

\$2,700,000 - 26900 F M Road 1431, Marble Falls

MLS® #8936687

\$2,700,000

4 Bedroom, 4.00 Bathroom, 3,361 sqft
Farms and Ranches on 71.00 Acres

NA, Marble Falls, TX

Very unique opportunity to own 75 acres & a gorgeous custom home. Located on 1431 and just 10 minutes to Lago Vista or 25 minutes east of Marble Falls with all the privacy you could hope for. Property sets back off of FM 1431. The homestead is approximately 3800 sq. ft. with 4 generous bedrooms & 4 full baths, too. Primary & one bedroom are down and two are up. You have to see this home to appreciate it. There is so much storage on both floors. Two wells located on the property and septic. 1600 gallon reserve water tank. Water filtration system. 2 electric meters onsite. There is an area that is filling up (due to the recent rains in April and early May) that would be ideal for a deep water pond. Wildlife exemption for low taxes. Ideal to create a wedding venue, glamping destination, have your horses, build a corporate retreat, own a small farm or ranch, and so much more. Three outbuildings. One is very large & could easily serve as a garage that would house several cars with room leftover. The other metal building is smaller and could be used for a shop or barn or storage & power is just 25' away. And then there is a smallish one right by the house - ideal for a shop as it has power. This land offers high hills, rolling topography and terraced in some areas. No restrictions! Three tracts of land: Approximately 50 acres, 22 acres and 2 acres that is Homesteaded. What are your thoughts and dreams about owning land? Chickens, bees, cows, gardening? About an hour to Austin



Bergstrom airport. Dining & shopping in Marble Falls, Lago Vista, Jonestown and Cedar Park. Just 45 minutes to downtown Austin. White-tailed deer bed down, graze and raise their babies here. Go hunting. Turkey can often be seen. This is on a migratory bird path and so it is a birdwatcher's paradise. Wouldn't it be nice to get out and hike your own land and never see another person? Shown by appointment only.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	8936687
List Price	\$2,700,000
Sale Price	\$2,500,000
Sale Date	January 23rd, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,361
Acres	71.00
Year Built	1980
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	26900 F M Road 1431
Subdivision	NA
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Available, Electricity Connected, Propane, Sewer Available, Water Available
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Features	None
Parking	Electric Gate, Private
View	Hills, Panoramic, Pasture, Rural
Waterfront	Pond, Seasonal

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Free-Standing Gas Oven, Disposal, Microwave
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Garden, Private Entrance
Lot Description	Bluff, Front Yard, Native Plants, Rolling Slope, Rock Outcropping, Many Trees, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows
Roof	Metal
Construction	Log, Stone
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Colt
Middle	Marble Falls
High	Marble Falls