



## BASTROP HOMEPLACE

Bastrop County, Texas | 144 ± ACRES

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## THE RANCH

The Bastrop Homeplace is 144 +/- Acres located off Highway 304 just minutes from Rosanky, TX less than an hour's drive from Austin, TX, and two hours from Houston, Texas. The Homeplace features approximately 1485 ft of Hwy 304 road frontage, and has an 18-inch, 6-inch and 5-inch Aqua water line that runs along the frontage. The ranch is completely fenced with great countryside views and scattered Post Oaks, with ample cleared fields and cross fencing, ideal for livestock and grazing.



This property includes a 1728 sf three bedroom home, built in the 1970s and is in liveable condition. It would make for a great ranch manager's home, or rental house. The property is currently Ag exempt and is being used for grazing, hunting and recreation. The Homeplace features multiple stock tanks, with the largest measuring approximately 2.3 acres, all adding to the ranch's ability to attract wildlife and maintain livestock, while adding recreational appeal.







## WILDLIFE

Whitetail deer, hogs, turkey and dove are a few species of native wildlife that can be found on the ranch. The stock ponds also have largemouth bass and perch. In the winter, migratory waterfowl can be seen near the ponds.

## TERRAIN

The property has gently rolling pastures with scattered Post Oaks and scattered ponds located throughout the property.

## WATER

There is city water provided for the house. Also four ponds scattered throughout the property, perfect for cattle and wildlife, and are also stocked for fishing. The ranch property lies above the Carrizo Wilcox Aquifer with wells in the area producing 100 +GPM wells with depths ranging from 420-500 FT deep. The commercial water rights will convey with the sale.



## IMPROVEMENTS

The homesite features a 1728 sf three bedroom home, with an electric gate entrance, along with good fencing to the property and cross fencing in the pastures. There are also cattle pens and a nice road that goes from the front to the back of the property, providing easy access.

## MINERALS

Negotiable



## 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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# WEST & SWOPE

RANCHES



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