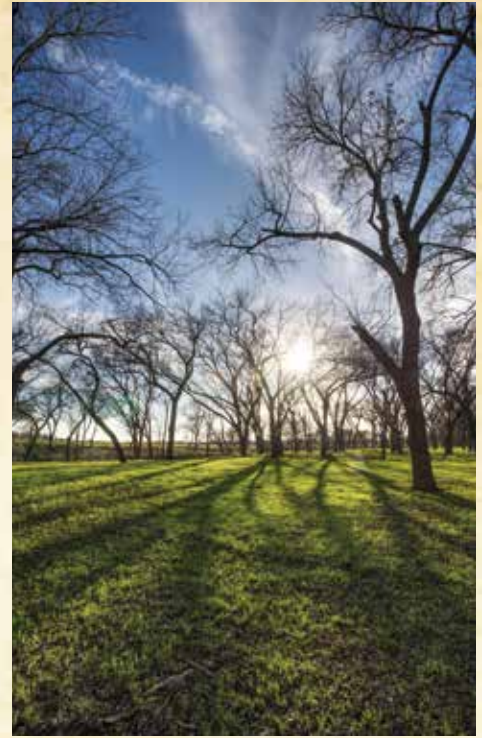


LONG ROAD RANCH



The *duPerier*
TEXAS LAND MAN
LLC





LONG ROAD RANCH

137 AC • WILLIAMSON COUNTY

IMPROVEMENTS:

3,900 sq ft Stone house situated above a one acre lake. Of matching materials and craftsmanship is a 7,100 sq ft 8 horse stall barn with generous stalls, hot and cold wash racks, saddle room, living quarters/ office space and excellent turnouts. Ideally the barn could be used as an excellent wedding/party venue. There is a 3,750 sq ft stone parking garage that could be turned into additional feature for commercial venue or living quarters. An 8 station sporting clay stand along with outdoor pits for cooking finish off this property for an all inclusive retreat from the hustle and bustle.

TERRAIN:

The Long Ranch Road is between Georgetown and Taylor off Hwy 29. Topography is gentle to sloping with elevated views from the house to the river. Consisting of rich, fertile, clay-like soils where the land is still used for agriculture, growing cotton, raising cattle along with many exquisite horse farms in the area.

WATER:

The San Gabriel river flows approximately 4/10th's of a mile thru the middle of the property. There are 4 water features: a one acre lake just below the main house, on the West part of the property next to the 8 station clay sporting facility is a 1 1/2 acre lake, there is also an 11 acre lake when full, this lake can be maintained by pumping from the San Gabriel River in which 11 acre foot of water is permitted to the current land owner for agriculture use. The current owner has not recently pumped water into the lake and at this time is currently dry. The last feature includes a 1/2 acre lake that is lined with large stones along the waters edge.

COUNTY INFORMATION:

Williamson County is drained in the center and south by the San Gabriel River, which is the only river in the county, and in the north by creeks that run into the Lampasas and Little rivers north of the county line. Williamson County's fast growth rate is due in large part to its location immediately north of Austin coupled with Austin's rapid expansion northward. Austin's city limits cross into Williamson County making Austin the largest city in Williamson County. Most of the growth has been residential but also large employers, such as Dell's international headquarters, have changed Williamson County from just a bedroom community into a more vibrant community where its citizens can live and work in the same general vicinity. This has transformed Williamson county over recent years into a dynamic self-sustaining community with less dependency on Austin. Major retail and commercial developments began appearing from 1999 to present, including the Rivery in Georgetown, and the Premium Outlet Mall, the IKEA-area retail, the La Frontera mixed-use center in Round Rock. Health care and Higher Education have both become major factors in the growth of Williamson County as well. Two new colleges and two new hospitals have opened within the last five years. Another very significant factor has been the opening in of the North Loop 1 toll road and Texas State Highway 45 toll road which have made a major difference regarding the accessibility of Williamson County to and from Austin.

TAXES:

Williamson County 2015 taxes -\$22,000.00 both Taylor and Georgetown ISD

OVERVIEW:

If you want well planned and constructed improvements for a great weekend, commercial venture or permanent residence with easy and quick access to Austin this is an absolute must see property. Hunting of deer, turkey and dove are an additional asset to the enjoyment value. Schedule and appointment and I promise you will not be disappointed.



