

# \$707,721 - 0 Tbd Cannan, Canyon Lake

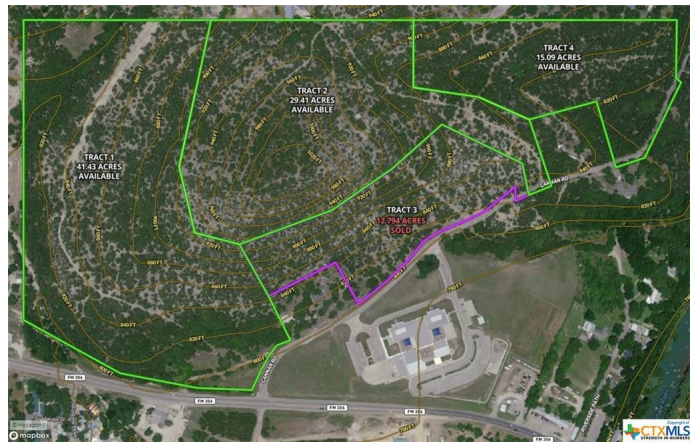
MLS® #435323

**\$707,721**

0 Bedroom, 0.00 Bathroom,  
Land on 15.09 Acres

N/A, Canyon Lake, Texas

TRACT #4 in the Ranches at Maricopa consisting of approximately 15.09 acres. This acreage has live oaks and is very secluded. The Ranches at Maricopa is pleased to offer a tremendous opportunity for a dramatic homesite in the beautiful Texas Hill Country. Totaling 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. Photos are representative of all 4 proposed tracts. Owner financing is available!



## Essential Information

MLS® #	435323
Price	\$707,721
Bathrooms	0.00
Acres	15.09
Type	Land
Sub-Type	Unimproved Land
Status	Active

### Community Information

Address	0 Tbd Cannan
Subdivision	N/A
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### Amenities

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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