

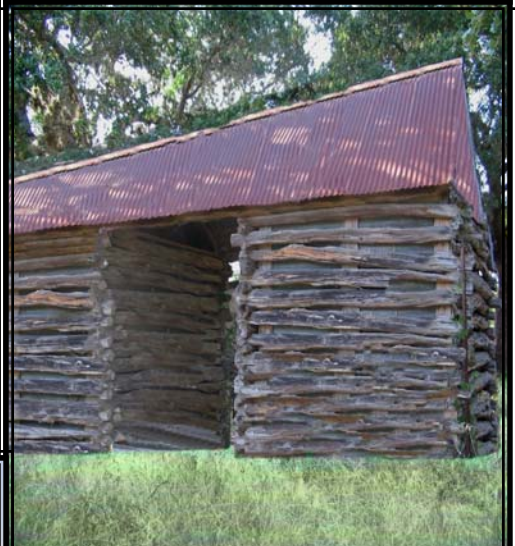
**213 ACRES FM 1431
MARBLE FALLS, TX
\$3,000,000**



*Great Investment Potential/Owner
working with City of Marble Falls to
bring in water and effluent lines
Historic Farm Buildings/2Wells
2 Spring Fed Stocked Lakes with 3^d
spring available for large lake
FM 1431 Frontage (ca 1,800 FT)
Electricity on Site*

This beautiful historic ranch offers both a great opportunity to enjoy life in a premier ranch setting located between 2 premier hill country ranches the Double Eagle and the Cimarron and has great investment potential being located on FM 1431 just 5 min east of the rapidly growing Marble Falls. Water and effluent lines are expected within next 18 mos.

The ranch is completely game fenced with excellent relief and lake Travis views from the south end and only 40 minutes from Austin.



RANCHVEST
1-800-880-3141
FOR INFORMATION:
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or go to
Ranchvest.com