



CEDAR CREEK RANCH

TBD HWY 304, Bastrop, TX 78602

53.41 Acres

\$999,950



PAVED FRONTAGE

MATURE OAKS

CREEK FRONTAGE

CONVENIENT LOCATION

This gorgeous ranch is studded with majestic Live Oaks and nearly 3500 feet of frontage along Cedar Creek. The property could serve as a homestead, equine facility, or recreational getaway that is conveniently located 7 miles from Hwy 71 in Bastrop with direct access to State Hwy 304.

The 53.41 acres is primarily open pasture interspersed with majestic Live Oaks and Pecans. The mature Oaks and Cedar Elms on the northwestern side of the property could provide shelter and privacy for homesite. The dense canopy and underbrush along the creek serve as a tremendous travel corridor for wildlife such as Whitetail Deer and feral hogs, both of which have been observed on the property. The deep sandy loam soils on this property can be very productive agriculturally. Cedar Creek is the property boundary to the south. The creek is generally known as a year-round stream and has several areas with deep pools. A water well is located near the NW corner and it currently being used to provide water for the livestock.

A 30'x 60' barn has been renovated with a new concrete slab and new corrugated metal roofing. This barn would be perfect for storing equipment and feed with large sliding doors. The property is perimeter fenced in fair shape. The creek bottom is fenced off to prevent livestock from entering the creek. There is approximately 2200' of frontage along Hwy 304. A portion of the property does lie within the 100-year floodplain.

The seller believes to own the entire mineral estate and may convey a portion with an acceptable offer. The property is currently qualified under the Agricultural tax valuation via a grazing lease.

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John Melnar

Partner / Broker

john@grandlandco.com

(512) 497-8284



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TREES

Live Oak, Pecan,
Post Oak, Cedar Elm,
Cottonwood, Mesquite,
American Elm, Hackberry,
Eastern Red Cedar

GRASSES

Native
and
Improved

SHRUBS

Green Briar,
Mustang Grape,
Winged Elm,
Gum Bumelia,
Evergreen Sumac

WATER

Cedar Creek Frontage
1 Well

WILDLIFE

Whitetail Deer
Feral Hogs
Dove
Songbirds

UTILITIES

Bluebonnet Electric
Aqua Water Supply at the road

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LOCATION

Bastrop County

8 miles to Bastrop, 27 miles to ABIA,

36 miles to downtown Austin,

130 miles to downtown Houston

DIRECTIONS

From Bastrop, take TX-21 West to TX-304. Head south on TX-304, the property is 6.3 miles on the right. Sign on gate. Do not enter the property without permission.

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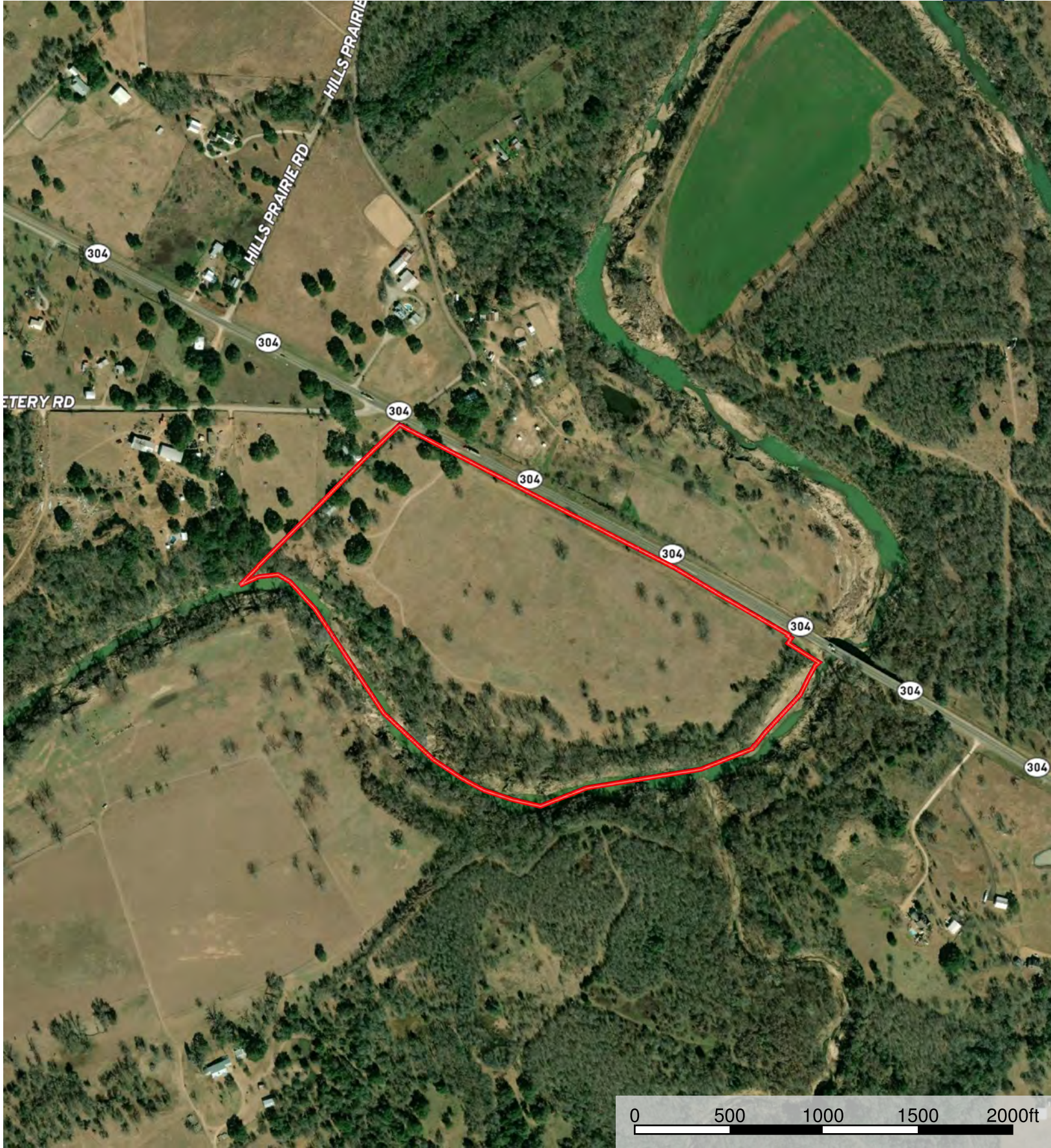


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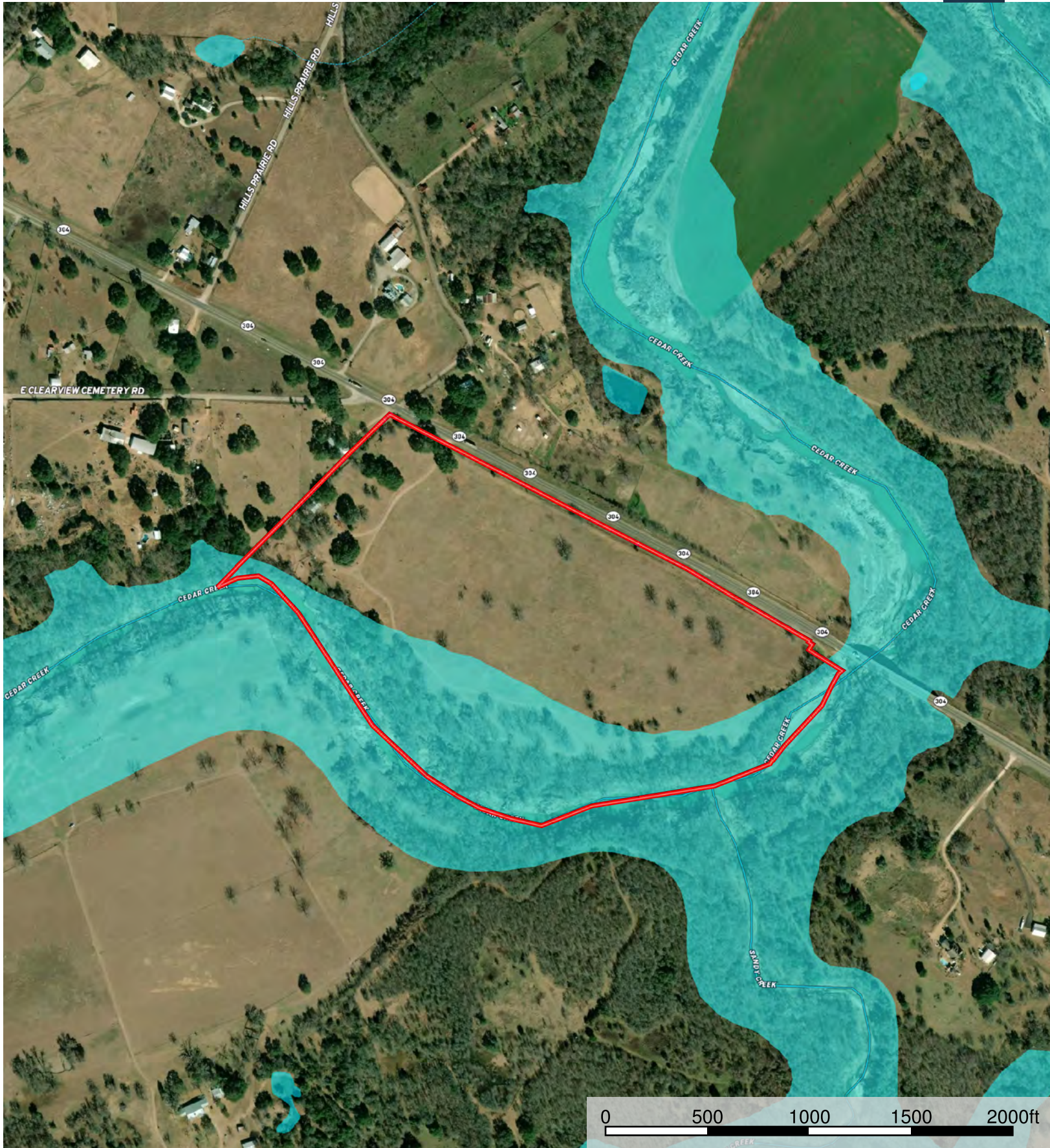
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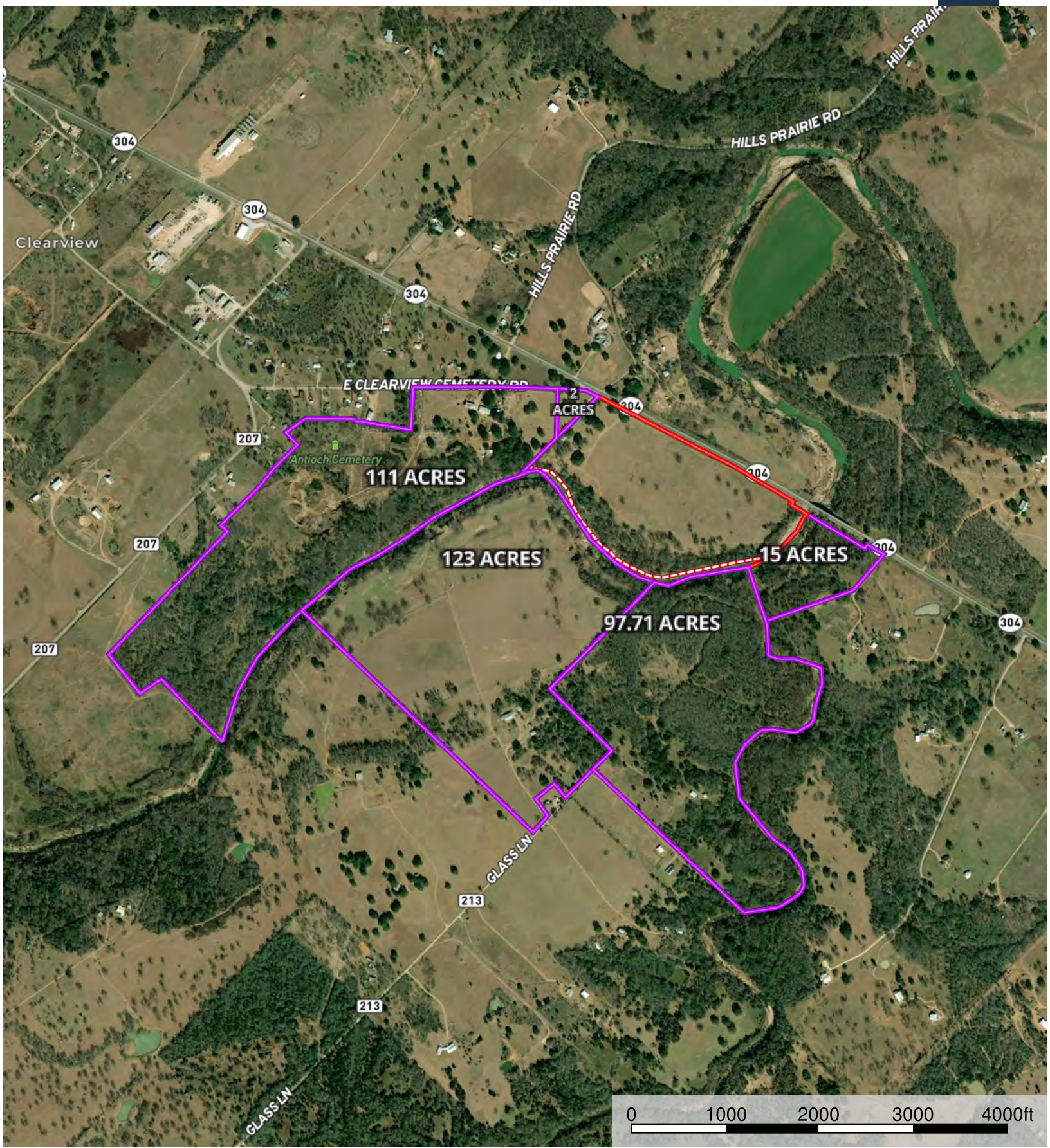
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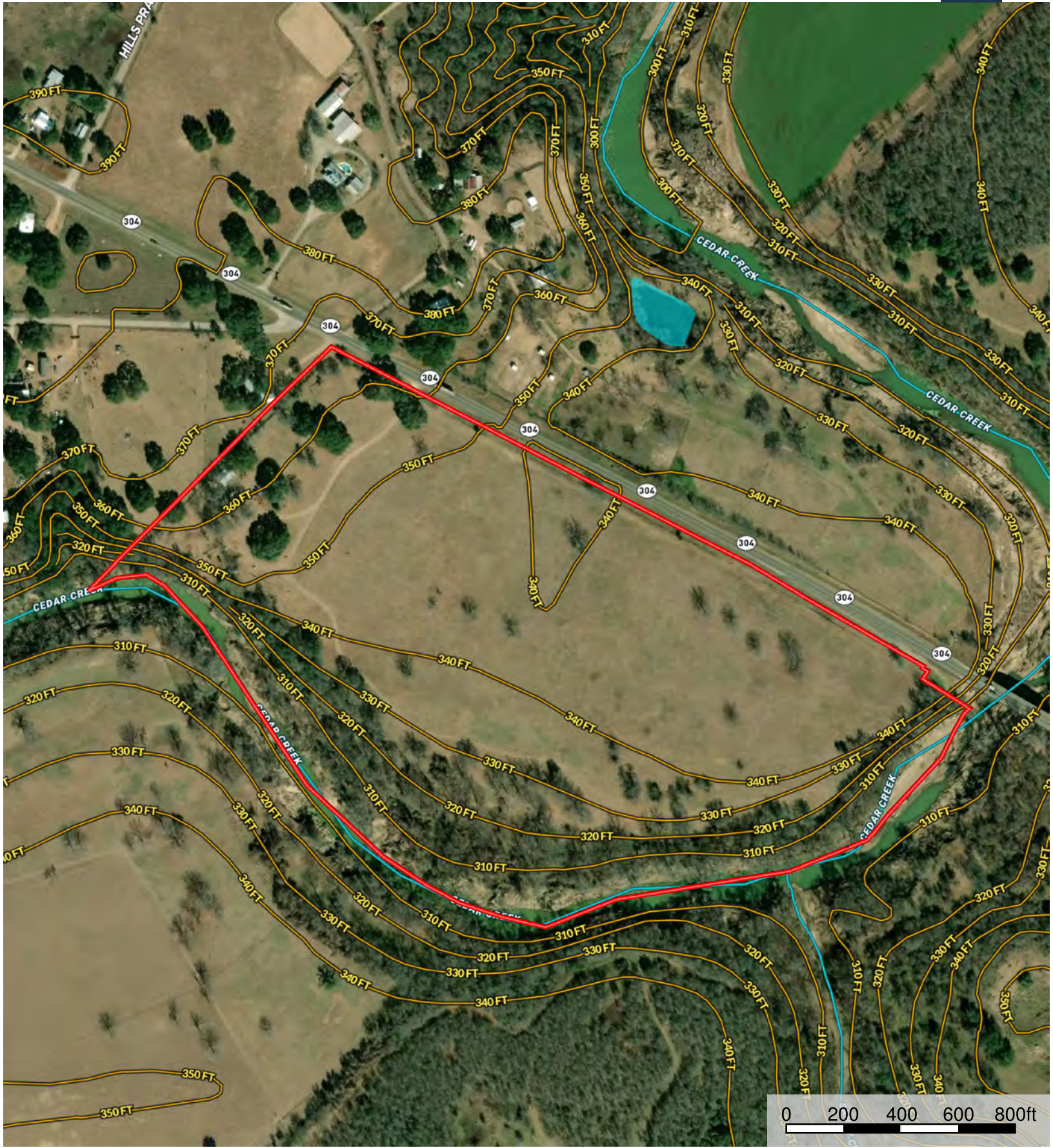
Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary Neighbor Boundary Boundary



TBD Hwy 304, Bastrop TX
Bastrop County, Texas, 53.41 AC +/-



Boundary

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD'MM'SS" DIST.' - FIELD (DD'MM'SS" DIST.') - RECORD
- x - BARBED WIRE FENCE
- ⦿ POWER/UTILITY POLE
- Ⓜ WATER WELL/WATER METER (AS NOTED)
- Ⓢ SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE

HILLS PRAIRIE
BAPTIST CHURCH
VOL. 1445, PG. 290
VOL. 116, PG. 314

EDWARD JENKINS SURVEY ABSTRACT NO. 41

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°37'57"W	83.36
L2	S25°47'52"W	89.90
L3	S42°35'36"W	236.40
L4	S37°33'37"W	75.89
L5	S79°43'49"W	369.00
L6	S77°51'09"W	691.79
L7	N83°22'56"W	98.61
L8	N68°14'19"W	87.83
L9	N65°04'19"W	150.02
L10	N58°57'44"W	138.76
L11	N40°40'15"W	72.20
L12	N56°28'43"W	100.17
L13	N38°45'39"W	295.93
L14	N30°25'46"W	178.06
L15	N17°15'50"W	131.61
L16	N38°25'18"W	132.86
L17	N47°41'18"W	101.61
L18	N77°58'42"W	220.06

SCALE 1" = 400'

ROY ROSE AND
WIFE LISA ROSE
DOC. # 201512022

F.M HWY. NO. 304
ROW VARIES

53.41 ACRES

ZONE "A"
AREAS OF THE 100
YEAR FLOOD PRONE
ZONE.

CEDAR CREEK
WOODEN MULLET, LLC
VOL. 1583, PG. 492

SURVEY PLAT OF 53.41 ACRES OF LAND OUT OF THE EDWARD JENKINS SURVEY, ABSTRACT NO. 9 BASTROP COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO PAUL A. TUCKER IN DOCUMENT 201612007 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, AND FURTHER BEING DESCRIBED IN VOLUME 543, PAGE 644 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR PAUL G. TUCKER. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:

VOL 543, PG. 644 - DEED
DOC. # 201612007 - DEED
VOL. 194, PG. 552 - WATER ESMT. (BLNKT.)

POLLOK & SONS
SURVEYING, INC.

FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF BASTROP



I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 23RD DAY OF OCTOBER, 2019 A.D.

LARRY J. POLLOK

R.P.L.S. NO.5186

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JOB NO. 19-0346

STATE OF TEXAS
COUNTY OF BASTROP

FIELD NOTES FOR 53.41 ACRES OF LAND

BEING 53.41 ACRES OF LAND OUT OF THE EDWARD JENKINS SURVEY, ABSTRACT NO. 9 BASTROP COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO PAUL A. TUCKER IN DOCUMENT 201612007 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, AND FURTHER BEING DESCRIBED IN VOLUME 543, PAGE 644 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly right-of-way of FM Highway 304 for the northeasterly corner of the Hills Prairie Baptist Church land as described in Volume 116, Page 314 and Volume 1445, Page 290 of the Official Public Records of Bastrop County, Texas and the northwesterly corner of this tract;

THENCE with said right-of-way as follows:

South $63^{\circ} 12' 08''$ East, passing a found monument at 136.385 feet, in all a distance of 1197.94 feet to a found monument;

South $61^{\circ} 57' 11''$ East, a distance of 276.63 feet to a found monument;

South $60^{\circ} 17' 15''$ East, a distance of 559.10 feet to a found monument;

South $28^{\circ} 56' 40''$ West, a distance of 39.68 feet to a found monument;

South $60^{\circ} 16' 39''$ East, passing a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap at 156.92 feet, in all a distance of 176.92 feet to a point in the center of Cedar Creek for the northwesterly corner of the Wooden Mullet, LLC land as described in Volume 1583, Page 492 of the Official Public Records of Bastrop County, Texas and the northeasterly corner of this tract;

THENCE with the center of said Cedar Creek and its meanders as follows:

South $28^{\circ} 37' 57''$ West, a distance of 83.36 feet;

South $25^{\circ} 47' 52''$ West, a distance of 89.90 feet;

South $42^{\circ} 35' 36''$ West, a distance of 236.40 feet;

South $37^{\circ} 33' 37''$ West, a distance of 75.89 feet;

South $79^{\circ} 43' 49''$ West, a distance of 369.00 feet;

South $77^{\circ} 51' 09''$ West, a distance of 691.79 feet;

North $83^{\circ} 22' 56''$ West, a distance of 98.61 feet;

North $68^{\circ} 14' 19''$ West, a distance of 87.83 feet;

North $65^{\circ} 04' 19''$ West, a distance of 150.02 feet;

North $58^{\circ} 57' 44''$ West, a distance of 138.76 feet;

North $40^{\circ} 40' 15''$ West, a distance of 72.20 feet;

North $56^{\circ} 28' 43''$ West, a distance of 100.17 feet;

North $38^{\circ} 45' 39''$ West, a distance of 295.93 feet;

North $30^{\circ} 25' 46''$ West, a distance of 178.06 feet;

North $17^{\circ} 15' 50''$ West, a distance of 131.61 feet;

North $38^{\circ} 25' 18''$ West, a distance of 132.86 feet;

North $47^{\circ} 41' 18''$ West, a distance of 101.61 feet;

North $77^{\circ} 58' 42''$ West, a distance of 220.06 feet to a point on the easterly line of the Roy Rose, et ux land as described in Document 201512022 of the Official Public Records of Bastrop County, Texas for the southwesterly corner of this tract;

THENCE North $44^{\circ} 37' 20''$ East, with the common line of said Rose land and of this aforementioned Hills Prairie Baptist Church land and passing a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap at 100.00 feet, in all a distance of 916.44 feet to the **POINT OF BEGINNING** and containing 53.41 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700

Larry J. Pollok, RPLS #5186

October 23, 2019

Refer. 19-0346

