

\$1,199,000 - 3250 County Road 202, Burnet

MLS® #568557

\$1,199,000

0 Bedroom, 0.00 Bathroom, 1,199 sqft

Land / Farm on 42.07 Acres

Carson Ranch, Burnet, Texas

Welcome to your new ranch! 3250 CR 202 Burnet, TX is 42.06 acres of property with endless possibilities. The front 1/3 of the acreage is open rolling hills great for grazing cattle, horses, or other animals. At the back of this area there is a historic 12 foot hand dug well from the days of stagecoach stops! As you approach the middle of the property, you will find a large metal building that is currently used for a shop, storage, and living quarters. The building is 40'x50' inside with 900 sq ft of living space. The living space has a full kitchen including a gas range, laundry area with washer and dryer hookups, and a full bath downstairs. You will also find a safe room that measures 8'x8' with 8 inch thick concrete walls. Upstairs you will find a large master bedroom/living area, a second bedroom, and a closet area with a shower and sink. The shop portion of the building has a 14'x14' roll-up door on one end and a 14'x14' roll-up door on the other end that is already hung, ready for new owner to cut out the opening to make it functional, if desired. The inside of the shop area has a loft on one side for additional storage and a workshop area under the loft stairs. Water is provided to the living area by a 460' well. The bathrooms are on a septic system that was installed in 2016. The septic that is already on the property is large enough to service a 2,500 square foot home. This property backs up to the San Gabriel River on the back 1/3 and is only about 2 miles from the head waters of the river. The property has



approx 700 feet of river frontage. There are currently bird boxes, oat patches, deer feeders and other measures in place to maintain a wildlife habitat for the wildlife exemption. Many new trees have been planted throughout the property and are flourishing. Call today to schedule your showing!

Built in 2015

Essential Information

MLS® #	568557
Price	\$1,199,000
Bathrooms	0.00
Square Footage	1,199
Acres	42.07
Year Built	2015
Type	Land / Farm
Style	Barndominium
Status	Active

Water Feature/View

View	Other
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Community Information

Address	3250 County Road 202
Subdivision	Carson Ranch
City	Burnet
County	Burnet
State	Texas
Zip Code	78611

Amenities

Features	Hunting
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Interior

Appliances	Some Electric Appliances, Range, Some Gas Appliances
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Additional Information

Date Listed	February 2nd, 2025
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Days on Website 270

Days on Market 254

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