

# URBAN FARMSTEAD MANOR, TX

This 36.9 acre tract of land located less than a 10 minute drive from downtown Austin and right in the back yard of the quaint, but growing community of Manor, Texas. Great access to this property is provided from FM 973, just north of US 290.

The property offers a numerous home site locations with panoramic views of the Texas Blackland Prairies with Wilbarger Creek meandering through the large live oaks, post oaks, elm, pecan and other native trees that shade its banks. The property has approximately 1,100 feet of Wilbarger Creek frontage and a low water crossing as the property is intertwined with the undulation of historic Wilbarger Creek. The rolling terrain of the property and access to Wilbarger not only adds beauty to the land but supplements water to the property in combination with two stock tanks recently reworked on site.

At least two original subterranean water harvesting cisterns still exist on the property and they are sure to continue their service and bounty as a valuable commodity in the dry times of Central Texas. Quality potable water is available to be extended to the property, provided by service from Manville Water Supply Corporation. Electricity is available via existing service to the property via Bluebonnet Electric.



This property offers a peaceful solitude to enjoy the Texas Blackland Prairie from your newly constructed back or front porch. Whether you are looking for a great place to raise a family, a retirement home site, or just as an investment, this one offers it all!

## TAXES:

Travis County	.412200
City of Manor	.658200
Travis County Healthcare District	.067900
Manor ISD	1.535000
Austin Community College District	0.095400
Travis County ESD No. 12	.10000



9900 Highway 290 East | Manor, Texas 78653  
p: 512.327.7415 f: 512.327.5819 [dwyerrealty.com](http://dwyerrealty.com)

**TOTAL AVAILABLE AREA:** 36.9 acres

**LOCATION:** The Urban Farmstead is located on FM 973 two miles from Manor, 4 miles north of Highway 290 East

**PRICING:** \$699,000  
Seller Financing Available

**TERRAIN:** Rolling to flat with Wilbarger Creek and Native timberlands

**UTILITIES:** Water: Manville Water Supply available with extension to the property  
Sewer: Septic  
Electric: Bluebonnet Electric  
Cable: Time Warner  
Telephone: SBC