

Berry Creek Ranch
TBD County Road 243
Florence, TX 76527

234± Acres
Williamson County



Berry Creek Ranch
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

Property Website

<https://capitalranchsales.com/property/berry-creek-ranch-williamson-texas/95983/>



PROPERTY DESCRIPTION

Additional acreage options available upon request

Overview:

Located in northern Williamson County just 3 miles southwest of Florence, Texas, Berry Creek Ranch offers a rare combination of privacy and convenience at the end of County Road 243. With quick access to Highways 183 and 195, the property provides an easy commute to major employers and amenities including Samsung, Apple, Tesla, Austin-Bergstrom International Airport, H-E-B, and leading medical facilities, while still delivering the quiet, end-of-road setting sought by Texas landowners.

Built in 2019, the ranch features approximately 5,100± square feet of improvements, including a main residence and three guest suites, totaling 7 bedrooms and 6 bathrooms. The design blends classic Southern style with modern finishes, creating a comfortable yet elevated living environment. Berry Creek Ranch is ideally suited for buyers seeking a high-quality ranch property near Austin with strong accessibility, privacy, and turnkey improvements.

Improvements:

Main Home:

Positioned approximately one-half mile from County Road 243 at the highest point of the ranch, the main residence captures sweeping views of northern Williamson County and the surrounding Florence, Texas landscape. Built in 2019, the 3,600± square-foot home was designed by award-winning architect Jiri Hajek and custom built by Hollywood Custom Homes, offering a high level of craftsmanship and attention to detail.

The interior features elevated finishes throughout, including quartzite countertops, real oak flooring, custom cabinetry, stainless steel appliances, and a built-in sonic ice maker. Large custom windows and 12-foot ceilings create a bright, open living environment while maximizing natural light and views. The exterior is finished with Artisan Lap Siding by James Hardie and spray foam insulation, contributing to energy efficiency and low utility costs.

A wraparound 1,100± square-foot covered porch, partially screened, extends the living space outdoors and provides an ideal setting for entertaining or relaxing. The landscaped grounds surrounding the home include mature red oak, cedar elm, peach, and pecan trees, along with Zoysia grass maintained by an underground sprinkler system.

Guest Suites:

Attached to the main residence are three private guest suites, each approximately 500± square feet. These suites offer comfortable accommodations with full bathrooms, built-in desks or vanities, and Wi-Fi connectivity, making them ideal for hosting family, guests, or extended stays while maintaining privacy.

Additional Amenities:

Additional improvements include a covered double-bay garage, two enclosed storage areas with roll-up doors, and a spacious asphalt parking area. An outdoor lighted basketball court adds recreational value and could easily be converted into a pickleball court, further enhancing the property's versatility.

Land:

Berry Creek Ranch 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. 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-



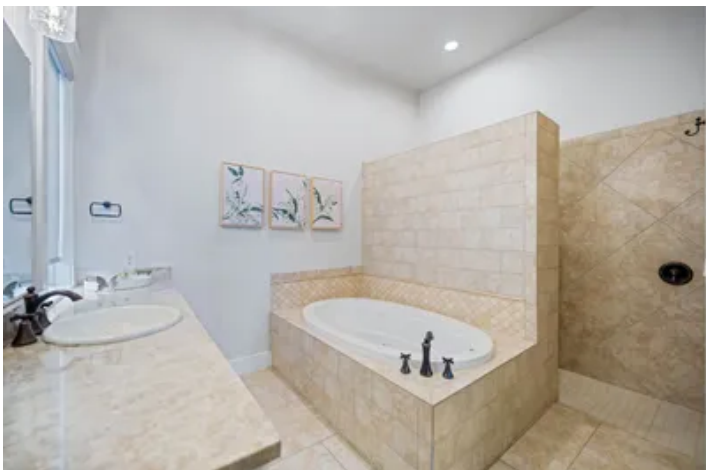
maintained trail system making it easy to navigate in its entirety and is complete with quality fencing and cross fencing to run the current ongoing cattle operation. Rounding out the features of the ranch are the hunting opportunities where there has been very little hunting pressure over the years by ownership. Whether its whitetail deer, turkey or doves, the property provides a pristine habitat for native wildlife to flourish. Additionally, the 2,400± feet of live water Berry Creek, which traverses the western portion of the ranch, provides numerous recreational possibilities.

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.



Berry Creek Ranch
Florence, TX / Williamson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://capitalranchsales.com/>

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