

\$11,865,000 - 15612 Littig Road, Manor

MLS® #5790568

\$11,865,000

4 Bedroom, 4.00 Bathroom, 4,091 sqft
Farms and Ranches on 161.49 Acres

n/a, Manor, TX

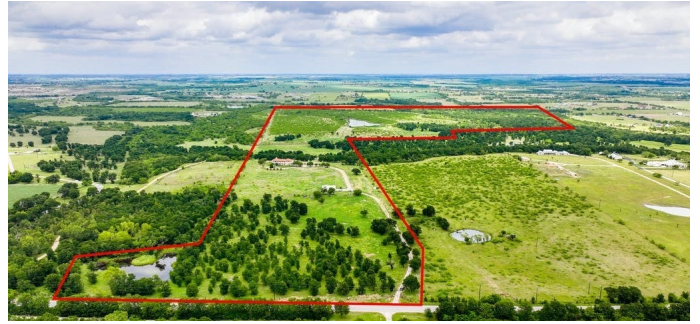
The gently rolling topography of this 161.49 acre ranch includes open pastures, heavily wooded lowland and large stands of mature trees. The property is positioned just 20-30 miles as the crow flies to downtown Austin, the Tesla Headquarters, Samsung and the Austin Bergstrom Airport. All can be accessed within 30 minutes.

This ranch is ripe for development. The options are endless with this ideally situated acreage. Possible options include track homes, small acreage homesites or a gentleman's ranch development. Not a developer? No problem. Bring your horses and cattle!

Upon arrival you are met by a jaw dropping entry of 15 acres that include lush grasses, dozens of mature elm trees, and over a half-acre pond!

Moving further is a large shop with power and a Tuscan style home that is just under 4091 sqft with an inground pool. The home is a 4-bedroom 3.5 bath and 3 garage spaces. Built in 2000 and both the pool and home will require remodeling and updating.

From the back of the house there is an unparalleled view overlooking a second .3 acre +/- pond set amongst large mature elm trees and the remainder of the roughly 140 acres. The balance of the acreage consists of approximately 85 acres of improved pasture and heavily treed and wooded areas. There is an amazing pond in the center of the of the acreage that covers nearly 4 acres. The



pasture does have many mesquites starting to grow that are probably 2-4 years old. There are many locations on the ranch providing views of the surrounding countryside. This property is ready for a new owner. Whether you will use this property to enjoy relaxing days fishing, exploring the natural beauty of the land, running a ranch, or developing the land, you are sure to appreciate everything this Central Texas ranch has to offer!

17 Miles from Tesla Giga Factory - 28 minute drive

19 miles to downtown - 25 minute drive

19 Miles to ABIA - 23 minute drive

10 Miles Samsung Austin - 18 minute drive

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	5790568
List Price	\$11,865,000
Sale Price	\$8,500,000
Sale Date	November 23rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,091
Acres	161.49
Year Built	2000
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	15612 Littig Road
Subdivision	n/a

City	Manor
County	Travis
State	TX
Zip Code	78621

Amenities

Utilities	Electricity Available, Water Available
Features	None
Parking	Attached, Garage, Door-Multi, See Remarks
View	Hills, Trees/Woods, Pasture, Pond
Waterfront	Creek, Pond

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Gentle Sloping, Private, Many Trees, Trees Medium Size, Views, Farm
Windows	None
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

School Information

District	Manor ISD
Elementary	Manor
Middle	Manor (Manor ISD)
High	Manor