

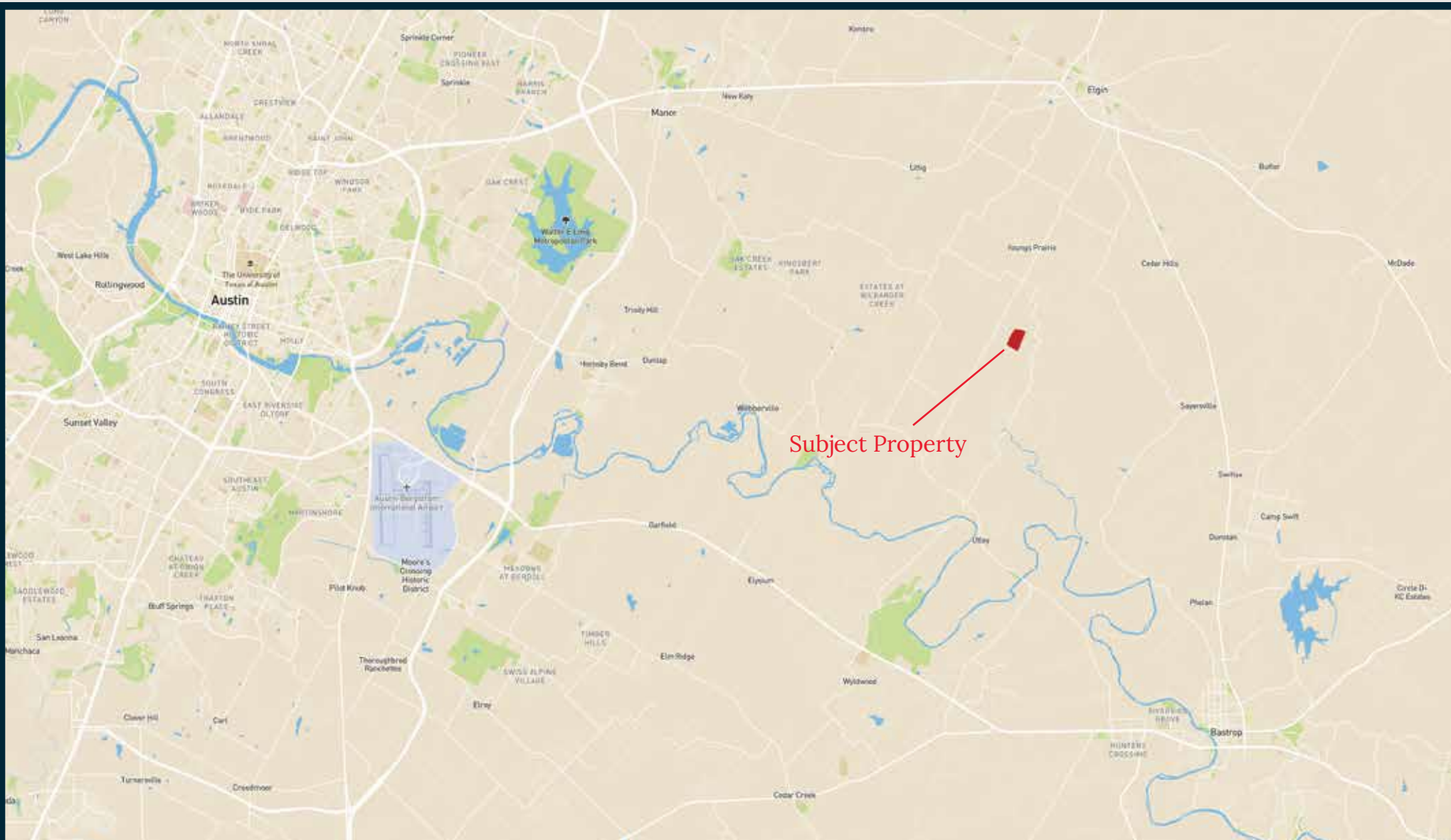
GATE 18 RANCH

\$2,230,000 | 98.857 acres
Bastrop County
Elgin, Texas

RILEY-MCLEAN

Central **LAND** Texas





Gate 18 Ranch

Location Map - Elgin, Bastrop County, TX

RILEY-McLEAN

Central **LAND** Texas

Carlotta C. McLean | Tim W. Riley
512-960-4676 | www.RileyMcLean.com

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

Property Summary

The Gate 18 Ranch is conveniently located 8 miles south of Elgin, 17 miles north of Bastrop off of FM 1704 on Coon Neck Road in Elgin, Bastrop County, Texas. It is approximately 33 miles from downtown Austin.

SIZE	98.857 acres
PRICE	\$2,230,000 (\$22,557.84/acre)
UTILITIES	The property has an approximately 30 gpm well with a Culligan water softening system (all installed in 2016) and a septic system built in 2018. Additionally, there is an Aqua water line in Coon Neck Road and a tap on the property but the owners have not connected to Aqua..
IMPROVEMENTS	The property improvements include a 2018 Clayton 28 x 76 double wide with four bedrooms, two bathrooms, two living areas, a kitchen, dining area and breakfast bar. There are porches on the front and back, approximately 20 x 22 and 6 x 8 respectively enhancing the overall enjoyment and living areas, the front porch overlooks the lake. Other improvements include a corrugated metal barn constructed in 2016 by Wade Custom Steel Buildings that is 25x40x12 (enclosed) and 25x20x12 (covered), five 10x10 roll up doors. There are two pole barns, each with a single shipping container for additional storage. The property is perimeter fenced.
WATER	Rocky Creek meanders through the property for over 3,000 feet and the creek has been dammed to create a lake that has about 0.7 acres of surface area and there is a small pond with 0.2 acres of surface area.
TAXES	The total taxes for 2020 were \$462.75 and the property has a 1-D-1 exemption, a neighboring property owner has a grazing lease.

Property Summary

SCHOOLS	Elgin School District: Booker T Washington Elementary School, Elgin Middle School, Elgin High School		
LAND FEATURES	The property has an excellent mix of coastal fields, native pastures, rolling terrain, and dense wooded areas. Trees include post oaks, elm and cedar. Soils are sandy loam. There is a good network of roads throughout the property. The current owners have created a large network of trails, jumps and obstacles for motorcycle riding.		
PARCELS	Bastrop County parcel #R13805		
COMMENTS	The property is well suited for a personal home with acreage, recreational use, cattle ranch and hay operation, equestrian use, long term investment for future development or immediate subdivision into ranchettes. Carlotta McLean, partner of the ownership entity, is a licensed real estate broker and partner in Riley McLean Land.		
DISTANCE AND DRIVE TIMES	Elgin	8 miles	10 min
	Downtown Austin	27 miles	40 min
	ABIA	24 miles	30 min
	San Antonio	97 miles	1 hr 40 min
	Houston	143 miles	2 hr 15 min

Gate 18 Ranch

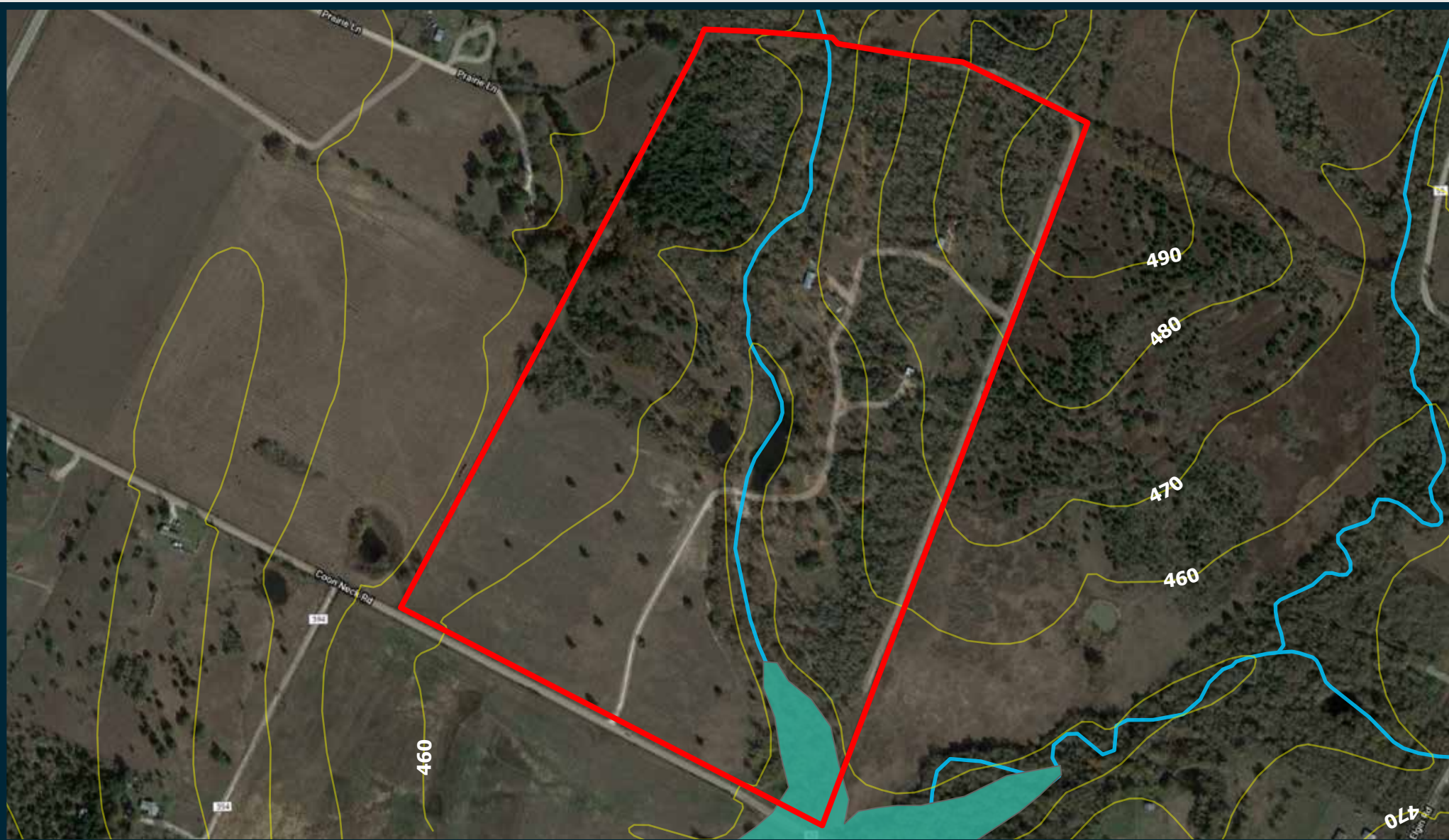


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Detail Map

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Central LAND Texas

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K



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