

Svenska Farm

14914 Svenska Rd, Coupland, TX 78615
231 Acres | Travis County



Property Highlights

- Investment opportunity in the path of growth
- Proximity to major industry
- Productive farmland with active lease
- Ponds with no floodplain
- Electricity & Manville Water meter



Scan for more info



Jan Gunter, REALTOR®

Accredited Land Consultant

512-944-0572

jan.gunter@kw.com

jangunder.kw.com



kw AUSTIN SW
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

1801 S Mopac Expy
Austin, TX 78746

Description

Located in the rapidly growing area southwest of Taylor and minutes away from the massive new Samsung factory, this 231-acre working farm is an investment opportunity in this eastern path of exponential growth in the Austin region. Located within miles of major new industry such as Samsung, Tesla, and the Pflugerville Amazon distribution site, this property provides an opportunity for a long-term hold or to an eye to nearer-term development. With minor elevation changes, the property has panoramic views of the surrounding picturesque farms, the developing countryside, and new ranchettes.

LAND & WATER

The property is productive cropland under lease with 213 tillable acres. Soil map is available (see Documents). There are two half-acre ponds and a dock. With a diverse bird population, the property is ideal for dove hunting. Access to the 231 acres is provided by a 25-foot recorded shared driveway easement from the front gate on paved Werchan Lane.

IMPROVEMENTS & UTILITIES

The house built in 1975 (per owner) is not habitable, and the barns can be removed or rehabbed for future use. Water meter and electricity are at the corner. Water meter is Manville Water Supply.

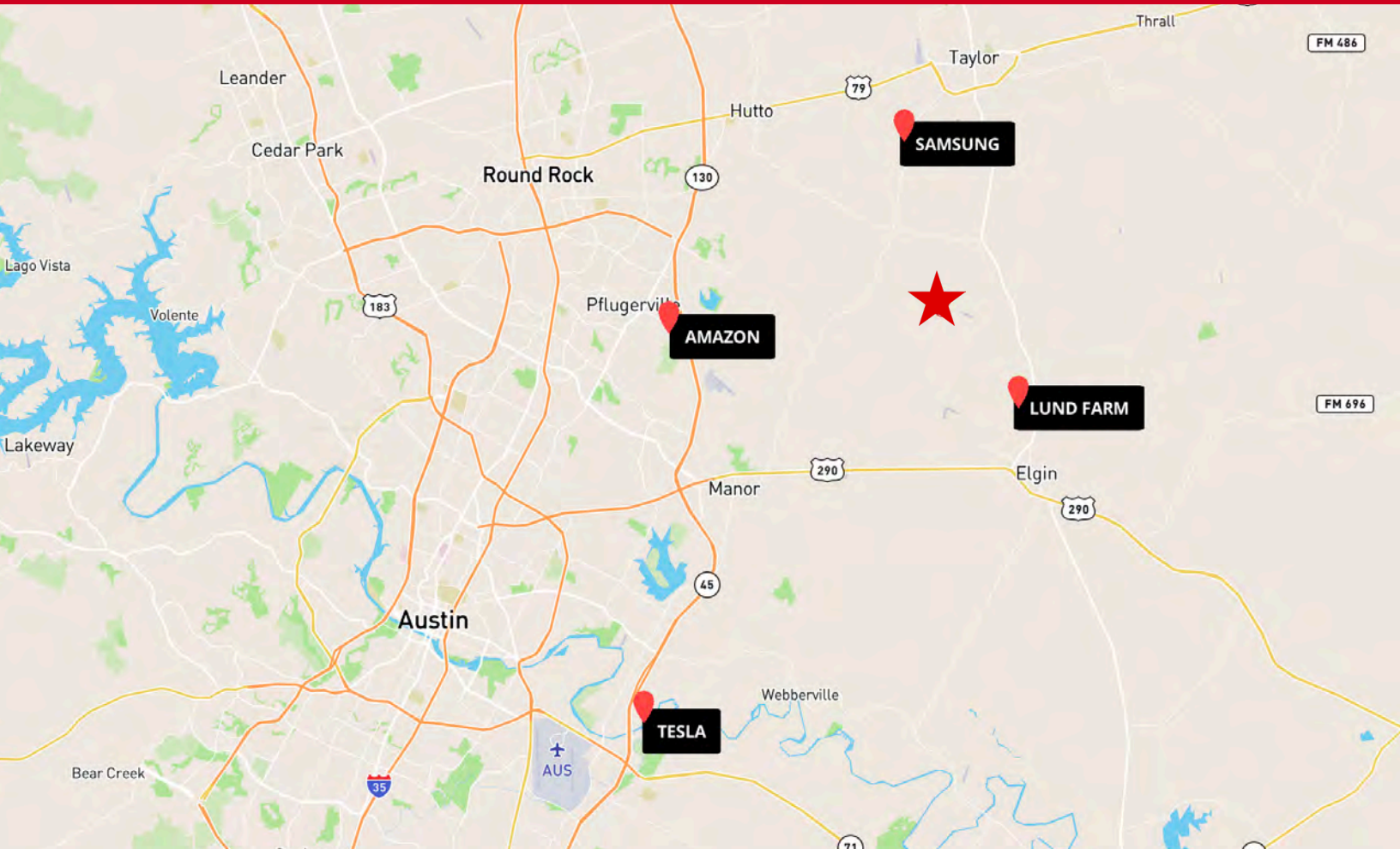
MINERALS

Mineral rights are negotiable.

TAXES

Agricultural tax valuation. Travis County, Elgin ISD.
Current taxes are \$3,798 per year.

Location



DISTANCE

3 miles west of Coupland
8 miles north of Elgin
10 miles northeast of Manor
11 miles south of Taylor
13 miles to 290 Toll Road
16 miles to 130 Toll Road
19 miles to Round Rock
26 miles to Austin-Bergstrom
International Airport
105 miles to San Antonio
135 miles to Houston
165 miles to Dallas

LOCATION

Located in the heart of the growth east of Austin, just four miles from the 570-acre Lund Farm community set to break ground in 2024, and 10 miles south of the massive Samsung plant in Taylor.

Photos



Soil Report



Code	Description	Acres	%
HnB	Houston Black clay, 1 to 3 percent slopes	187.59	81.27%
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	25.55	11.07%
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	17.71	7.67%

Boundary: 230.85 ac

Code	Description	CPI	NCCPI	CAP	?	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
HnB	Houston Black clay, 1 to 3 percent slopes	-	44	2e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	-	37	3e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	-	37	3e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Totals
230.85 ac ?

0 CPI
Average

42.69 NCCPI
Average

2.19 Cap.
Average

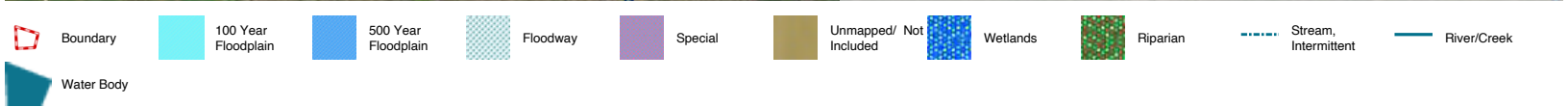


House

Barn

25 ft Reserved Access Road

Boundary





Boundary Stream, Intermittent River/Creek Water Body



Samuelson Farm Neighbor

