

MARK FOX CO. REAL ESTATE

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# CYPRESS ISLANDS

BLANCO



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# PROPERTY DETAILS

Cypress Islands Ranch consists of 900 acres of gorgeous, diverse terrain with both sides of the pristine spring-fed waters of Cypress Creek. Scenery ranges from beautifully improved pasture land, hilltops boasting spectacular long-range views, massive Oak Trees throughout, to a Cypress-lined, live water creek which provides a remarkable setting for year round enjoyment.

Cypress Mill was first established by German settlers in the 1860s when a saw mill was erected on the banks of Cypress Creek. At the turn of the 20th Century farming, ranching, and timber continued to be the main source of income for the families that made up this close-knit rural community. These roots are still strong in the area with many landowners being able to trace their lineage back to those original settlers and large ranches still remain intact. Their deep passion for maintaining and preserving the land has remained and the beauty it has bestowed upon the area is unmistakable. For this reason, there is no wonder why there are 4 State and County Parks within 20 miles of this community: Hamilton Pool Preserve, Westcave Preserve, Reimer's Ranch Park, and Pedernales State Park.

Over the years Cypress Mill, largely in part to its close proximity to Bee Cave/Austin, has become a favorite destination for the most notable ranchers to escape and enjoy the serenity only the outdoors can provide. This area sits in Northeast Blanco County just 30 minutes from Bee Cave, Marble Falls/Highland Lakes, or Johnson City, 1 hour from Austin Bergstrom International airport, and 1.5 hours from San Antonio. The famed Texas Wine Trail is a quick 40 min drive or one could enjoy a day visiting the many wineries, breweries, and distilleries within a few miles.

Your 900 acres sits snug in the middle of this Hill Country oasis and has all the pieces needed for a luxury recreational, residential, or legacy ranch in Texas. Interior roads have been masterfully planned and constructed allowing for a comfortable and easy glide through the entire ranch. Enjoy the changing scenery as you venture along through a park-like setting with exposed majestic Oak trees, down through the creek over a newly built concrete driveway, past open rolling pastures, and on up to the highest point overlooking the property with Shovel Mountain and sprawling Texas Hill Country hillsides as the backdrop. There are two productive wells and electricity on the property as well as well-built perimeter.





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THE VIDEO TOUR

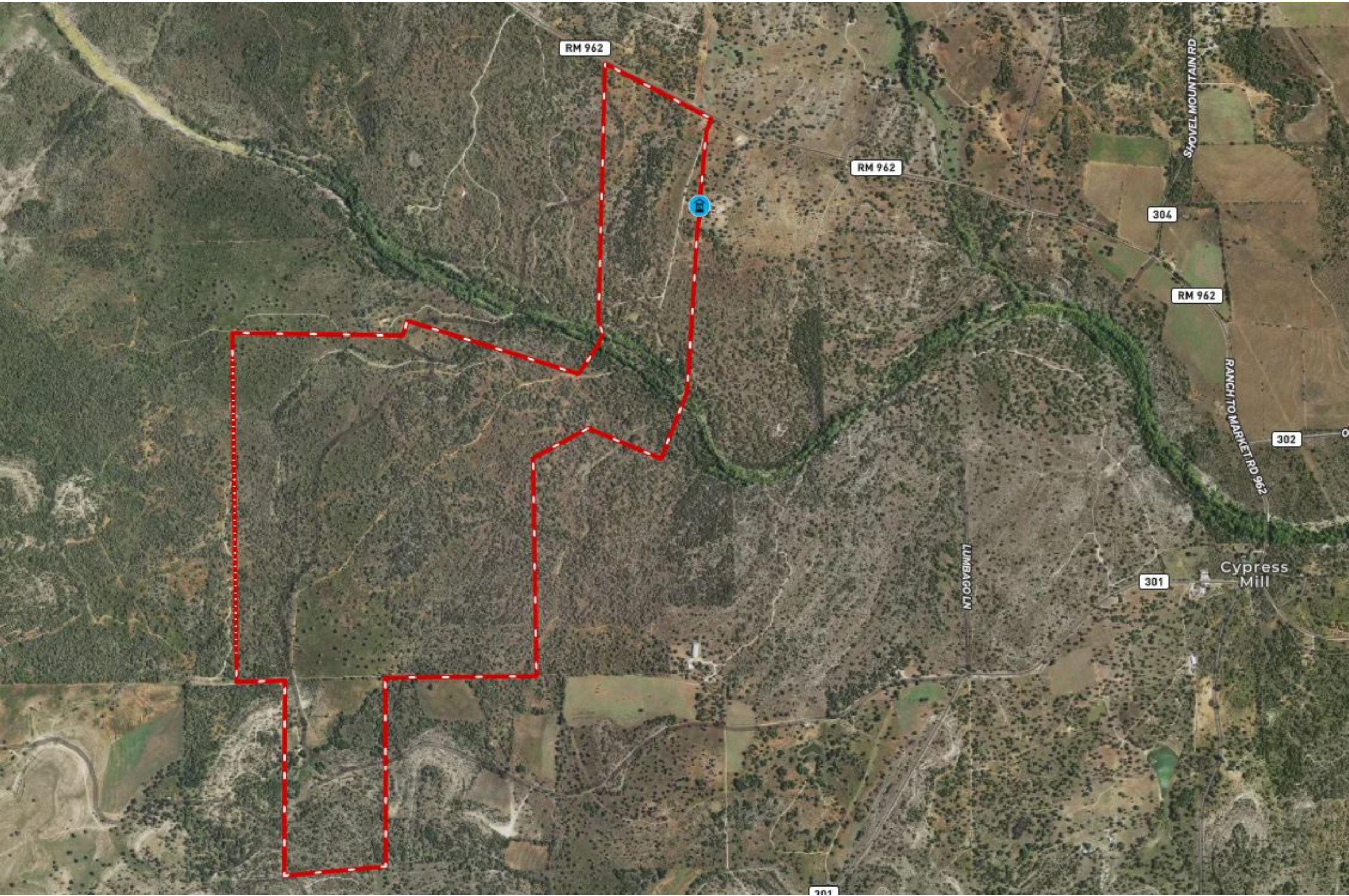
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## LEARN MORE

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