



## LONE PINE RANCH

Rosanky, Texas | 87 ± ACRES

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## THE RANCH

The Lone Pine Ranch is a charming 87-acre property located in Bastrop County, showcasing a nicely balanced blend of heavily wooded areas and open pastureland. Featuring a tall, majestic pine tree alongside smaller pines and various other tree species, the ranch makes for a great wildlife haven and includes a large pond for wildlife, livestock or recreation.

Conveniently located near Rosanky, Texas, it features excellent road frontage along Cedar Rock Road, approximately 1653 ft, and has no flood plain concerns. The ranch is situated in an opportunity zone and sits atop the Carrizo-Wilcox aquifer, making the ranch not only a wonderful recreational or cattle property, but also a valuable investment opportunity. Whether for personal enjoyment or future development, this property is truly special.







## LOCATION

Rosanky, Texas is a small community known for its rural and scenic landscapes. Located in Bastrop County, this area offers a peaceful environment and is characterized by beautiful farmland, wooded areas, and is a great spot for those seeking a quieter lifestyle while still being close to Rosanky city limits and less than an hour from the Austin metroplex, and less than two hours from the city of San Antonio.

## WILDLIFE

Wildlife in the area includes native species such as Whitetail deer, wild turkey, foxes and dove. The ranch's mix of wooded and open spaces provides a rich habitat for the wildlife, making it an ideal spot for hunters and nature lovers alike.

## WATER

The ranch includes a sizable pond that not only adds charm to the property, but provides a wonderful spot for recreation and wildlife viewing.



## TERRAIN

The terrain of the Lone Pine Ranch features gently sloping landscapes with a balanced mix of open pastureland and heavily wooded areas. The soil mostly consists of sandy loam, ideal for supporting wildlife, intense grazing, and moderate farming. With an elevation of 530-550 ft above sea level, the ranch offers not only great versatility, but also natural beauty.

## IMPROVEMENTS

This property consists of primarily raw land but is fully fenced, making it ideal for cattle grazing and livestock management and there is electricity on site. The ranch is ultimately a blank canvas and is ready for its new owners to make their own improvements and customize the ranch to their liking.

## MINERALS

Sellers to convey 50% of owned minerals.

## DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.





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RANCHES

**"A LEGACY OF LAND"**

## CONTACT

LOUIE SWOPE  
PARTNER/ BROKER

512.940.0543

[LSWOPE@WESTANDSWOPERANCHES.COM](mailto:LSWOPE@WESTANDSWOPERANCHES.COM)

West & Swope Ranches | [info@westandswoperanches.com](mailto:info@westandswoperanches.com) | 844-888-3384

[WESTANDSWOPERANCHES.COM](http://WESTANDSWOPERANCHES.COM)



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