

LAKE TRAVIS RANCH







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367 ACRES • TRAVIS COUNTY

Dos Rios is a spectacular 367 acres in Travis County with nearly 11,000 feet of deep water and easily accessible waterfront on Lake Travis. Nothing comparable; perfect location with massive waterfront views. Several options to buy from 21.5 acres to the full 367 acres.

Location: At the confluence of the Colorado and Pedernales River arms of Lake Travis, this ranch lies on the inside bend of the rivers and across the lake from the Bluffs at Pace Bend Park, between the cities of Marble Falls and Lago Vista. Dos Rios is only an hour northwest of Downtown Austin, two hours north of Downtown San Antonio, and less than 3 hours from DFW and Houston.

Land: Roughly 367 acres with approximately 2 miles of pristine Lake Travis waterfront, beautiful rolling hills with gentle access down to the water, grasslands, and an abundance of healthy oaks. The highest elevation point on the ranch is 804' which provides sunrise views across the lake of the massive cliffs of Pace Bend Park and the mouth of the Pedernales River arm. Views up river include the Colorado River arm of Lake Travis with Wild Cat Mountain in the distance. Abundant wildlife on the ranch includes whitetail deer, turkey, dove, and song birds. Trees on the property include; cypress, elm, mature live oaks, post oaks, and many other hardwoods.

Farmland: According to USDA Natural Resources Conservation Services there are approximately 44.4 acres of prime farmland 78.5% of it (34.84 acres) consisting of Pedernales Fine Sandy Loam (PdC) in the heart of the property.

Water: Wells in area are of good quality per Texas Water Development Board reports. Based off TWDB data; wells within 2000 feet of property boundary produce on average 39.5 gallons/minute at an average depth of 236 feet.

