



## **Welcome to Honeysuckle Ranch and Bee Tree Farm & Dairy!**

Tucked behind [Bee Tree Farm and Dairy](#), [Honeysuckle Ranch](#), just 15 miles from [downtown Austin](#), has served as a heavily wooded refuge for wildlife for centuries and only recently was carefully opened for the construction of a rustic event space. Prior to becoming an event space, the ranch sat behind a commercial goat dairy where the owners crafted cheese from the milk of their own goats, sold cheese throughout Texas, and hosted countless events, private parties, classes, celebrations, and weddings. Honeysuckle Ranch is an extension of the agritourism activities at Bee Tree Farm, and the Honeysuckle event barn is used to host public and private events while the cabins located on the ranch are currently used for AirBNB rentals. The home located on Bee Tree Farm can be a primary residence or serve as a large rental property. The proximity of the property to Austin, major highways, and the dramatic growth in Manor make it an excellent location for hospitality companies to expand into a larger venue unlike anything currently available in east Travis County. The property provides a turnkey opportunity for ranchers hoping to generate revenue from rental and agritourism activities.

**Asking price is \$4.1M for the Entire Property Package** (~92 acres including the 15 acres with house). The Sellers are also willing to sell the 15 acres + house + Goat Farm (\$1.5M) separately from the other 77 acres, but are NOT willing to sell the 77 acres without selling the 15 acres + house FIRST.

**Why are they selling this magical place?** The owners have decided to move further from the city in search of an even larger property to expand their ranching endeavors.

### **On the 15 acres (8317 Burleson Manor Road):**

- ~2600 sq ft Barndominium home with:
  - 3 bedrooms/2.5 baths,
  - sturdy red steel frame construction,
  - metal siding for low maintenance,
  - laundry/mud room, loft,
  - large attic with roughed in plumbing for potential future bathroom,
  - 3 sides wrap-around porches,
  - wood burning stove
- Livestock barn with electricity and water
- Screened-in Event Pavilion (41'x27') with sink, counters & electricity.
- Dairy building (900 SQFT) can be used as rentable commercial kitchen, studio, or converted to a living space; has electric and plumbing - no bathrooms, and 1 window unit



- Farm shop/studio with restroom/sink/electric/black tank septic/1 window unit - could be converted to small 1-bedroom rental cabin
- Hay barn
- Horse barn/tractor barn
- Workshop barn
- Pond

**On front of 77 acres near entrance (26.975 acre tract—8200 Brown Cemetery Road):**

- Water and electric at main gate with 1 bedroom/1 bathroom 512sq ft cabin currently used for Airbnb rentals. 2 Window units
- Small spring fed pond
- Small barn

**On back of 77 acres, center of ranch (50 acre tract--8200 Brown Cemetery Road):**

- Large Event Barn (52'x48') has electricity and roughed in plumbing.
- 1 bed/1 bath 288 sq ft Cabin with mini split AC, with attached 2 additional bathrooms for event space - currently used for Airbnb
- 1 bed/1 bath 416sq ft Cabin soon to be used for Airbnb - mini split AC

**Additional Notes:**

- Property has 2 Manville Co-op water meters:
  - one by entrance on Burleson Manor Rd. and
  - one by entrance on Brown Cemetery Rd.
- Property has 4 Bluebonnet electric meters distributed around the property:
  - one by the house (Barndominium)
  - one by Dairy at Bee Tree Farm
  - one by Honeysuckle Ranch event space & cabins
  - one by entrance on Brown Cemetery Rd.
- All cabins are connected to utilities. All use black tank septic.
- The Sellers respectfully request a 6 month move out window (Leaseback) if at all possible.
- For more info on Honeysuckle Ranch & Bee Tree Farms, please visit:
  - <https://www.honeysuckleranchtx.com/>
  - <https://txbeetree.com/>