

# HANLEY CREEK RANCH

DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Hanley Creek Ranch is a beautiful Hill Country ranch that has been in the same family since 1949. Little Creek traverses the south boundary of the property, and there is a great mixture of flat open fields along with thick cover and rolling hills. Just 35± miles northwest of downtown Austin in the flourishing Liberty Hill area, this property would make a great weekend getaway or full-time residence and has an ideal layout for a variety of future development.

## IMPROVEMENTS

A 3-bedroom, 2-bathroom 1970's era farmhouse sits amongst a cluster of large oak trees. There are numerous ideal building sites throughout the ranch. Cross fencing is in place for rotating cattle and there is one set of cattle pens.

*284± Acres*

*Williamson County*



*284± Acres*  
*Williamson County*

## **WATER**

3,500± feet of Little Creek runs along the southern boundary of the ranch and will run water during times of normal rainfall. The Creek has a mixture of shallow runs with some rapids along with several deeper holes of water. There are two ponds on the property, one water well that services the house, and several water troughs.

## **WILDLIFE**

This property is loaded with native wildlife which includes whitetail deer, turkey, dove, varmints, various songbirds and much more.



*284± Acres*

*Williamson County*



## VEGETATION/TERRAIN

This ranch has hundreds of large oak trees scattered throughout. The creek is lined with a mixture of pecans, cedar elms and sycamore trees. There are several tillable fields along with some areas that have been left with their natural cedar cover. The terrain is rolling with 80± feet of elevation change, which provides long distance views.



*284± Acres*  
*Williamson County*



## MINERALS

Negotiable. Call the broker for details.

## TAXES

Ag exempt.

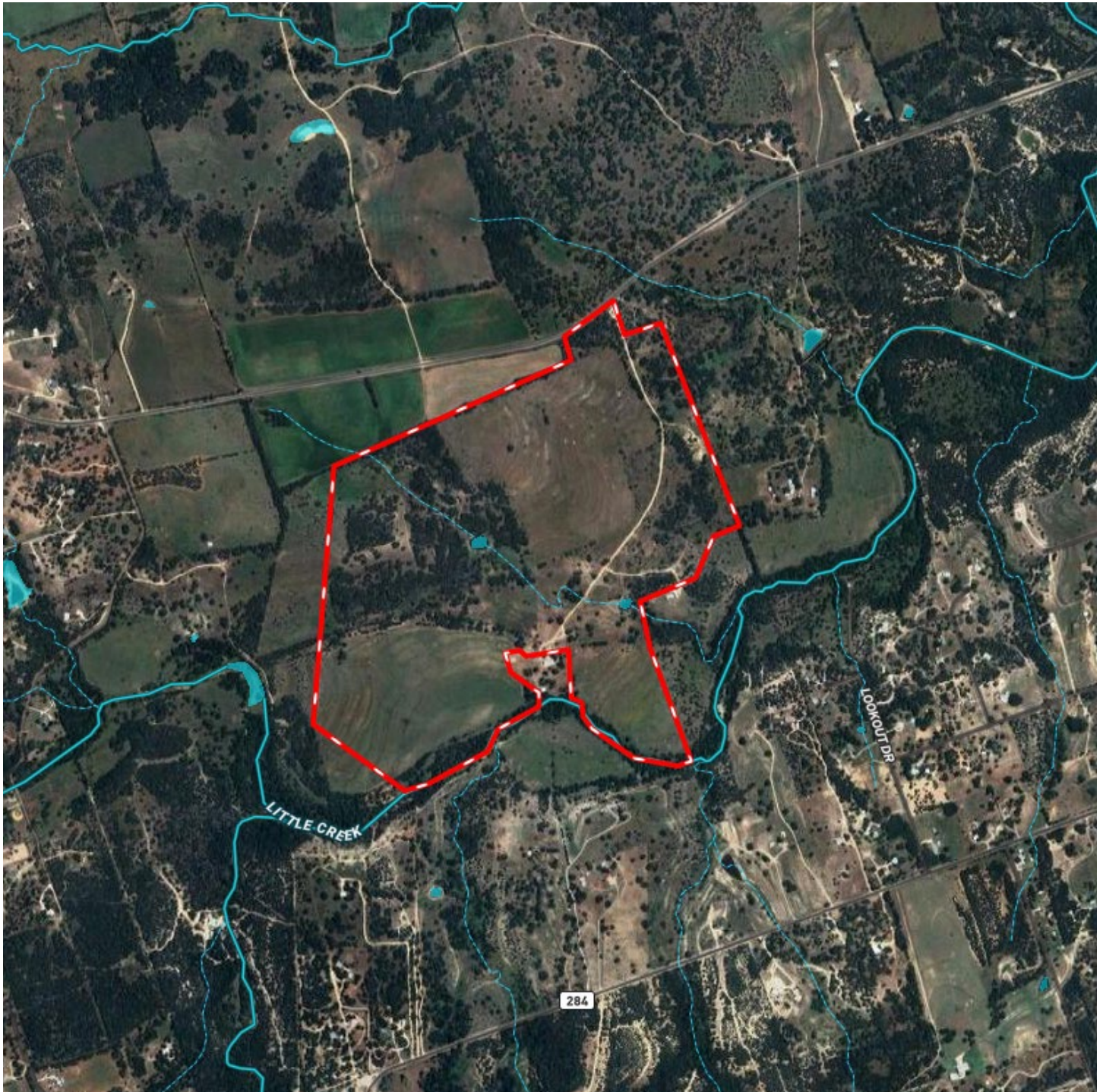


*284± Acres*

*Williamson County*

# MAP

[Click here to view map](#)



*284± Acres*  
*Williamson County*



**284± ACRES WILLIAMSON COUNTY  
5901 RR 1869  
LIBERTY HILL, TX 78642**

There is 600± ft of road frontage on FM 1869 and the property is located 2.7± miles SW of Liberty Hill, 16± miles NW of Cedar Park, 35± miles from Austin, 112± miles from San Antonio, 180± miles S of Dallas-Fort Worth and 185± miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

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**VIDEO LINK**

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