

\$3,850,000 - 422 County Road 407, Spicewood

MLS® #6058104

\$3,850,000

3 Bedroom, 2.00 Bathroom, 1,960 sqft
Farms and Ranches on 94.44 Acres

--, Spicewood, TX

Breathtaking Hill Country ranch on 94.44 AG Exempt/ Wildlife Managed UNRESTRICTED acres in Spicewood, Texas! Contact Alan about multiple purchase options, Sellers willing to divide. The ranch boasts hundreds of mature live oaks & pecan trees throughout the entire fully-fenced property. A beautiful, gated entrance & 4-board fence line the road front & pastures alongside both sides of the driveway. Walking & riding trails weave throughout the 94+ acres, providing amazing views & endless opportunities to see the plentiful wildlife including turkeys, guineas, & deer. There are multiple tanks/ponds throughout the property, some maintaining year-round water. The 3/2 1800-sq. ft. ranch home has been remodeled & can be used as a main home or guest house if you choose to build on one of the many premier building-site options. The house features a wood-burning stove, tile and wood flooring throughout as well as granite counter tops in the kitchen & modern appliances. The 40x100 outbuilding is enclosed w/ a concrete floor, divided into a 40x60 area with three 12x16-foot garage doors & a 40x40 shop space with a 10x16-foot garage door. Fully wired & on its own transformer box, with water outside & plumbed for water inside. The front part of the property has two large pastures for grazing (7 acres & 4 acres) as well as a loafing shed & storage space for hay and/or tack. Fruit trees & a robust garden space in the backyard make a perfect addition to the oak-canopied outdoor seating spaces,



including a gazebo & large dining space. A fire pit area is located under the beautiful TX skies for fabulous nighttime stargazing. A newly built shooting range with a u-shaped, 18-foot berm can be utilized as-is or leveled & planted for additional pasture space. This property is a must-see if you desire the peace & tranquility of country living with close proximity to amenities; Conveniently located off Highway 71 between Bee Cave and Marble Falls, and less than an hour to Austin.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	6058104
List Price	\$3,850,000
Sale Price	\$3,150,000
Sale Date	October 5th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,960
Acres	94.44
Year Built	1980
Type	Farms and Ranches
Sub-Type	Manufactured Home
Status	Closed

Community Information

Address	422 County Road 407
Subdivision	--
City	Spicewood
County	Burnet
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Propane
-----------	--------------------------------

Features	None
Parking	Additional Parking, Circular Driveway, Concrete, Door-Multi, Detached, Enclosed, Garage, Parking Pad, See Remarks, Workshop in Garage
View	Hills, Panoramic, Pasture, Creek/Stream, Trees/Woods
Waterfront	Pond, Seasonal, See Remarks

Interior

Interior	Laminate, Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Lighting, Private Yard, See Remarks
Lot Description	Agricultural, Back Yard, Garden, Level, Native Plants, Open Lot, Private, Many Trees, Trees Large Size, Trees Medium Size, Views
Windows	Window Treatments
Roof	Composition
Construction	Frame, Metal Siding, Stone Veneer, See Remarks
Foundation	Combination, Slab

School Information

District	Marble Falls ISD
Elementary	Spicewood (Marble Falls ISD)
Middle	Marble Falls
High	Marble Falls