

**Canyon Land Ranch**

219 CR 34

Marble Falls, TX 78654

**Location:** The ranch entrance is at the intersection of FM 1431 and Cr 343 in Eastern Burnet County, there approximately 1,800 feet of frontage on FM 1431 and approximately 2,800 feet on CR 343, granting easy access to Hwy 183 and Hwy 281. The drive time to Austin is 45 minutes and 10 minutes to the HEB, restaurants and vital services in Marble Falls.

**Hwy Frontage:** 1,800 of Frontage of FM 1431- and 2,800-feet CR 343 frontage

**Acres:** 120+/- Acres

**Fences:** 8 Tight-Lock game fences,

**Water:** Corex public water system, 4,600-gallon storage facility, and 55,000 gallons of rainwater storage. 1.5-acre Lake, ponds.

**Equestrian:** 2,400 sq ft of Stables, 20,000 sq ft of commercial grade covered riding arena, round pen.

**Hay Barn:** 2,00 sq ft hay barn

**Main Residence:** 7,000 sq ft 10 bed 7 ½ bath, 2 living areas with fireplaces, covered patio, outdoor kitchen, negative edge pool and spa. Outdoor firepit and commercial grade kids playscape, two laundry rooms, 5 zoned HVAC units, New Fredericksburg style roof.

**Garage Apartment:** 4 car garage, 1 bed 1 ½ bath apartment, water treatment equipment

**Foreman’s Home:** 3 beds, 2 bath, covered outdoor kitchen

**Party Barn:** 5,000 sq ft, office, 1 full bath, rolling glass doors

**RV:** 1 RV Hook up

**Minerals:** Seller to convey all owned

**School District:** Marble Falls ISD

**Water District:** Central Texas Groundwater Conservation District

**Burnet Cad Information:**

PID	LEGAL DESCRIPTION	ACRES	TAXES PD 2023
47347	ABS A0012 JAMES C ABELL, TRACT 1, 5.0 ACRES	5	\$19,434.95
55381	ABS A0716 JOEL D. RAINS, 1.0 ACRES	1	\$7,019.52
60011	ABS A1611 SAMUEL MEREDITH, TRACT & ABST 716 & ABS 12 **, 113.77 ACRES	113.77	\$2,606.84
<b>TOTAL</b>		<b>119.77</b>	<b>\$29,061.31</b>

**Owner name: Camp Saint Frances, LLC**

