



# FOR SALE

## 222.53 acres and home, Georgetown, Texas

### \$3,200,000

**LOCATION:** 2696 CR 255, Georgetown, Texas. NW of Georgetown and Sun City.

**LEGAL:** 222.53 acre, J Northcross Survey, AW0478, Williamson County, Texas

**FRONTAGE:** Frontage on CR255

**ZONING:** not in any City or ETJ

**UTILITIES:** Electricity: PEC  
Water: Chisholm Trail  
Wastewater: Septic

**TOPOGRAPHY:** Fairly flat, well treed, Gentle slope.

**FLOOD PLAIN:** According to the FEMA maps, none of the property is in the 100 year flood plain.

**SALES PRICE:** \$3,200,000

**COMMENTS:** This beautiful ranch property is an outstanding home place, with ponds, hardwoods, coastal fields, and native pasture. But it is 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

111 Cooperative Way Suite 100

Georgetown, Texas 78626

Ph. 512-869-1542 Fax 512-863-0405

Bob Brent ext. 5192 Tim Harris ext. 5325

rdbrent@suddenlink.net

harris@georgetownrail.com



Front gate



Excellent ranch style home



Nice trees throughout the property, good mix of hardwoods and improved fields



Large Oaks



barn has office and apartment in it