

\$4,260,000 - 0000 County Road 208, Watson

MLS® #6383566

\$4,260,000

0 Bedroom, 0.00 Bathroom, 2,924 sqft
Farms and Ranches on 710.00 Acres

none, Watson, TX

The Larga Vista Ranch boasts long panoramic views, wildlife diversity, and a great location only 45 minutes from Cedar Park, Texas. As you drive throughout the ranch on the well-traveled trails, the sun and shadows highlight the rolling topography defining the vast views. Improvements: Tucked in the center of the property sits an old farm home in fair shape. It was built in the 1920s and has been well kept over the years. It is about 2,200 sq. ft with four bedrooms and two baths. It has a great feel to it and still has the original hardwood floors. There is a great building site close by that would offer almost 360-degree views. The farmhouse could then be used as a guest house. Due to the sizes of the surrounding ranches, you see very few rooftops scattered about in the surrounding countryside. It feels very private even though it is so close to Austin. Habitat & Topography: This ranch offers a diverse habitat for wildlife and livestock. The cedar has been managed in several areas, and food plots have been established. The east side of the ranch has rolling grasslands with scattered trees, and the western portion has more dense cedar for wildlife but still accessible in a 4X4 vehicle.

Hunting: The property supports white-tailed deer populations, feral hogs, dove, turkey, and, not to mention, varmints and non-game species. Water: In the southeast corner sits a pond fed by rain runoff. Several other similar topographic relief spots would make for



potentially suitable sites for additional surface water enhancements. The ranch also had an intricate water system that pipes water throughout the ranch underground. It is currently not being used, but it could be reestablished with a little work and would be an excellent asset for the ranch wildlife.

Electricity & Access: The ranch has electricity back at the farmhouse. The ranch is accessed by +/- 1.07-mile long unimproved drive accessible by a 4-wheel vehicle. The strip is owned and is approximately 80 ft wide.

Essential Information

ListingFeed	abor_vow
MLS® #	6383566
List Price	\$4,260,000
Sale Price	\$5,213,880
Sale Date	August 26th, 2021
Bathrooms	0.00
Square Footage	2,924
Acres	710.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	0000 County Road 208
Subdivision	none
City	Watson
County	Burnet
State	TX
Zip Code	76539

Amenities

Utilities	Electricity Connected
View	Pasture
Waterfront	Pond

Interior

Cooling Central Air

Exterior

Lot Description Agricultural

School Information

District Burnet ISD

Elementary Burnet

Middle Burnet (Burnet ISD)

High Burnet