

# \$3,135,000 - 6650 E State Highway 71, Spicewood

MLS® #6714412

## \$3,135,000

0 Bedroom, 0.00 Bathroom, 2,636 sqft  
Farm on 43.88 Acres

Spicewood Gardens, Spicewood, TX

Incredible opportunity to own unrestricted acreage in a highly sought after location surrounded by future development. 43.88+/- acres with approx. 1000' of State Highway 71 frontage between Spicewood and Marble Falls. TxDOT approved entrance on Hwy 71 with approved LCRA low water crossing/bridge. Second entrance on Parr Ave. is 100+/- ft off of Hwy 71. Improvements include 2956 sf office building, 2 water wells and (2) 3000 gallon storage tanks irrigate the garden and supply the office. 25,000 gallons of storm water harvesting tanks supply the office building. A 4" and 6" water line with meter exists on property for future use. 100% perimeter fence and cross fenced with agricultural tax exemption. Current developments nearby include, 240 acre Gregg Ranch comprising of 840 single and multi- fam residences and Thomas Ranch, an approved 2200 acre master planned community in Spicewood.



## Essential Information

MLS® #	6714412
Price	\$3,135,000
Bathrooms	0.00
Square Footage	2,636
Acres	43.88
Type	Farm
Sub-Type	Other

Status Active Under Contract

### Community Information

Address 6650 E State Highway 71  
Area LW  
Subdivision Spicewood Gardens  
City Spicewood  
County Burnet  
State TX  
Zip Code 78669

### Amenities

Utilities Electricity Connected, Water Available  
Features None  
Parking Gravel, Outside  
View Garden, Creek/Stream, Trees/Woods  
Waterfront Creek

### Exterior

Lot Description Agricultural, Cleared, Garden, Level, Native Plants, Many Trees, Trees Large Size  
Construction Metal Siding

### School Information

District Marble Falls ISD  
Elementary Spicewood (Marble Falls ISD)  
Middle Marble Falls  
High Marble Falls

### Additional Information

Date Listed November 3rd, 2020  
Days on Market 1352

### Listing Details

Listing Office JBGoodwin REALTORS LT

Property Listed by: JBGoodwin REALTORS LT  
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