



FOR SALE

786.3 acres, Jarrell, Texas

\$5,850 per acre, all or part

LOCATION: 13065 FM 1105, Jarrell, Texas. Approx. 3 miles east of IH35, and 30 miles north of Austin

LEGAL: 786.3 Acres, H Aiken Sur A-25, J Stubblefield Sur A-563, L M Nail Sur A-482 & J H Kuykendall Sur A-376, Williamson County, Texas

FRONTAGE: Frontage on FM 1105

UTILITIES: Electricity: Bartlett Electric
Water: Jarrell Schwertner
Wastewater: Septic

TOPOGRAPHY: Rolling hills, slope to creek, views

FLOOD PLAIN: According to the FEMA maps, a portion of the property is in the 100 year flood plain.

SALES PRICE: \$4,599,000 (\$5,850/ Ac)
(can subdivide)

COMMENTS: This beautiful ranch property is ready for recreation, with lakes, creeks, hardwoods, and native pasture. But its also in the pattern of growth, and poised for good appreciation.

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

GEORGETOWN COMMERCIAL PROPERTIES

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Front gate



Deep pond, sculpted sides



Nice ponds, concrete water crossings, and improvements throughout the property

Metal building with 2BR apt

His first pheasant hunt

