

# **\$1,750,000 - 5677 Fm 3509, Burnet**

MLS® #4840955

---

## **\$1,750,000**

0 Bedroom, 0.00 Bathroom, 672 sqft  
Farms and Ranches on 75.00 Acres

None, Burnet, TX

Prime location on Hoovers Valley Road, minutes from the town of Burnet, Lake LBJ, Buchannan, and the rest of the Highland Lakes.



This 75 acre opportunity has been cleared of the majority of cedar and boasts great hardwoods throughout, creating an ideal habitat for wildlife including whitetail deer, turkey, dove, and blackbuck antelope.

Accommodations on the property include a comfortable 672 sqft cabin that features two bedrooms, one bath, and an open living and kitchen area. The home is nicely finished with central heat and air, vaulted ceilings, a metal roof, and a covered porch that spans the front. Also on the ranch is a 30x40 metal building on a slab. The building was constructed in 2012 and contains an open storage area along with an efficiency apartment, with one full bath and kitchen in place.

The property is fully fenced and holds a wildlife exemption to lessen the tax burden.

There is one water well on the property that produces 37 gallons per minute as well as a rain water collection system on both structures that feed into 3, 2,500 gallon holding tanks.

Built in 2014

## **Essential Information**

ListingFeed	abor_vow
MLS® #	4840955
List Price	\$1,750,000
Sale Price	\$1,648,250
Sale Date	March 29th, 2023
Bathrooms	0.00
Square Footage	672
Acres	75.00
Year Built	2014
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	5677 Fm 3509
Subdivision	None
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected
View	Hills
Waterfront	Pond

### **Interior**

Heating	Central
Cooling	Central Air, Ceiling Fan(s)

### **Exterior**

Lot Description	Rolling Slope, Many Trees, Trees Medium Size, Views, Sprinklers Partial
-----------------	---

### **School Information**

District	Burnet ISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet