00
Acres	140.17
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address 120 Cimarron Ranch Road

Subdivision	None
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Above Ground Utilities, Electricity Available, Water Available, Sewer Not Available
View	Hills, Panoramic, Pond, Pasture, Rural, Trees/Woods
Waterfront	Pond, Seasonal

Interior

Heating	None
Cooling	None

Exterior

Lot Description	Agricultural, Private, Many Trees, Trees Large Size, Trees Medium Size
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School Information

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls