

**Flat Bend Ranch**  
2501 County Road 224  
Florence, TX 76527

**\$599,999**  
32.180± Acres  
Williamson County



**Flat Bend Ranch**  
**Florence, TX / Williamson County**

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**SUMMARY**

**Address**

2501 County Road 224

**City, State Zip**

Florence, TX 76527

**County**

Williamson County

**Type**

Farms, Ranches, Horse Property, Lot

**Latitude / Longitude**

30.866795 / -97.865672

**Taxes (Annually)**

135

**Acreage**

32.180

**Price**

\$599,999

**Property Website**

<https://www.gowestpole.com/property/flat-bend-ranch-williamson-texas/95641/>



## Flat Bend Ranch Florence, TX / Williamson County

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### **PROPERTY DESCRIPTION**

Begin your legacy at Flat Bend Ranch, this 32.18+/- acre tract offers the freedom that only Texas land can provide. Whether you dream of a sprawling custom estate, a luxury barndominium, or a working horse ranch, this property is the foundation you've been waiting for.

As you enter the property, you are greeted by gently rolling pastures that lead up to a commanding hilltop homesite. This elevation isn't just about the breeze-it provides 360-degree views of the countryside, ensuring your future back porch is the best seat in the county for Texas sunsets.

At the heart of the lower pasture lies a featured pond. This provides many possibilities for your future ownership; a vital resource for the wildlife, and a recreation opportunity waiting to be stocked with freshwater fish. Whether it's weekends fishing for bass, watching local waterfowl, or simply enjoying the tranquility of water-front acreage, the possibilities are open to explore at Flat Bend Ranch from the public water supplied by Williamson county's premier private supplier, Chisholm Trail Special Utility.

The property is fully fenced and currently supports cattle, having agricultural infrastructure in place. This property is under agricultural tax evaluation status to keep holding costs low while you plan your build. The property is also equipped with power, ready to go for future projects.

Enjoy your space with the quiet and peace of Flat Bend Ranch located in Williamson county, close proximity to the heart of Florence, while remaining strategically close to growth. You are a short, scenic drive to the amenities of Georgetown and the I-35 corridor. This location is far enough to see the stars at night, but close enough to your city needs.

Features -

- Paved County Road
- Agricultural Tax Valuation - Low Taxes
- 360 Pasture Views
- Water Access - Filled Pond
- Fully Fenced
- Gravel Road Through Property
- Easy Access to Hwy 195
- Close Proximity to Georgetown
- Homesite Ready

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## Locator Map

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## Locator Map

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## Satellite Map







**DISCLAIMERS**

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due dilligence and verify all information.

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**West Pole Partners**  
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**Bee Cave, TX 78738**  
<https://www.gowestpole.com/>

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