

DOS RIOS



Mark Fox Real Estate

Serving the Texas Hill Country

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Dos Rios en Chimney Oaks

Once in a lifetime opportunity to own roughly 367 acres on Lake Travis. Nothing comparable; perfect location, massive waterfront views, fully entitled, and minimally restricted. Recently platted, this ranch can be easily developed and holds very good future value.

Location: At the end of Colorado Canyon Drive and the confluence of Lake Travis and Pedernales River, this ranch lies across Lake Travis from the Bluffs at Pace Bend Park and in between the cities of Marble Falls and Lago Vista. Dos Rios is only an hour northwest of Downtown Austin, two hours north of Downtown San Antonio, and less than 3 hours from DFW and Houston.

Directions: From Singleton Bend and FM 1431 intersection drive 2.5 miles south, then left onto Singleton Bend E which turns into Travis Oaks Dr. for 2 miles, once at Brasada Ln. enter the gated community of Chimney Oaks, after entering the gate proceed 1.7 miles, turn right onto Colorado Canyon Dr. in 1 mile the property is on left side of road.

Land: Roughly 367 acres with approximately 2 miles of pristine Lake Travis waterfront, beautiful rolling hills down to the water, grasslands, and an abundance of healthy oaks. At 804 ft., the highest point on the ranch provides sunrise views across the lake and the massive cliffs at Pace Bend Park. Views up river include the Pedernales and Colorado river confluences with Wild Cat Mountain in the distance. Abundant wildlife of the area include whitetail deer, turkey, dove, and some wild hog. Trees on the property include; cypress, cedars, mature live oaks, post oaks, and many other hardwoods.

Farmland: According to USDA Natural Resources Conservation Services there are approximately 44.4 acres of prime farmland 78.5% of it (34.84 acres) consisting of Pedernales Fine Sandy Loam (PdC) in the heart of the property.

Water: Wells in area are of good quality per Texas Water Development Board reports. Based off TWDB data; wells within 2000 feet of property boundary produce on average 39.5 gallons/minute at an average depth of 236 feet.

CONTACT FOR PRICE

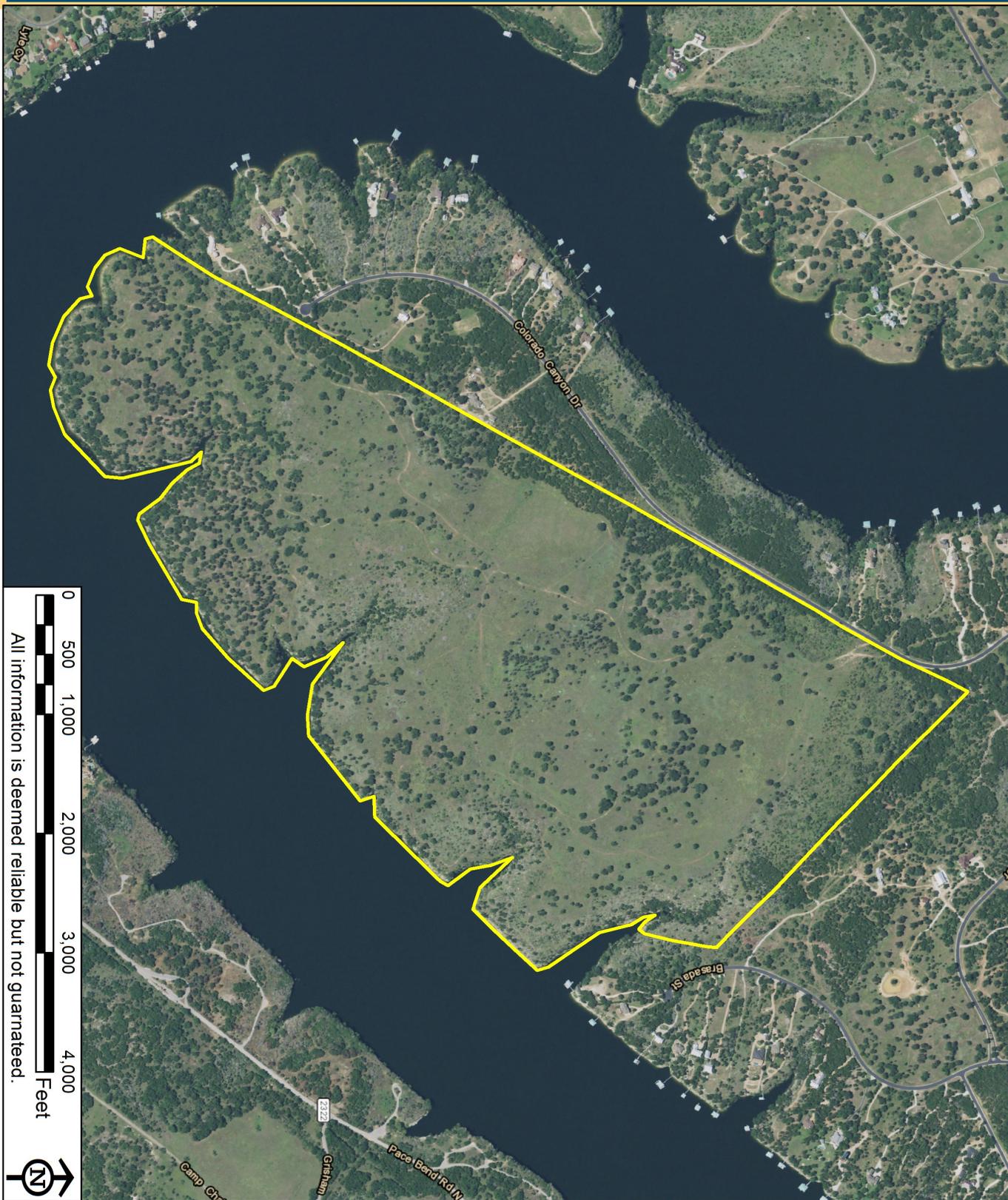
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PROPERTY IS VIEWABLE BY APPONTMENT ONLY

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All information provided is deemed reliable but not guaranteed by broker or sellers and is subject to change.

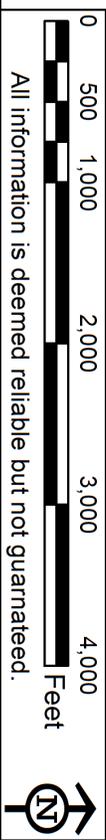
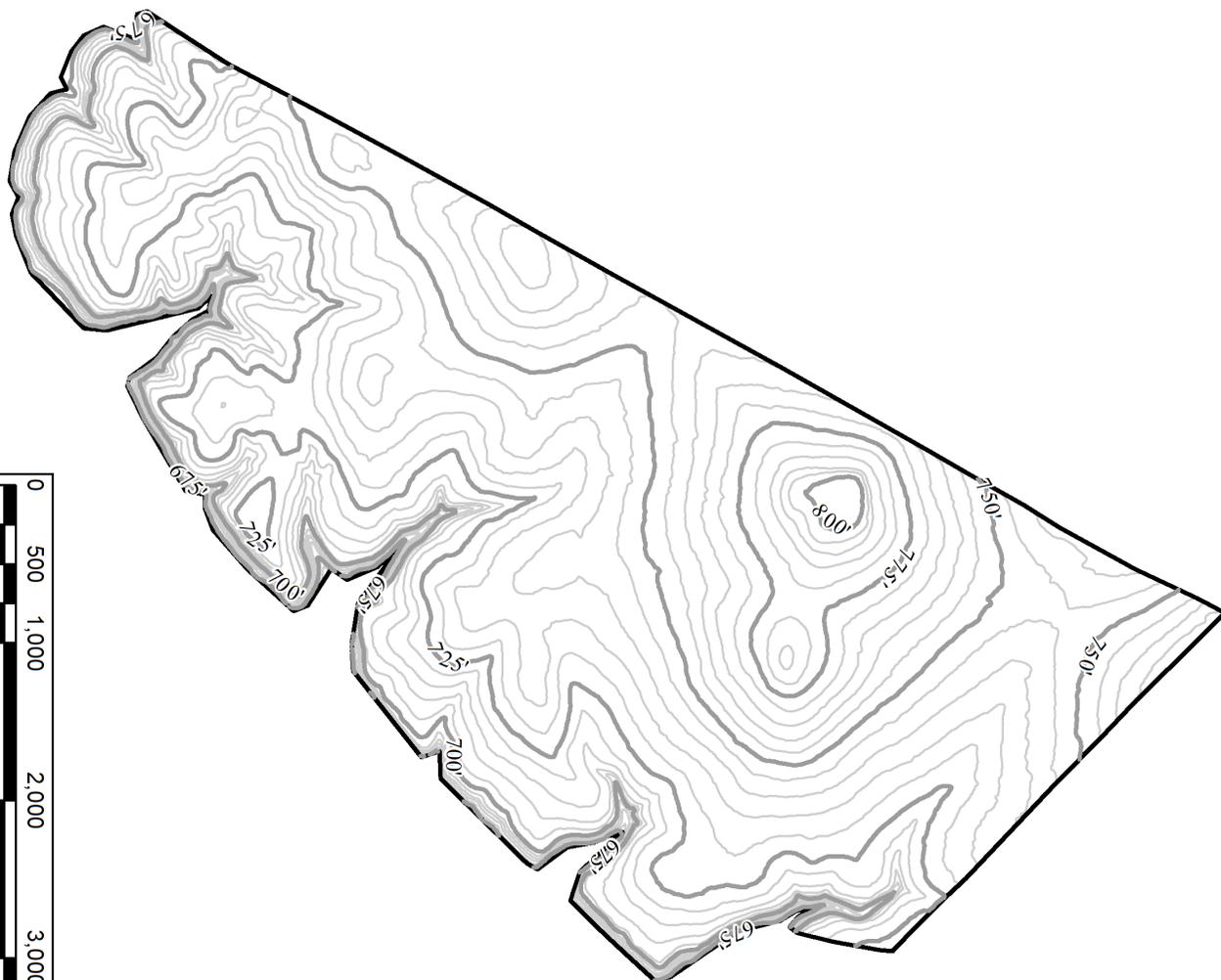
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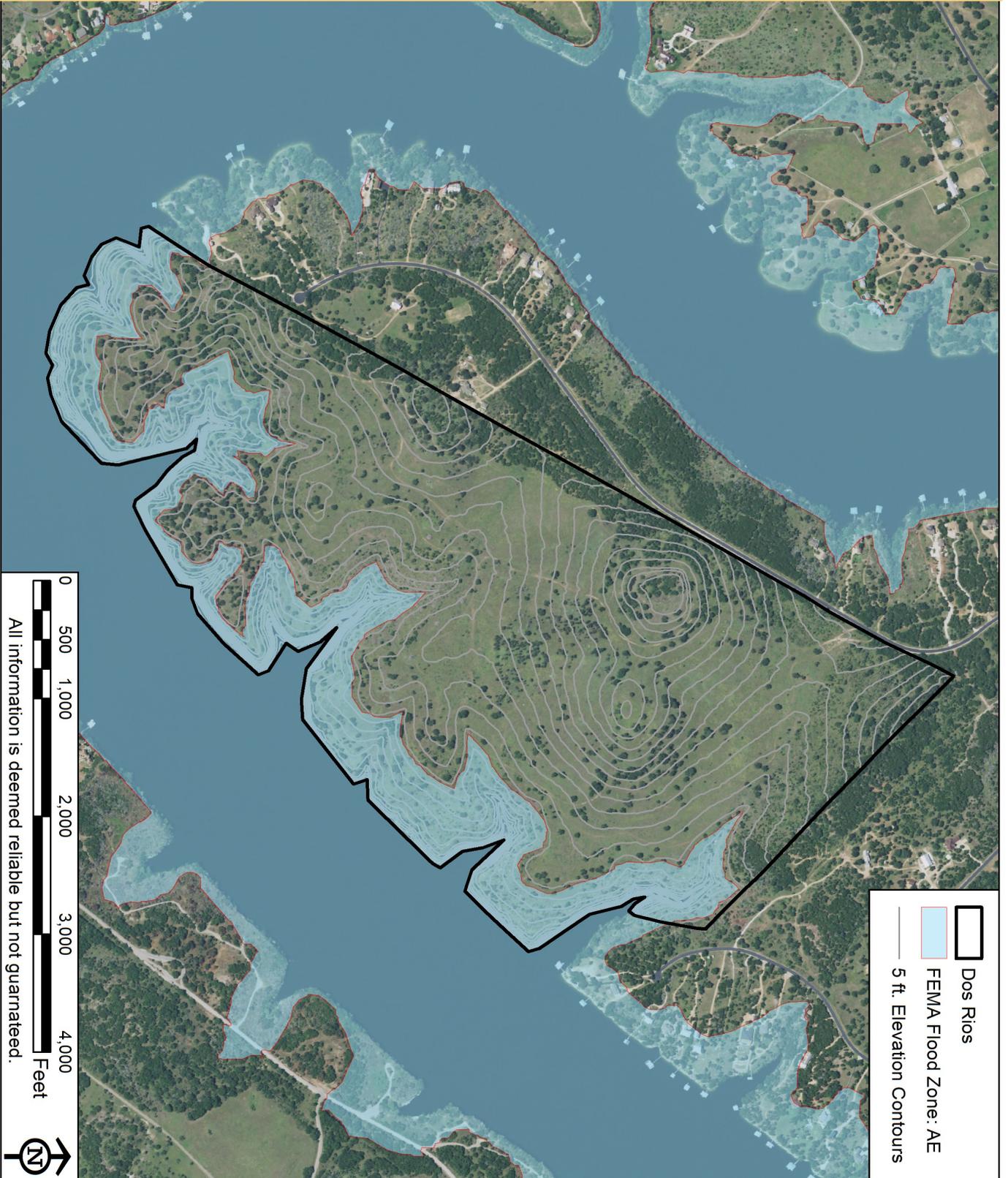
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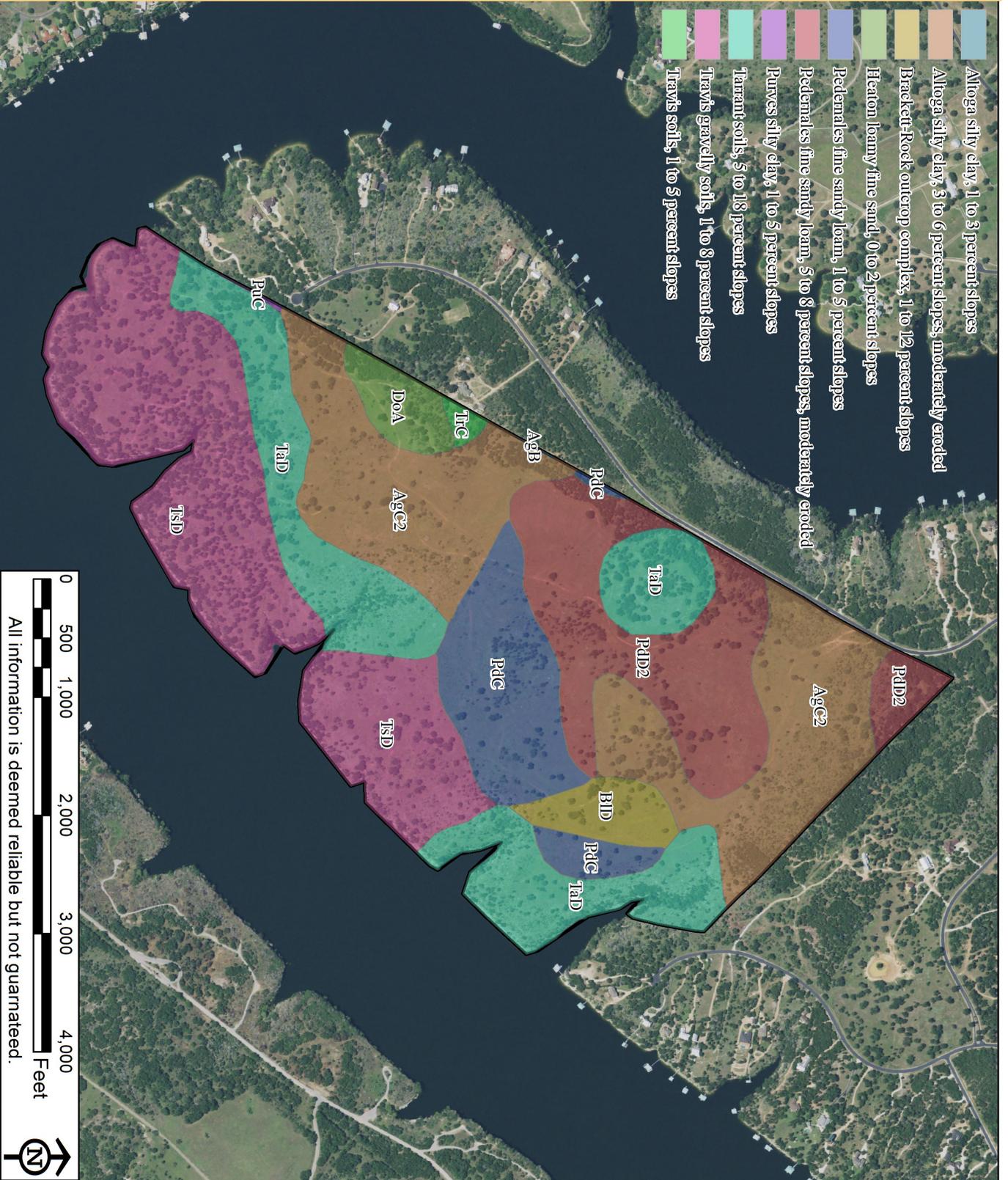
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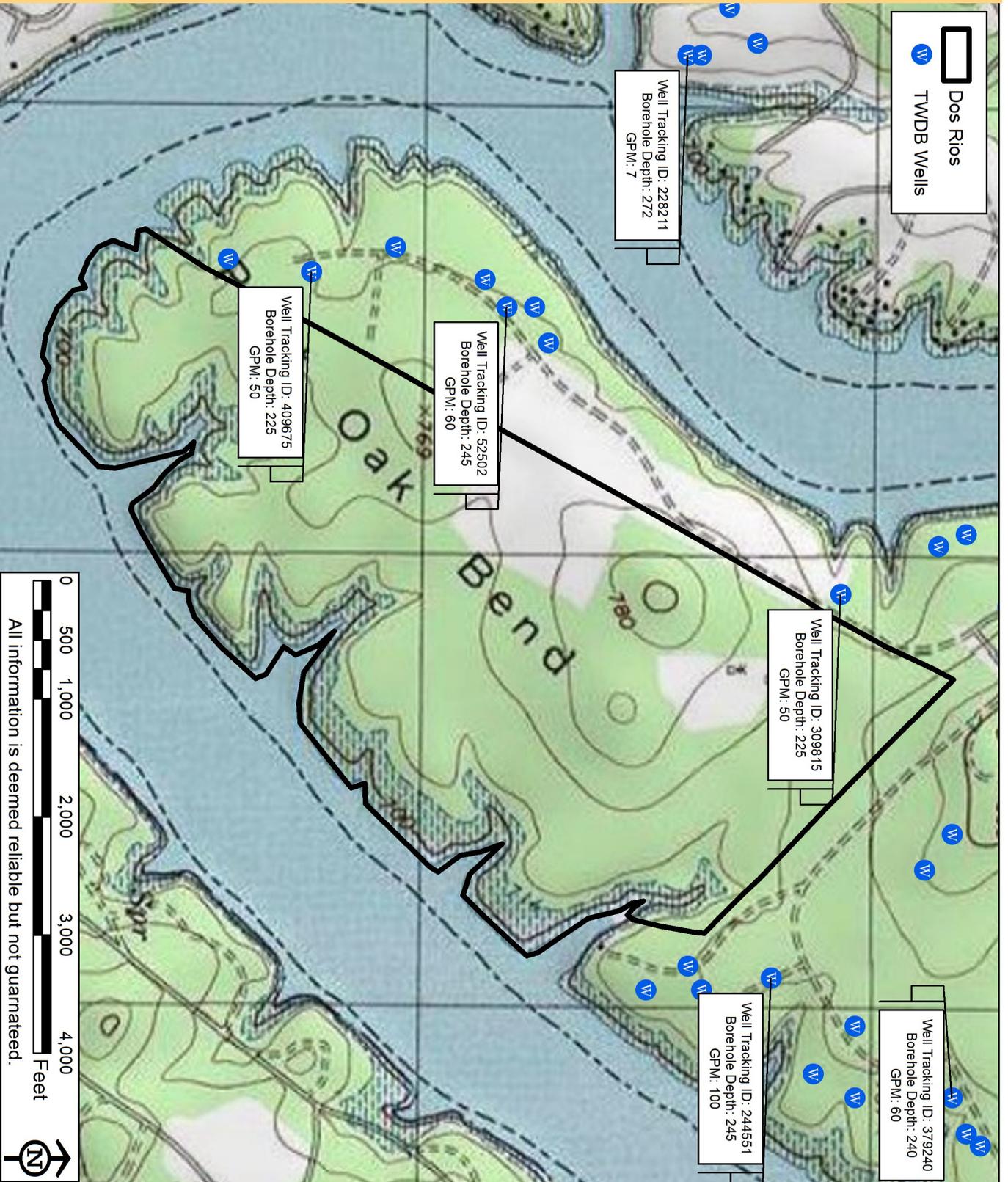


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