

\$1,777,347 - 0 Tbd Corner Of Fm 306 @ Cannan, Canyon La

MLS® #435263

\$1,777,347

0 Bedroom, 0.00 Bathroom,
Land on 41.43 Acres

N/A, Canyon Lake, Texas

TRACT #1 in the Ranches at Maricopa consisting of approximately 41.43 acres. This acreage has beautiful live oaks.

The Ranches at Maricopa is pleased to offer a tremendous opportunity for a dramatic homesite in the beautiful Texas Hill Country. Totalling 86 scenic acres, the Ranches at Maricopa is a beautiful ranch property, available in its entirety, or as 12.5 to 40 acre tracts. The ranch has beautiful Live Oaks and breathtaking views of the Guadalupe River Valley. The Property has a rich history passed down through several generations. Located within minutes of Canyon Lake and the Guadalupe River, the Property is 10 miles from New Braunfels, 12 miles from San Marcos, and only 30 miles from Austin and San Antonio. The Ranches of Maricopa tracts consist of approximately 41 acres, 29 acres, and 15 acres. The Ranches at Maricopa benefits from picturesque views and beautiful hill country rolling topography. All tracts are included in a Wildlife Management Property Association, with attendant property tax benefits. The current owners are seeking qualified buyers for ranch lifestyle homesteads in this generational opportunity, for one of the most scenic, sought-after locations in the country.

Owner financing is available!



Essential Information

MLS® #	435263
Price	\$1,777,347
Bathrooms	0.00
Acres	41.43
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	0 Tbd Corner Of Fm 306 @ Cannan
Subdivision	N/A
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Above Ground Utilities, Electricity Available
Features	None
View	Trees/Woods

School Information

District	Comal ISD
Elementary	Mountain Valley Elementary
Middle	Mountain Valley Middle School
High	Canyon Lake High School

Additional Information

Date Listed	March 30th, 2021
Days on Market	133
HOA Fees	0.00

Listing Details

Listing Office	Exit Realty-New Braunfels
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