

FOR SALE

## 33 Acres in Voca, Texas

Quiet & secluded get-away nestled in the hills overlooking the San Saba River Valley.

\$272,500

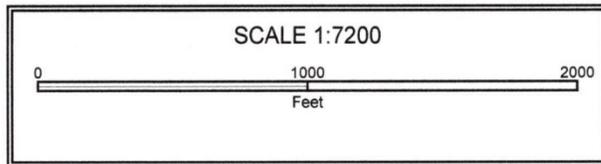
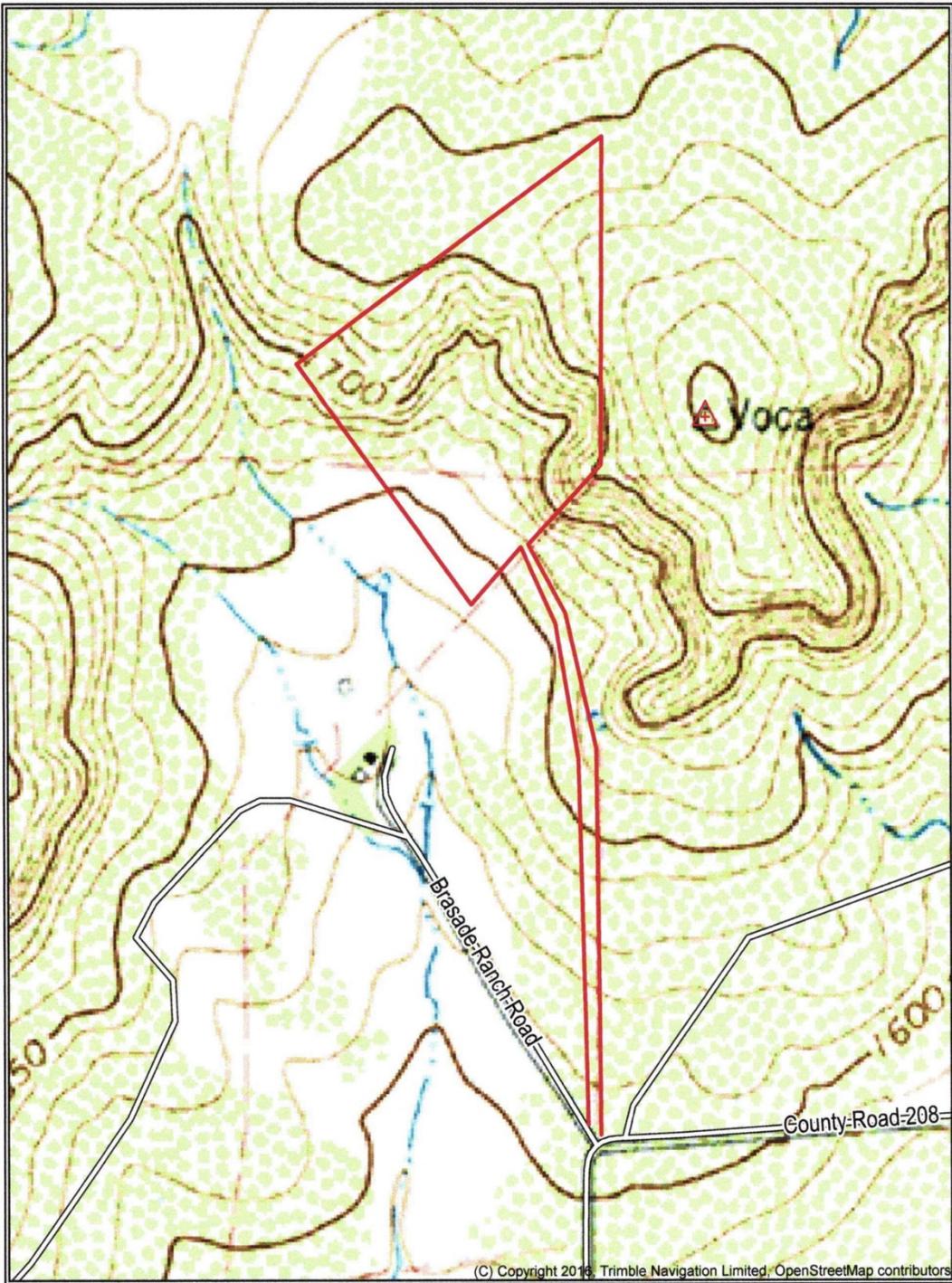
33 +/- Acres

This quiet and secluded little get-a-way is nestled into the hills overlooking the San Saba River valley. Twenty-mile, panoramic views from this location are outstanding, and, it is mostly surrounded by large and very large ranches. Easily accessed by well maintained county road 208, this property has a sixty foot wide lane that leads up to the main parcel. It features two cabins and one enclosed storage building. One which is 625 square feet, including the porch, and one which is 325 square feet with a 300 square foot, partially enclosed garage. Both cabins have cast iron stoves, window units, kitchens, ceiling fans, and bathrooms. One equipped with a shower/tub and the other with only a shower. Both are extremely well built. A 430 foot deep water well is located within close proximity of the cabins. It is rated at 40 g.p.m. with no draw down. Also, there is one water catchment cistern that feeds troughs for wildlife.

The highest point on the property is 1775 feet and the lowest is 1645 feet. A difference of 130 feet. The higher ground is rocky but the lower areas have deeper, better soil. Cedar covers most of the area, but there are some scattered Oaks, Mesquite, and Hackberry. The owner has also planted a variety of other trees. Fencing is excellent to new with the exception of one stretch of older fence that is still good and turns cattle. The property is currently under wildlife exemption. Several feeders and water troughs provide for wildlife and are therefore drawn into the area. All owned minerals convey with the sale and are believed to be 100%.



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