KING
LAND & WATER

Protecting Clients. Conserving the Land.

Cow Creek Bluffs Ranch

40 acres, Travis County, Texas

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Cow Creek Bluffs
40 Acres
Travis County, Texas

Location
Cow Creek Bluffs is situated on FM 1431 in northwest Travis County across from the Balcones Canyonlands National Wildlife Refuge headquarters. This scenic Hill Country retreat is under an hour's drive of Austin and just minutes from the amenities of Lago Vista.

Acreage
40 Acres

Description
Cow Creek Bluffs is part of the Edwards Plateau of Texas commonly referred to as the "Hill Country", one of the most biologically diverse regions in the nation with a rich assemblage of wild flowers, grasses, shrubs, trees and native wildlife. Bedded limestone of the Hill Country creates a matrix of amazing bluffs, creek bottoms and hills that are found on the property. Crystal clear waters of spring-fed Cow Creek run yearlong through the property as it empties into the upper part of Lake Travis. The 23,000-acre Balcones Canyonlands National Wildlife Refuge is short walk across the road with a lifetime of outdoor adventure, hiking, and bird watching with a landscape of protected views for Cow Creek Bluffs. This property is home to white-tailed deer and large flocks of Rio Grande Turkey for the hunting sportsman, or neo-tropical songbirds and raptors for the non-game wildlife enthusiast.

Improvements
There is a 2-bedroom/2-bath cabin situated near the creek under a beautiful stand of Live-Oak trees. The cabin is in good livable shape and includes an open living room and kitchen, master bedroom, bunkroom, carport, and porch opening toward the creek.

There are potential building sites with great views on both the north and south sides of the creek.

Access and Easements
The cabin can be accessed from FM 1431 down a dirt road or on an easement down a paved driveway along the property boundary. Although uncommon, in the event of high waters due to flooding, there are three easements providing alternate access to the portion south of the creek.

Water Wells
There is a shallow well with excellent flow on the property line that is shared with a neighbor

Price:
$655,000 New price! Reduced from $719,000

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Disclaimer
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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COW CREEK BLUFFS RANCH - 40 AC +/-
TRAVIS COUNTY, TX

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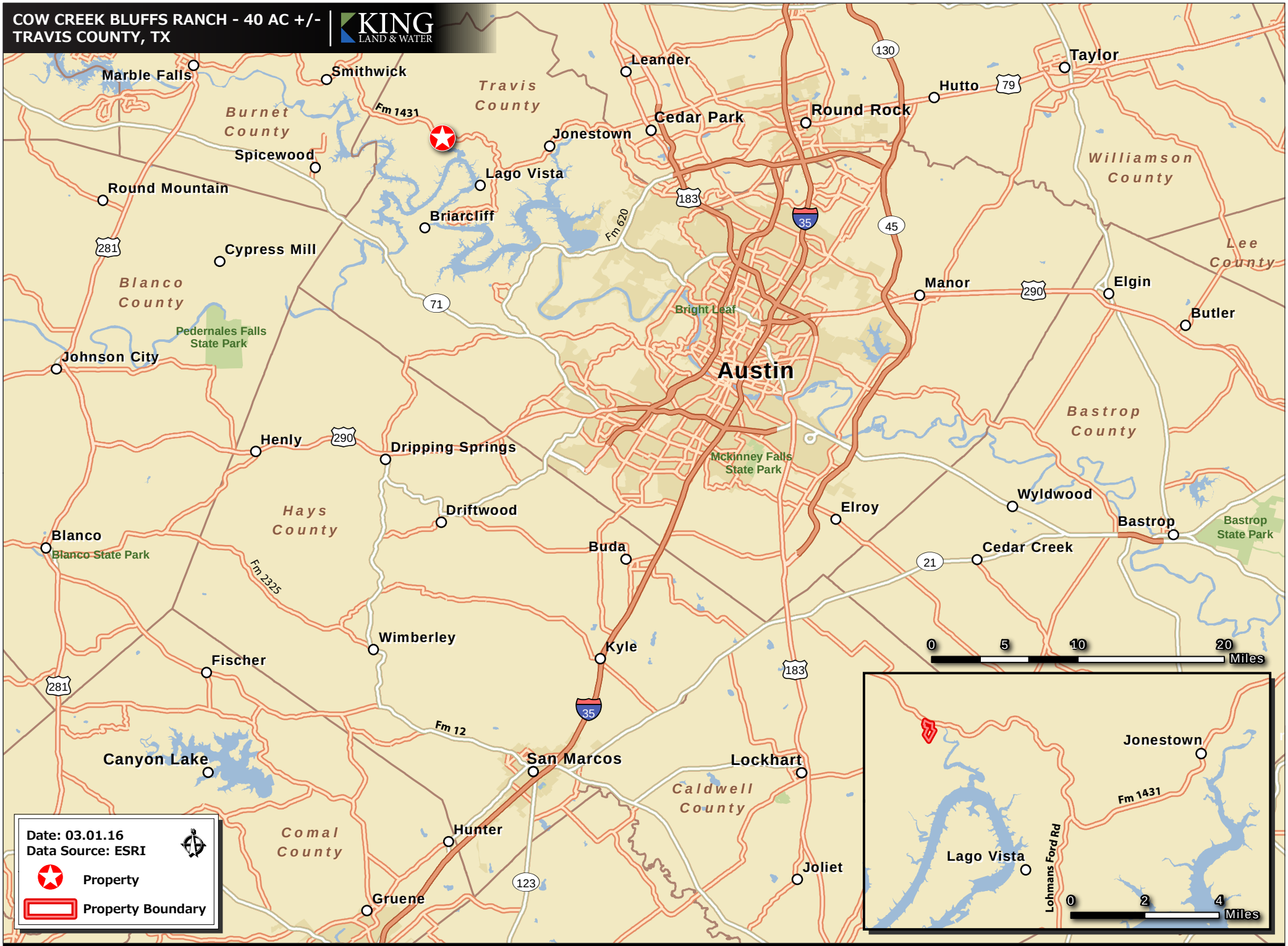

Date: 03.01.16
Data Source: ESRI

Property

Property Boundary

James King
600 North State Street PO Box 109 Fort Davis, TX 79734 P: (432) 426-2024 kinglandwater.com

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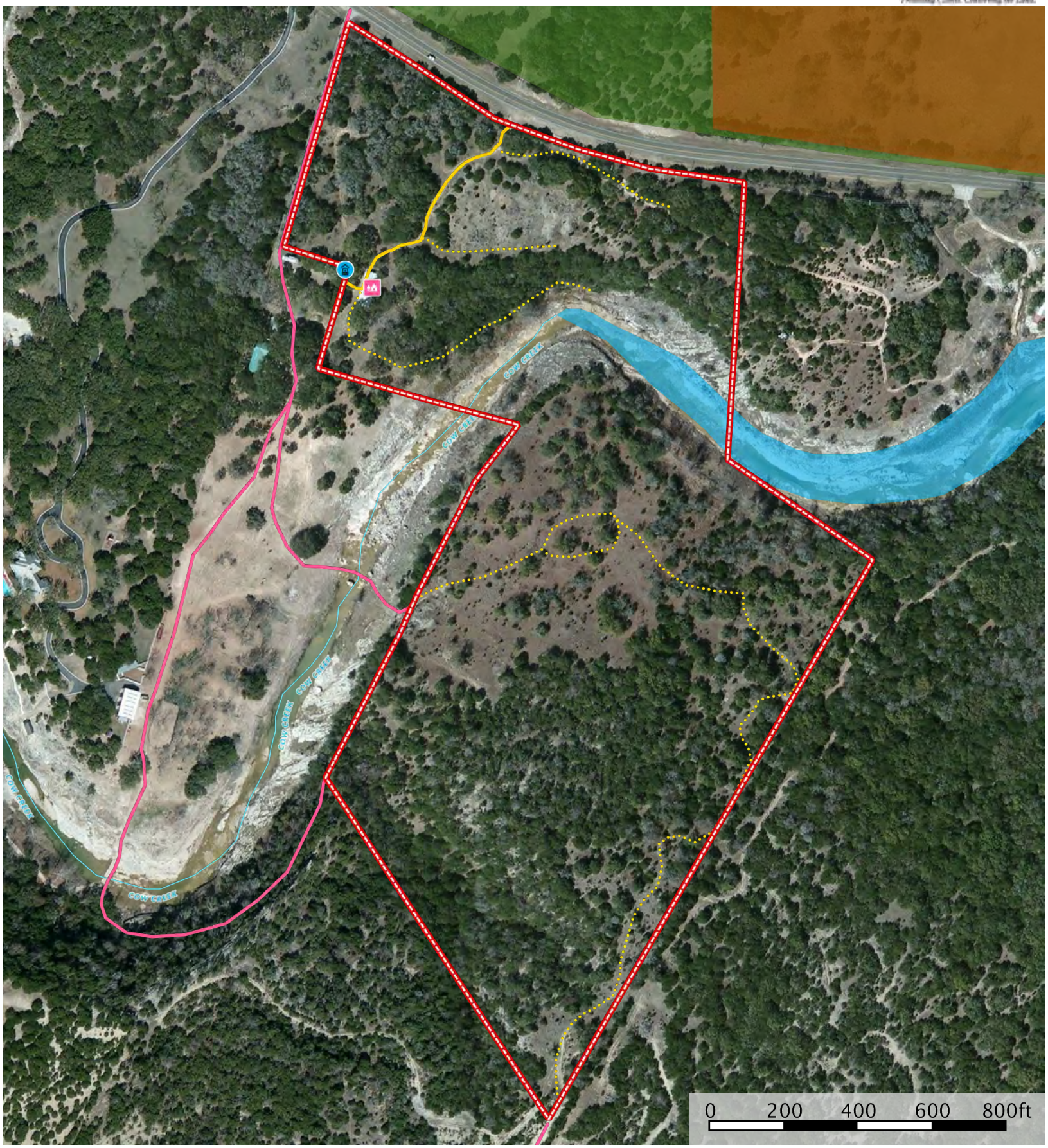
844.932.6277 www.mapright.com

Cow Creek Bluffs

Travis County, Texas, 40.0 AC +/-



Stream, Intermittent
River/Creek
Water Body
Balcones Canyonlands NWR
Boundary
Primary Road
Road / Trail
Access Road
Balcones Canyonlands NWR
Cabin
Well

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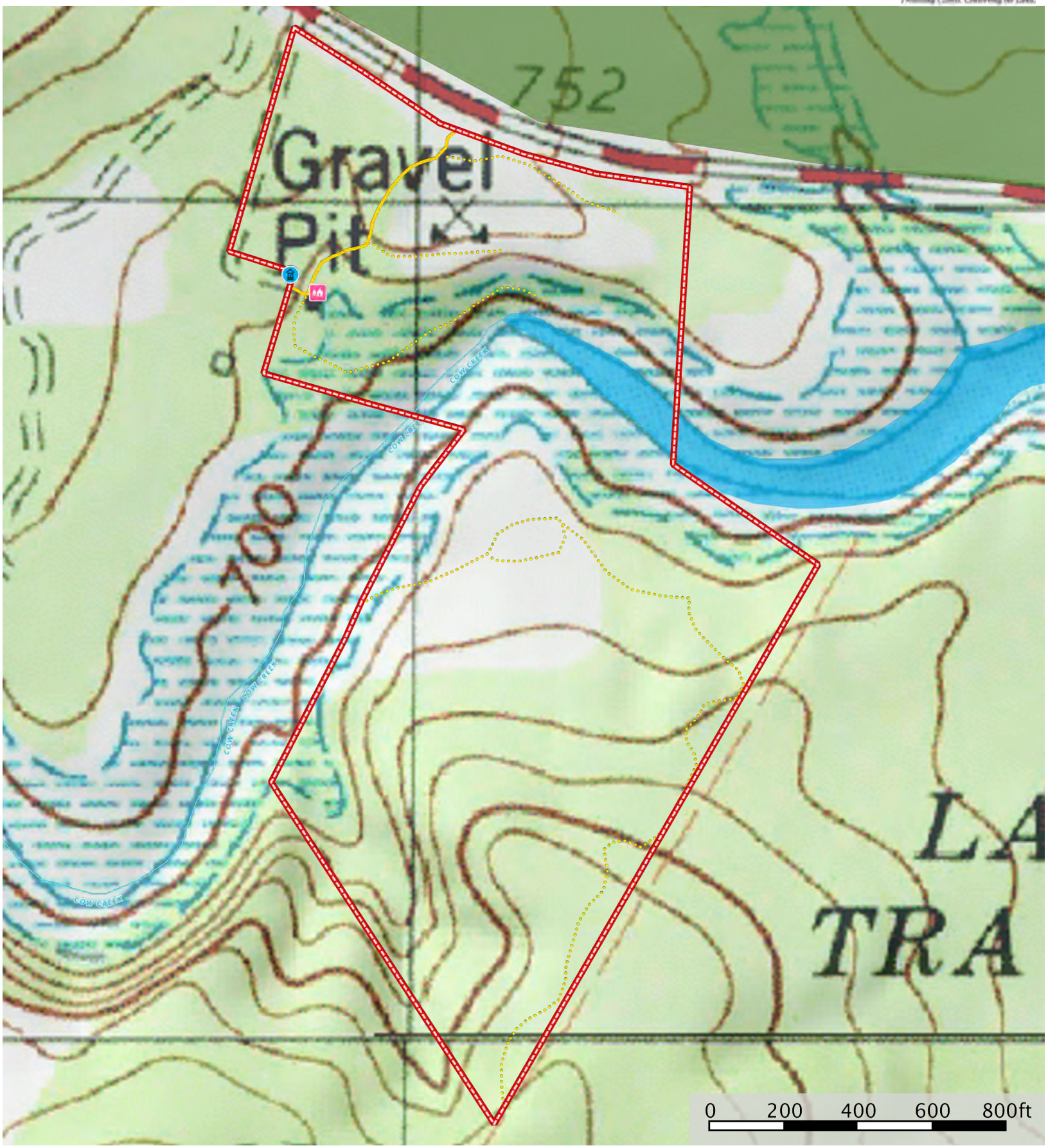
Cow Creek Bluffs

Travis County, Texas, 40.0 AC +/-



Stream, Intermittent | River/Creek | Water Body | Boundary | Primary Road | Road / Trail | Balcones Canyonlands NWR | Cabin | Well

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