

\$8,900,000 - N/A, Florence

MLS® #1844301

\$8,900,000

7 Bedroom, 6.00 Bathroom, 5,100 sqft

Farm Ranch on 234.00 Acres

N/A, Florence, TX

Summary: Located in northern Williamson County and just 3 miles SW of Florence, Texas, Capital Ranch Sales is proud to present the +/- 234 acre Rancho Privado- conveniently located at the dead end of CR 243 with quick access to Highways 183 and 195. The ranch offers easy commutes to Samsung, Apple, Tesla, Austin-Bergstrom International Airport, H-E-B, and major medical facilities, all while offering end of road privacy that all landowners desire. Built in 2019, and totaling ~5,100 sq ft the 7B/6B of improvements are the perfect blend of southern living and modern luxury. The ranch offers over 2,400 feet of live water Berry Creek frontage, along with the perfect mix of productive grass pasture and heavy wooded areas. This makes the Rancho Privado an ideal fit for any buyer looking to own a ranch while maintaining proximity to all the attractions of a major metropolitan city.

Improvements: Main Home: Located one-half mile from the county road on top of a hill (the highpoint of the ranch and offering fantastic views), the +/- 3,600 sq ft home was designed by award winning architect Jiri Hajek and custom built by award winning builder Hollywood Custom Homes in 2019. The interior of the home is custom grade with quartzite counter tops, large custom windows, real oak floors, built in sonic ice maker, 12-foot ceilings, large custom windows, custom cabinets and stainless appliances. The exterior is custom Artisan Lap Siding by James



Hardie with spray foam insulation resulting in extremely low utility bills. A wrap around +/-1100 sq ft of covered porch (partially screened in) complements the main house and provides exemplary space for outdoor entertainment. The outdoor area features several red oak, cedar elm, peach and pecan trees as well as Zoysia grass which are all maintained by a remote underground sprinkler system. Guest Suites: Complementing the main house nicely and providing private accommodation for guests are three +/- 500 sq ft attached suites. Each suite is complete with full bathrooms, built-in desk/vanity and Wi-Fi providing guests with comfortable and functional accommodations during their visit. Additional Amenities: A covered double bay garage, two enclosed storage spaces with roll up doors, an outdoor lighted basketball court (could be easily converted into a pickleball court), and a large asphalt parking lot round out the improvements of the home. Land: The Rancho Privado has been in the same family for generations and is the perfect mixed-use ranch with various features that any land buyer can appreciate. The highlight of the ranch is undoubtedly its privacy. Located at the dead end of one-half mile long CR 243, the ranch is secluded from outsiders as it is bordered on 3 sides by ranches that have been owned (and lived on) by the same families for generations. Additionally, the +/- 2,400 feet of live water Berry Creek, which traverses the western portion of the ranch, provides numerous recreational possibilities. Approximately half the ranch is improved pasture which provides great yearly hay production, with the remainder of the ranch being dense cover made up of century old live oaks, along with various other hardwood species. The ranch provides a nice, well-maintained trail system making it easy to navigate in its entirety and is complete with quality fencing and cross fencing to run the

current ongoing cattle operation. Rounding out the features of the ranch are the hunting opportunities where there has been very little hunting pressure over the years by ownership. Whether it's whitetail deer, turkey or doves, the Rancho Privado provides a pristine habitat for native wildlife to flourish. Additional Information: Electricity: Supplied by PEC with lines running the entire length of the southern and eastern property lines Water: Supplied by a 2 inch Georgetown Municipal Water Supply line located along CR 243. Sewer: Septic in place

Built in 2019

Essential Information

MLS® #	1844301
Price	\$8,900,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	5,100
Acres	234.00
Year Built	2019
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	N/A
Area	3100
Subdivision	N/A
City	Florence
County	Williamson
State	TX
Zip Code	76527

Amenities

Utilities	Electricity, Water, Other
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School Information

District	Not Applicable
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	252
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Listing Details

Listing Agent	Charles Armstrong
Listing Office	Capital Ranch Sales, LLC

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