



## COBB SPRINGS RANCH: A Legacy Investment in the Heart of Growth, Williamson County, Texas

Steeped in history and brimming with opportunity, Cobb Springs Ranch is a rare +/-480-acre offering in the direct path of Williamson County's explosive expansion. This prime legacy property presents a wealth of possibilities - a premier game ranch, a strategic long-term hold or a high-potential future development.

With major infrastructure projects and expanded roadways on the horizon, this exceptional location is poised for significant appreciation. Home to the storied Cobb Caverns, the ranch holds special appeal for conservation-minded investors and visionary developers alike.

Expansive landscapes, abundant wildlife and seamless access to Georgetown Executive Airport and thriving Central Texas markets make this an unparalleled opportunity. Whether you're seeking an exclusive recreational retreat or an investment positioned for exponential growth, Cobb Springs Ranch is legacy opportunity in a rapidly evolving region.

MARKETED BY  
KIERSTY LOMBAR  
KELLER WILLIAMS REALTY

512-930-8722  
[kiersty@bestofwilco.com](mailto:kiersty@bestofwilco.com)



# COBB SPRINGS RANCH

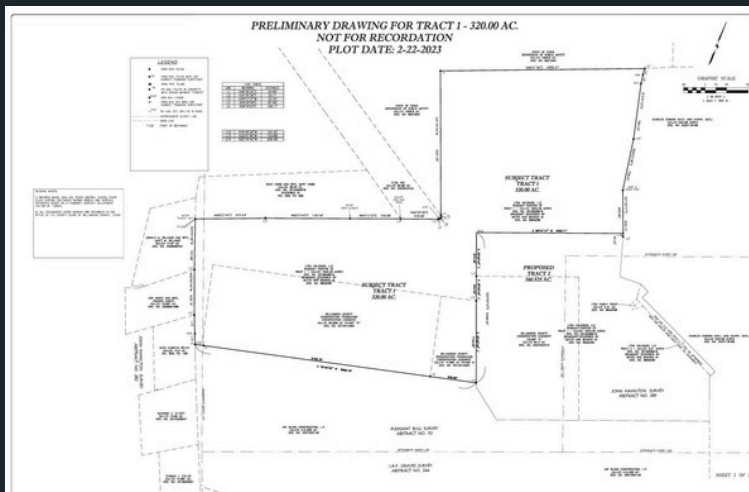
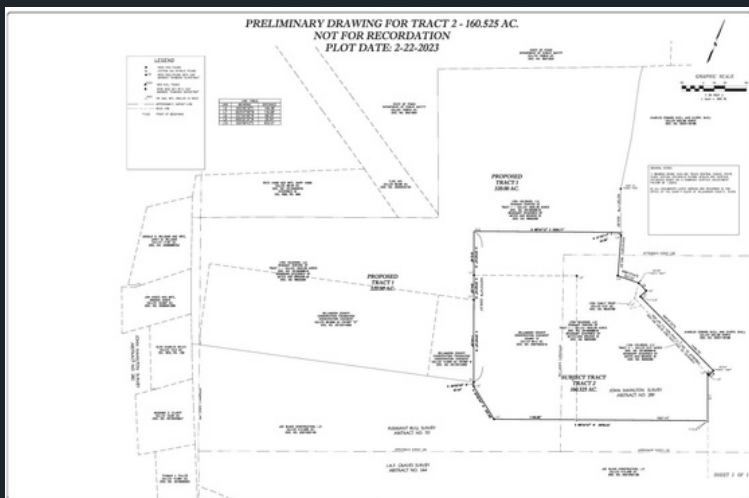
- +/- 480 Acres
  - Preliminary Tract 1
  - Preliminary Tract 2
- Opportunity for Growth and Development
  - Preliminary Roadway Plan Available from County
  - Pictured at right: Cobb Springs Ranch Outlined in Blue
- Opportunity for Significant Investment in Prime Williamson County Growth Corridor
  - Access from Highway 195; Near Ronald Reagan
  - Williamson County Top 50 Growth (Resiclub)
- Own a Piece of Texas History: Cobb Caverns
  - Hunting: White-tailed Deer, Hogs, Quail, Dove
  - Conservation Easement with Williamson County
- Buyer should independently verify participation in agricultural valuation programs, government conservation agreements, and any easements or restrictions that may apply.



**50 U.S. counties that saw the biggest per capita population shift between July 2023 and July 2024**  
Population shift is shown as a ratio per 1,000 residents. For example, on a net basis, Dawson County in Georgia gained 63.9 people in 2024 for every 1,000 residents who lived there in 2023.

| Size rank | County, State                    | 2018 | 2019  | 2020  | 2021  | 2022  | 2023 | 2024 |
|-----------|----------------------------------|------|-------|-------|-------|-------|------|------|
| 1,347     | Dawson County, Georgia           | 28.5 | 30.1  | 31.8  | 33.4  | 35.0  | 36.6 | 63.9 |
| 361       | Kauffman County, Texas           | 36.1 | 37.4  | 38.9  | 40.3  | 41.7  | 43.1 | 79.9 |
| 1,302     | Jasper County, South Carolina    | 21.9 | 21.8  | -10.8 | 44.1  | 51.1  | 51.2 | 58.7 |
| 655       | Jackson County, Georgia          | 38.6 | 37.7  | 33.6  | 47.6  | 46.1  | 54.8 | 57.9 |
| 146       | Franklin County, Indiana         | 31.2 | 31.5  | 31.8  | 43.5  | 45.5  | 46.5 | 54.8 |
| 554       | Liberty County, Texas            | 29.4 | 28.2  | 48.6  | 54.1  | 52.8  | 63.4 | 53.8 |
| 90        | Montgomery County, Texas         | 31.8 | 29.9  | 29.7  | 40.8  | 45.5  | 50.7 | 47.9 |
| 159       | Okemuncie County, Florida        | 1.3  | 19.8  | 41    | 32    | 52.7  | 48.8 | 46.9 |
| 678       | Callahan County, Texas           | 18.7 | 17.7  | 32.2  | 21.6  | 22.8  | 45.4 | 44.8 |
| 1,068     | Hendry County, Florida           | 7.8  | 16.6  | -16.7 | 12.5  | 17.6  | 57.2 | 45.9 |
| 420       | Brunswick County, North Carolina | 46   | 43.4  | -32.8 | 48.5  | 58    | 45.8 | 45.4 |
| 529       | Hunt County, Texas               | 27.2 | 28.8  | 34.8  | 33.8  | 47.6  | 48.1 | 47.1 |
| 323       | St. Johns County, Florida        | 11.1 | 11.9  | 4.7   | 58.4  | 45.4  | 44.4 | 41.1 |
| 718       | Wise County, Texas               | 31   | 24.9  | -13   | 43.4  | 43.5  | 40.1 | 41.3 |
| 487       | Rockwall County, Texas           | 41.4 | 43.3  | 49.5  | 48.4  | 58.9  | 65.6 | 41.7 |
| 148       | Lake County, Florida             | 32.7 | 28.1  | 52.1  | 22.8  | 36    | 36.8 | 41.4 |
| 310       | Elba County, Texas               | 32.3 | 33.5  | 51.4  | 43.7  | 45.9  | 50.7 | 41.9 |
| 177       | Martin County, Florida           | 16.2 | 18.2  | 33.8  | 35    | 36.2  | 36.5 | 40.2 |
| 254       | Comal County, Texas              | 32.7 | 34.3  | 47.6  | 45.3  | 56.2  | 50.8 | 38.9 |
| 36        | Collier County, Texas            | 29.4 | 28.3  | 31.2  | 35.1  | 41    | 39   | 34.3 |
| 671       | Walton County, Texas             | 30.9 | 47.2  | 24.6  | 50.8  | 43.1  | 39   | 38.1 |
| 197       | St. Lucie County, Florida        | 23.2 | 24.6  | 9.6   | 36.7  | 45.5  | 45.5 | 38.1 |
| 208       | Bee County, Florida              | 6.1  | -16.5 | -4.8  | 28.7  | 34.8  | 36   | 37.9 |
| 105       | Horry County, South Carolina     | 17.7 | 26    | 38.9  | 42.1  | 42.1  | 38.1 | 37.4 |
| 1,178     | Williams County, North Dakota    | 58.8 | 58.8  | 58.8  | -63.1 | -12.8 | 34   | 37.1 |
| 97        | Williamson County, Texas         | 11   | 42.5  | 42.5  | 47.3  | 45.3  | 41.1 | 36.9 |
| 485       | Flagler County, Florida          | 19   | 38.7  | 62.8  | 45.9  | 47.4  | 36.2 | 34.8 |
| 257       | Wagon County, Texas              | 17.2 | 21.6  | 38.9  | 42.2  | 51.4  | 45.4 | 34.8 |
| 834       | Cherokee County, Texas           | 23.2 | 30.1  | 72.2  | 50.4  | 53.3  | 54.8 | 34.8 |
| 109       | Panola County, Florida           | 26.6 | 27.6  | 22.1  | 33.7  | 43.2  | 41.2 | 36.2 |
| 259       | Jackson County, Texas            | 28.6 | 27.4  | 28.3  | 31    | 41    | 37.9 | 34.8 |
| 528       | Limestone County, Alabama        | 21.7 | 28.5  | 33.5  | 29.5  | 32.9  | 35   | 34.1 |
| 388       | Parker County, Texas             | 34.2 | 38.8  | 42.8  | 50.5  | 54    | 46.5 | 34.8 |
| 446       | Bartow County, Georgia           | 24.5 | 29.8  | 3.2   | 22.8  | 30    | 40.8 | 34.8 |
| 75        | Polk County, Florida             | 28   | 23.7  | 7.9   | 1     | 42.7  | 42.4 | 34.8 |
| 722       | Franklin County, North Carolina  | 22.2 | 30.5  | -18.4 | 38.9  | 36.9  | 37.2 | 34.8 |
| 555       | Beehive County, Texas            | 23.8 | 24.9  | 108.4 | 43.1  | 41    | 40.6 | 34.2 |
| 413       | Wilson County, Tennessee         | 31.2 | 28.9  | 27.9  | 22.8  | 42.8  | 38.5 | 34   |
| 734       | Brown County, Indiana            | 18.4 | 13.6  | 42.5  | 27.5  | 34    | 24.1 | 33.8 |
| 38        | Fort Bend County, Texas          | 26.5 | 30    | 21.7  | 17.7  | 30    | 31.8 | 33.8 |
| 551       | Dallas County, Iowa              | 31.5 | 36.1  | 75.6  | 31.3  | 36.1  | 31.7 | 33.4 |
| 244       | Madison County, Texas            | 22.8 | 21.8  | 12.3  | 38.8  | 31.7  | 33.4 | 33.2 |
| 279       | Bentley County, South Carolina   | 31   | 30.4  | 13.8  | 23.1  | 31.1  | 40.3 | 33.4 |
| 383       | Canadian County, Oklahoma        | 31.6 | 29.6  | 48.1  | 47.4  | 46.3  | 36.4 | 31.6 |
| 273       | Garcon County, Idaho             | 28.4 | 28.9  | 13.8  | 42    | 31.9  | 28.7 | 31.5 |
| 162       | Maricopa County, Florida         | 29   | 23.9  | -4.1  | 30.7  | 47.2  | 31.9 | 31.5 |
| 48        | Barton County, Texas             | 26   | 33.1  | 38.8  | 32.3  | 34.4  | 34   | 31.1 |
| 254       | Jefferson County, North Carolina | 30.2 | 38.8  | 38.6  | 43.9  | 34.1  | 32.4 | 30.7 |
| 674       | Hannock County, Indiana          | 18.7 | 22.1  | 34.7  | 21.4  | 14.8  | 30.3 | 28.4 |
| 1,044     | Sumner County, Florida           | 1.2  | 5.4   | -20   | 14    | 27.8  | 18.8 | 28.4 |

Populations are from July 1 to July 1 for the examples. 2018 - 2019 between July 2023 and July 2024.  
Data: Washington Post; Source: U.S. Census Bureau; Licensed with Esri/Mapbox





# A RARE OPPORTUNITY: LEGACY LAND WITH A PROTECTED NATURAL WONDER

Located in the heart of Williamson County, this offering includes a once-in-a-lifetime natural asset — Cobb Caverns, a geologically significant cave system protected by a ~160-acre conservation easement.

*This isn't just land — it's legacy.*

With a documented history dating back to the 1800s and a rich ecological profile that includes habitat for the endangered Georgetown salamander, Cobb Caverns has long captured the attention of naturalists, researchers, and conservation advocates. Originally opened as a show cave in the 1960s, the cavern is no longer publicly accessible, ensuring its protection and long-term environmental value.

The conservation easement in place ensures that this extraordinary feature remains preserved while offering substantial tax advantages and long-term planning flexibility for a future-minded buyer.

Why it matters:

- Significant tax benefits may be available through the conservation easement structure
- Natural heritage value enhances the prestige and character of the property
- Ideal for legacy buyers, conservation organizations, or developers interested in hybrid use planning (preservation + adjacent development)
- Opportunity to align with regional ecological and aquifer protection initiatives — a powerful story for ESG-focused land portfolios

Cobb Caverns is more than a conversation piece, it's a cornerstone of a landholding with deep Central Texas roots and future-forward appeal.

