

# \$6,812,000 - Tbd Lot 2 Rr 12 Highway, San Marcos

MLS® #6191826

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## \$6,812,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 262.00 Acres

Twelve Gauge Ranch, San Marcos, TX

Unbelievable ranch property with access to I35 and Wimberly within mins and both Austin and San Antonio are just 30 mins away. Rolling Hills, lush pasture land, waterholes, Caves and an abundance of wild life from Cottontail deer, boars, wild turkeys, doves to name a few. Multiple generational Oak Groves with Towering Oak Trees, Vista territorial views , A Canyon runs along property line of Lot 1&2 with a seasonal dry creek bed. Numerous home sites to choose from. Property already has AG Exemption. Lot 1 is also available for sale , MLS 3710849



## Essential Information

ListingFeed	abor_vow
MLS® #	6191826
List Price	\$6,812,000
Sale Price	\$6,120,000
Sale Date	February 17th, 2022
Bathrooms	0.00
Acres	262.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

## Community Information

Address	Tbd Lot 2 Rr 12 Highway
Subdivision	Twelve Gauge Ranch
City	San Marcos

County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Electricity Available, Above Ground Utilities
View	Canyon, Hills, Panoramic, Pasture, Rural, Trees/Woods
Waterfront	Pond, Seasonal

### **Exterior**

Lot Description	Bluff, Cleared, Gentle Sloping, Level, Many Trees, Moderate Trees, Native Plants, Private, Rolling Slope, Sloped Down, Sloped Up, Trees Medium Size, Trees Small Size, Views
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### **School Information**

District	San Marcos ISD
Elementary	Other
Middle	Other
High	Other