

Rancho Privado
TBD County Road 243
Florence, TX 76527

\$8,900,000
234± Acres
Williamson County



Rancho Privado
Florence, TX / Williamson County

SUMMARY

Address

TBD County Road 243

City, State Zip

Florence, TX 76527

County

Williamson County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

30.795903 / -97.812804

Dwelling Square Feet

5100

Bedrooms / Bathrooms

7 / 6

Acreage

234

Price

\$8,900,000

Property Website

<https://capitalranchsales.com/property/rancho-privado-williamson-texas/95983/>



PROPERTY DESCRIPTION

Executive Summary:

Located in northern Williamson County and just 3 miles SW of Florence, Texas, Capital Ranch Sales is proud to present the +/- 234 acre Rancho Privado- conveniently located at the dead end of CR 243 with quick access to Highways 183 and 195. The ranch offers easy commutes to Samsung, Apple, Tesla, Austin-Bergstrom International Airport, H-E-B, and major medical facilities, all while offering end of road privacy that all landowners desire. Built in 2019, and totaling ~5,100 sq ft the 7B/6B of improvements are the perfect blend of southern living and modern luxury. The ranch offers over 2,400 feet of live water Berry Creek frontage, along with the perfect mix of productive grass pasture and heavy wooded areas. This makes the Rancho Privado an ideal fit for any buyer looking to own a ranch while maintaining proximity to all the attractions of a major metropolitan city.

Improvements:

Main Home:

Located one-half mile from the county road on top of a hill (the highpoint of the ranch and offering fantastic views), the +/- 3,600 sq ft home was designed by award winning architect Jiri Hajek and custom built by award winning builder Hollywood Custom Homes in 2019. The interior of the home is custom grade with quartzite counter tops, large custom windows, real oak floors, built in sonic ice maker, 12-foot ceilings, large custom windows, custom cabinets and stainless appliances. The exterior is custom Artisan Lap Siding by James Hardie with spray foam insulation resulting in extremely low utility bills. A wrap around +/-1100 sq ft of covered porch (partially screened in) complements the main house and provides exemplary space for outdoor entertainment. The outdoor area features several red oak, cedar elm, peach and pecan trees as well as Zoysia grass which are all maintained by a remote underground sprinkler system.

Guest Suites:

Complementing the main house nicely and providing private accommodation for guests are three +/- 500 sq ft attached suites. Each suite is complete with full bathrooms, built-in desk/vanity and Wi-Fi providing guests with comfortable and functional accommodations during their visit.

Additional Amenities:

A covered double bay garage, two enclosed storage spaces with roll up doors, an outdoor lighted basketball court (could be easily converted into a pickleball court), and a large asphalt parking lot round out the improvements of the home.

Land:

The Rancho Privado has been in the same family for generations and is the perfect mixed-use ranch with various features that any land buyer can appreciate. The highlight of the ranch is undoubtedly its privacy. Located at the dead end of one-half mile long CR 243, the ranch is secluded from outsiders as it is bordered on 3 sides by ranches that have been owned (and lived on) by the same families for generations. Additionally, the +/- 2,400 feet of live water Berry Creek, which traverses the western portion of the ranch, provides numerous recreational possibilities. Approximately half the ranch is improved pasture which provides great yearly hay production, with the remainder of the ranch being dense cover made up of century old live oaks, along with various other hardwood species. The ranch provides a nice, well-maintained trail system making it easy to navigate in its entirety and is complete with quality fencing and cross fencing to run the current ongoing cattle operation. Rounding out the features of the ranch are the hunting opportunities where there has been very little hunting pressure over the years by ownership. Whether its whitetail deer, turkey or doves, the Rancho Privado provides a pristine habitat for native wildlife to flourish.

Additional Information:

- **Electricity:** Supplied by PEC with lines running the entire length of the southern and eastern property lines
- **Water:** Supplied by a 2 inch Georgetown Municipal Water Supply line located along CR 243. Two water meters in place, one additional meter has been approved and purchased if additional expansion is needed.
- **Sewer:** Septic in place
- **Taxes:** Property is under agricultural valuation providing huge tax savings incentives resulting in just over \$9000 in taxes for 2024.



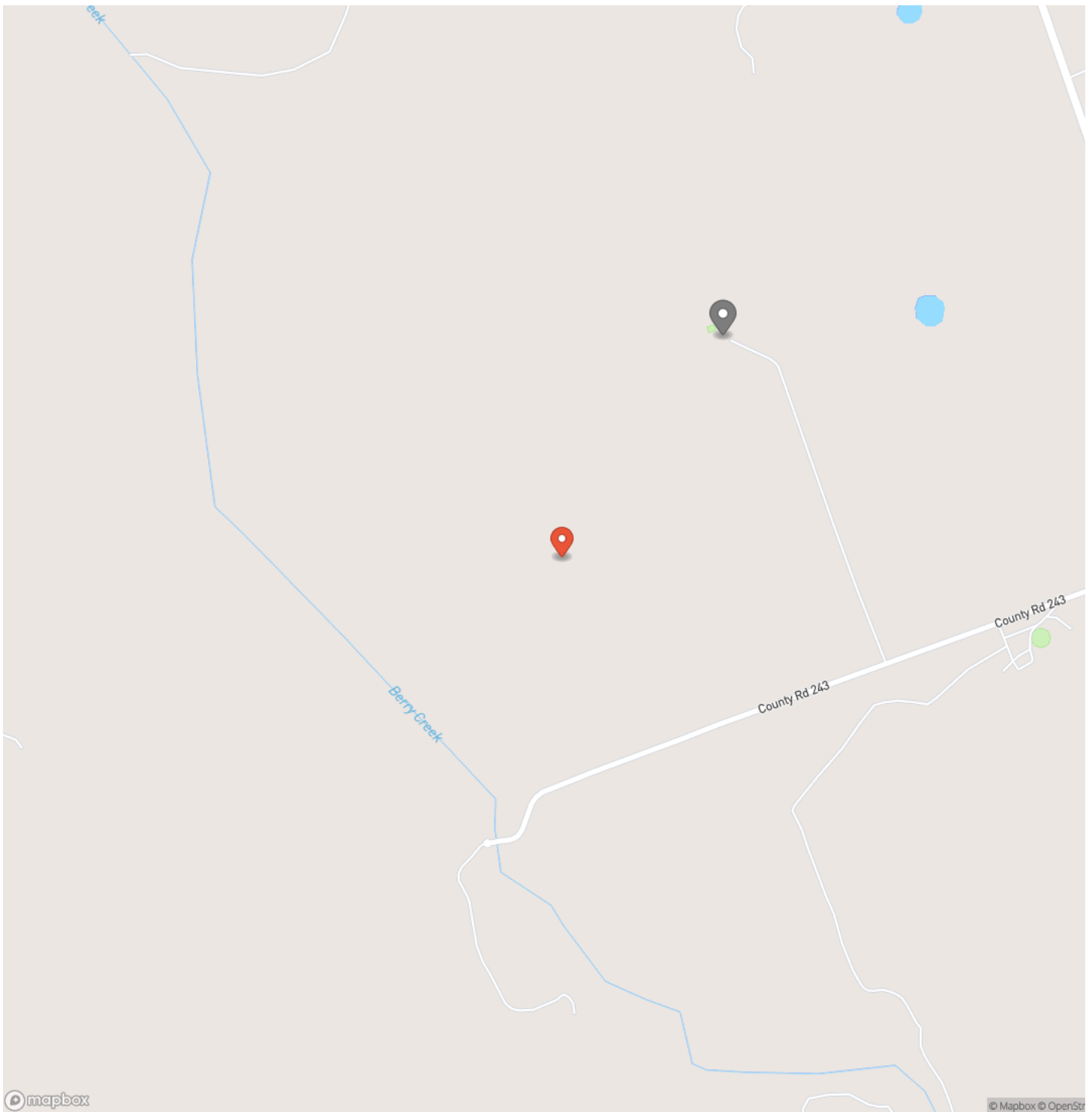
- **School District:** Florence ISD



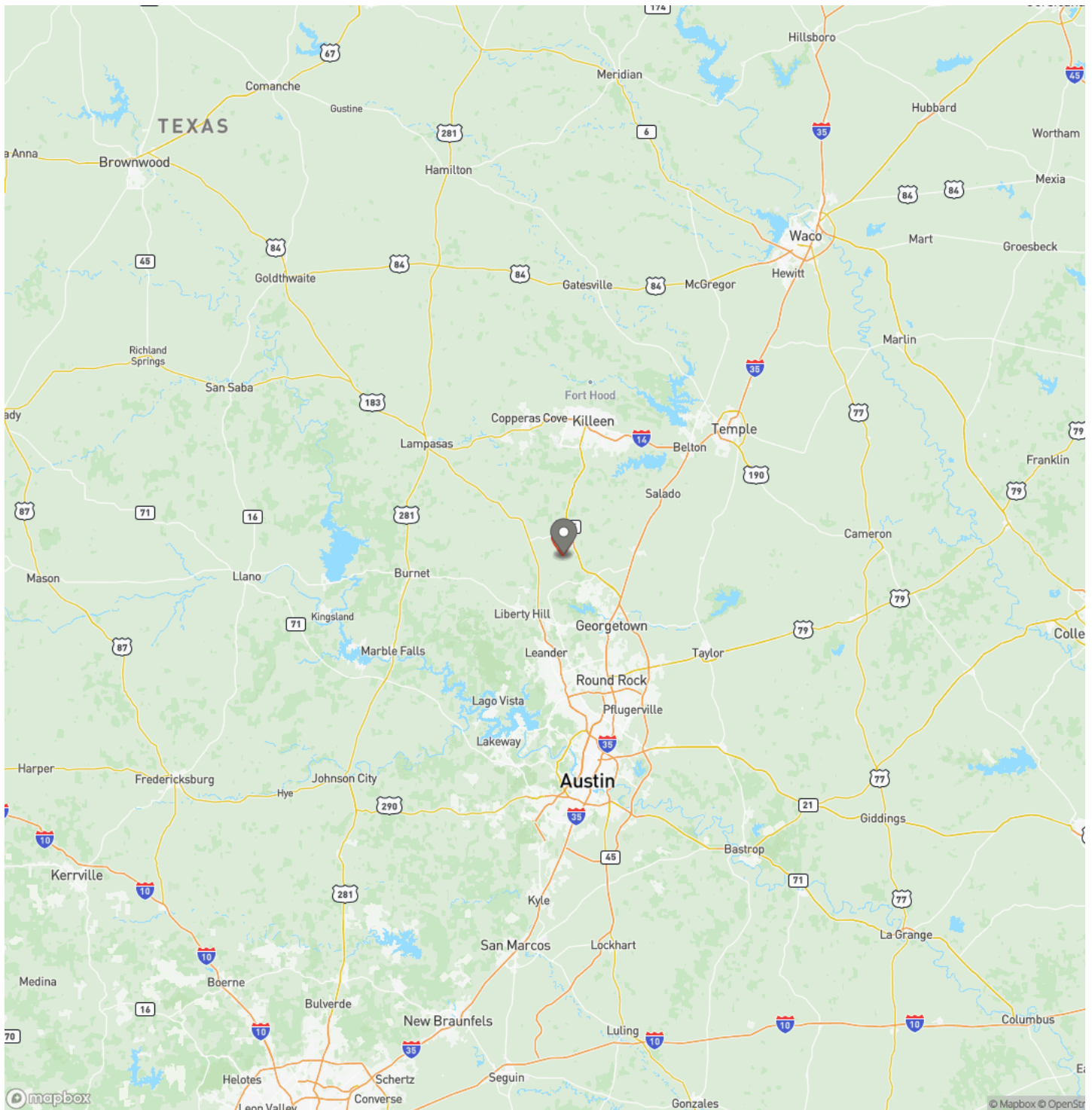
Rancho Privado
Florence, TX / Williamson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Charles Armstrong

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Email

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Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.capitalranchsales.com

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