

\$3,100,000 - 451 County Road 240, Florence

MLS® #4957190

\$3,100,000

0 Bedroom, 0.00 Bathroom, 5,112 sqft
Farms and Ranches on 135.66 Acres

Manlove, Florence, TX

Country living can be yours. This is a beautiful tract of land loaded with wildlife, groves of large oak trees and plenty of open pasture for grazing. It is fully fenced and cross fenced for livestock, with one border situated along the Salado Creek. Deer, turkey, nesting birds, native bees and several species of owls call this property home, just to name a few. It currently has an agricultural exemption which includes a Wildlife Management option. Beautiful wildflowers in the spring, including a large field of bluebonnets.

Three metal buildings on site, details in the pictures. High point has a view across the creek. Easy access to 195. Located only 17 miles from Georgetown, 10 miles to IH35, and 5 miles to downtown Florence. City of Georgetown water and PEC electricity available at the road. Gated entrances and gravel driveways already in place. There is also a well by the old farmhouse, but seller does not use it and is unsure of it's depth. Must see to appreciate the diversity of this property. Buyer to verify all information and do all due diligence with the County.



Built in 1994

Essential Information

ListingFeed	abor_vow
MLS® #	4957190
List Price	\$3,100,000

Sale Price	\$3,100,000
Sale Date	April 5th, 2024
Bathrooms	0.00
Square Footage	5,112
Acres	135.66
Year Built	1994
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	451 County Road 240
Subdivision	Manlove
City	Florence
County	Williamson
State	TX
Zip Code	76527

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Attached, Concrete, Door-Multi, Driveway, Electric Gate, Garage
View	Hills, Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Seasonal

Interior

Interior	Concrete
Appliances	Free-Standing Refrigerator, Microwave, Propane Cooktop
# of Stories	1
Stories	One

Exterior

Lot Description	Gentle Sloping, Level, Many Trees, Trees Large Size, Views
Construction	Metal Siding

School Information

District	Florence ISD
Elementary	Florence

Middle Florence

High Florence

Additional Information

RE / Bank Owned Yes