

# \$5,750,000 - 651 Fm 32, San Marcos

MLS® #6269685

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## \$5,750,000

6 Bedroom, 7.00 Bathroom, 5,263 sqft  
Residential on 96.36 Acres

Cornelius Rooney Surv # 99, San Marcos, TX

96.362 Acres, Unrestricted. 358 Feet of Hwy frontage. Completely fenced with 5-foot hog fence. Main residence is a Barn dominium with a guest house, detached garage and apartment, two story workshop and office. Livestock pens, stalls, and multiple bird houses complete with a duck pond. Gorgeous Hill country views. Property ideal for gentleman's ranch, Airbnb, long-term rentals or even an ideal family compound. Could redevelop into commercial on highway frontage or subdivide into many lots. Many possibilities here! Centrally located 10 miles west of San Marcos, 5 miles south of Wimberley & 8 Miles north of Canyon Lake. Right next to Junction of RR12 & FM 32. There are 3 septic tanks and one well on the property with a massive rainwater collection system in place. One RV pad with septic and water hook ups. Fenced in garden area w/various fruit trees and an awesome outdoor BBQ area. Lots of Mature oak trees and plenty of Texas Wildlife!

Built in 2013

## Essential Information

MLS® #	6269685
Price	\$5,750,000
Bedrooms	6
Bathrooms	7.00
Full Baths	4



Half Baths	3
Square Footage	5,263
Acres	96.36
Year Built	2013
Type	Residential
Sub-Type	Other
Status	Active

### **Community Information**

Address	651 Fm 32
Area	HS
Subdivision	Cornelius Rooney Surv # 99
City	San Marcos
County	Hays
State	TX
Zip Code	78666

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Available, Water Connected, Propane, See Remarks
Features	None
Parking	Additional Parking, Attached, Driveway, Garage, Attached Carport, Carport, Circular Driveway, Converted Garage, Covered, Detached, Detached Carport, Gravel, See Remarks
Garage Spaces	2
View	Hills
Waterfront	Pond, See Remarks

### **Interior**

Appliances	See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Many Trees, Views, Agricultural, See Remarks, Sloped Up
Roof	Metal
Construction	See Remarks
Foundation	See Remarks

### **School Information**

District	San Marcos ISD
Elementary	Hernandez
Middle	Doris Miller
High	San Marcos

**Additional Information**

Date Listed	July 13th, 2023
Days on Market	310

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