



# Grassy Creek Farm

TBD Grassyville Rd, Paige TX 78659

101.83 Acres

**\$899,900**



**SEASONAL CREEK**

**3 PONDS**

**FARMHOUSE**

**CROP PRODUCTION**

Sprawling green pastures, large ponds, meandering creeks, oak forest, house and utilities - this property has it all! Continue the crop production and cattle grazing, enjoy as a hunting and recreational getaway, or build your dream home and live in the beautiful countryside just 45 minutes from Austin.

Half of the land is dedicated to seasonal crops of oats and cattle grazing. The southern border is nearly a quarter-mile of road frontage on FM 2239. Three ponds on the property include a small pond near the house, a larger cattle tank, and a 1-acre swimming hole. Two branches of wet weather Grassy Creek meander through the property before merging together. The surrounding properties are low-fenced, allowing wildlife to traverse freely.

The quaint 1,372 sq. ft. home was built in 1925 and features a large front porch and original details. A 360 sq. ft. metal pole barn provides storage or shelter for livestock. The 4 and 5 strand barbed wire perimeter fencing is in good condition. The homesite area is fenced separately.

Utilities include county water supplied by Aqua Water Supply Corp, electricity, propane, and a septic tank. A water well at the homesite is in unknown condition. Surface sale only; no mineral rights included. There are oil tanks located in the front pasture and backside of the property with active but minimal production.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



**Kendrick Baros**

**Realtor® - Land Specialist**

[kendrick@grandlandco.com](mailto:kendrick@grandlandco.com)

**(361) 212-2892**



# Grassy Creek Farm

TBD Grassyville Rd, Paige TX 78659

101.83 Acres

**\$899,900**



## TREES

Live Oak, Post Oak,  
Cedar, Elm,  
Persimmon,  
Mesquite

## GRASSES

Native & Improved  
Grasses

## IMPROVEMENTS

1372 sqft Farmhouse  
360 sqft Pole Barn

## WATER

Seasonal Creek,  
Pond, Swimming Hole,  
Cattle Tank

## WILDLIFE

Whitetail Deer,  
Feral Hogs, Turkey,  
Sandhill Cranes, Ducks, Mal-  
lards, Songbirds, Bass, Catfish

## UTILITIES

Water On Site  
Electricity On Site  
Septic On site  
Propane On Site

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

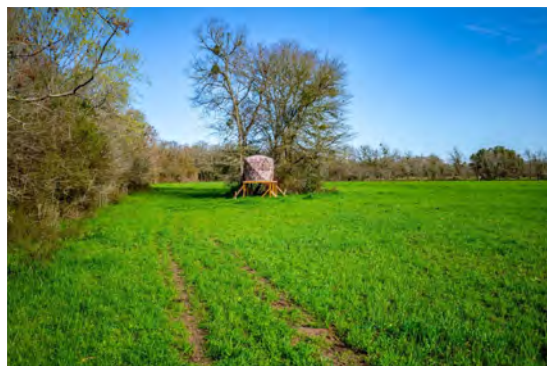


**Kendrick Baros**

**Realtor® - Land Specialist**

[kendrick@grandlandco.com](mailto:kendrick@grandlandco.com)

**(361) 212-2892**



## LOCATION

Bastrop County

5.5 miles to Paige

9 Miles to Giddings

208 Miles to Bastrop

## DIRECTIONS

From Paige, head south on FM 2104 for 5.6 miles turning left onto FM 2239 E. In .4 miles, turn left onto Grassville Rd. The property is on the right.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



**Kendrick Baros**

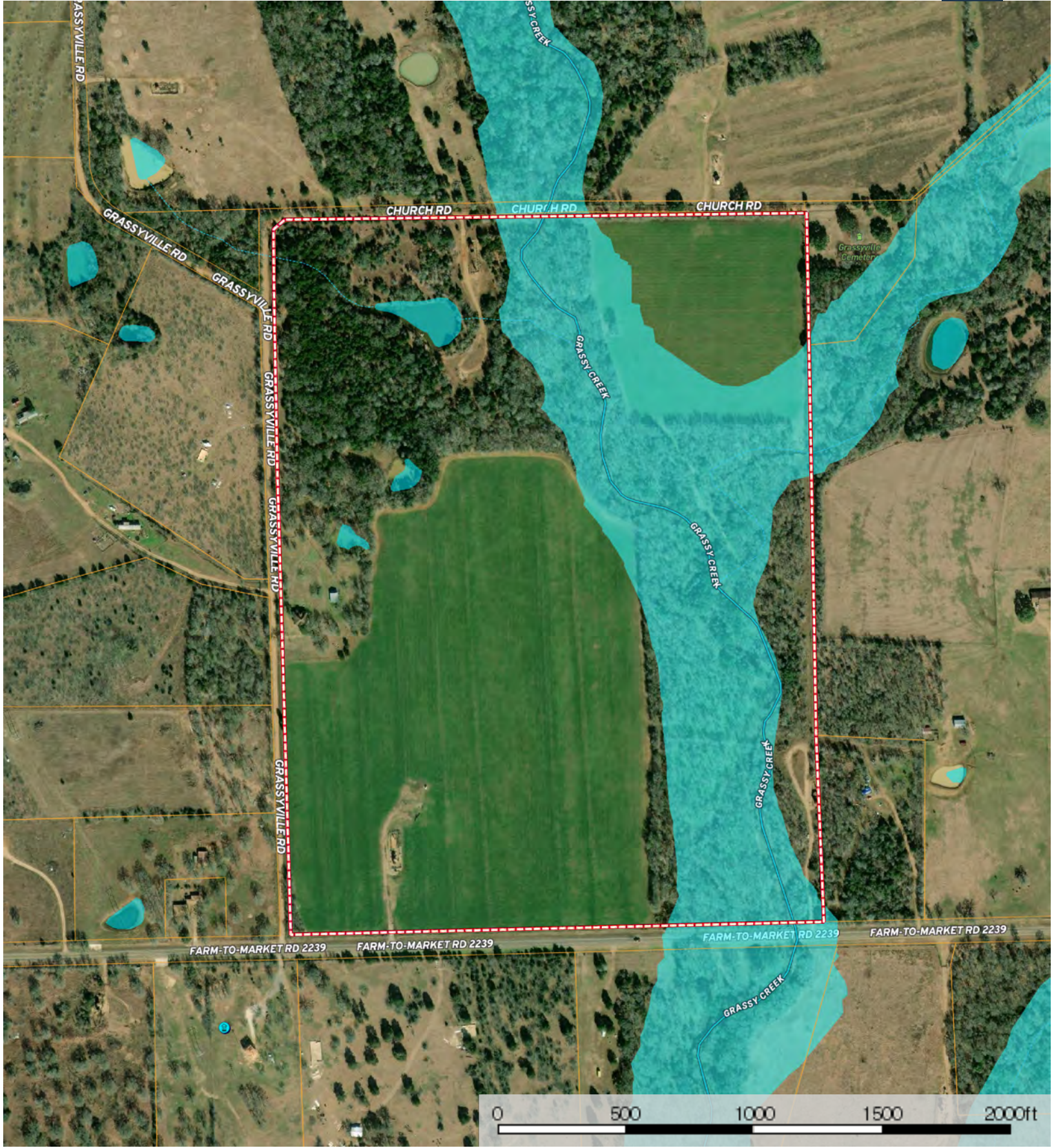
**Realtor® - Land Specialist**

**kendrick@grandlandco.com**

**(361) 212-2892**

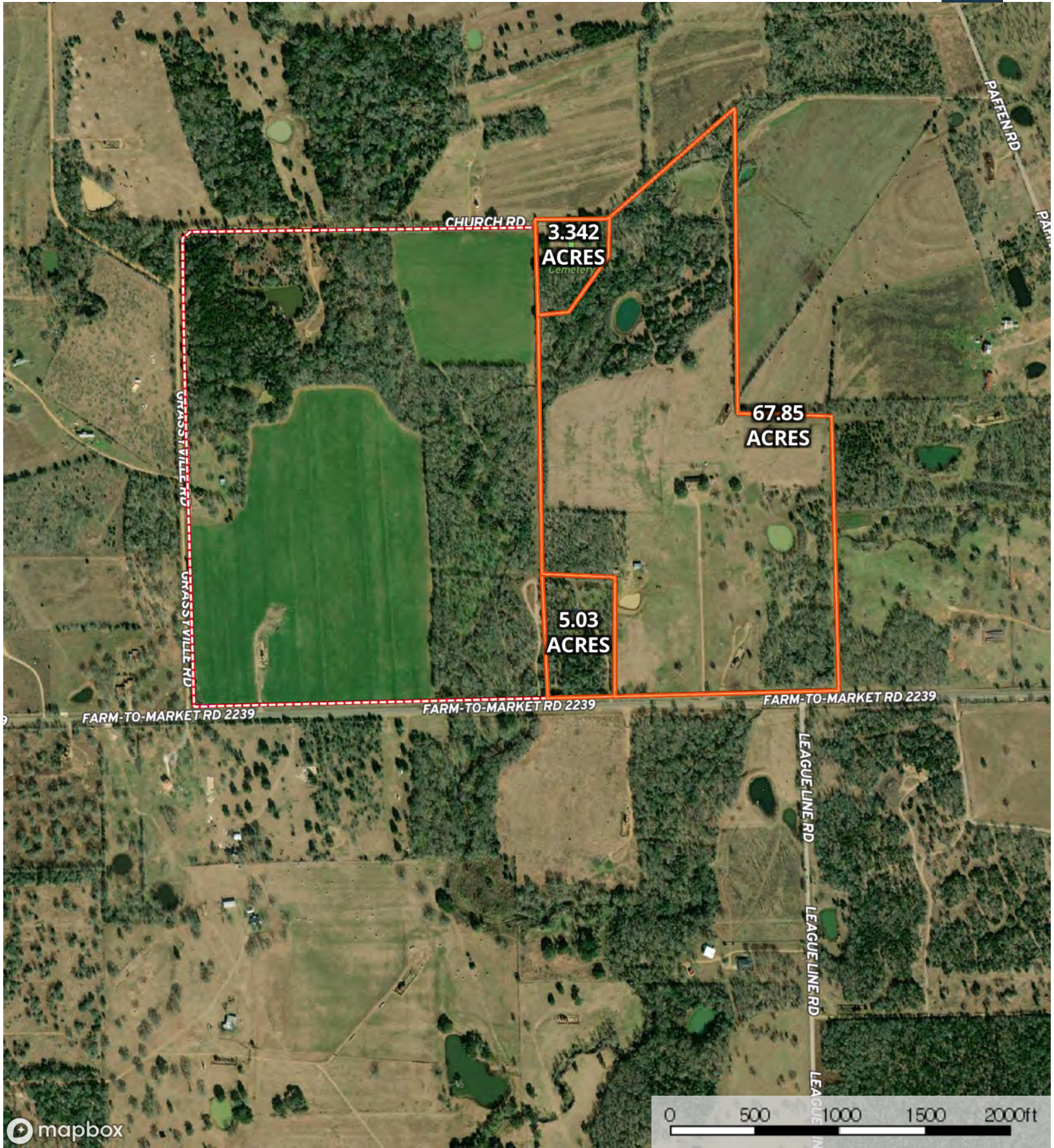


Boundary



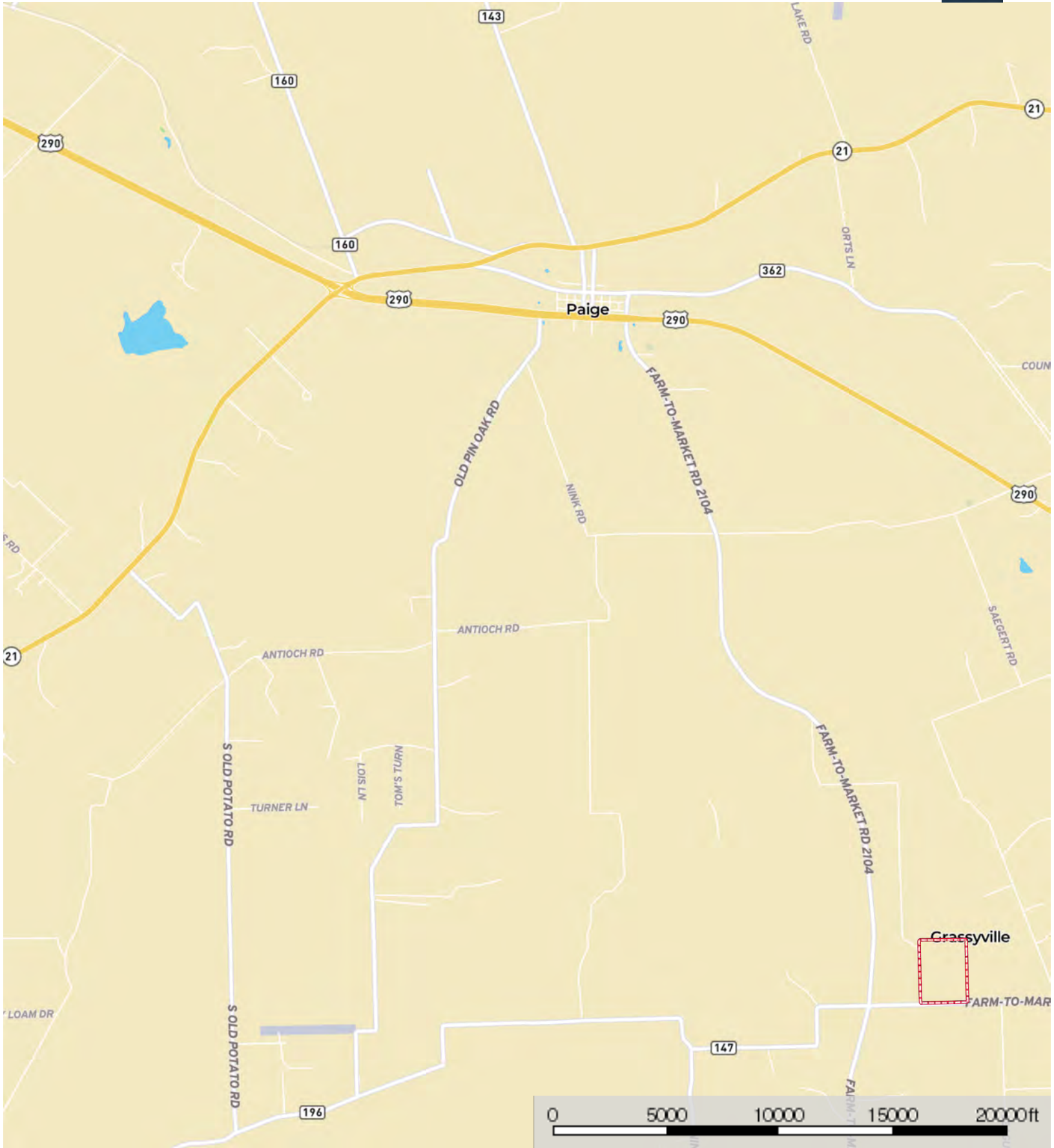


Boundary Stream, Intermittent River/Creek Water Body Water Wells



mapbox

Neighbor Boundary



Boundary