

137 Shady Oaks Loop, Cedar Creek, Texas 78612
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Cedar Creek, TX 78612

\$1,800,000
96.950± Acres
Bastrop County



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Cedar Creek, TX / Bastrop County

SUMMARY

Address

137 Shady Oaks Loop

City, State Zip

Cedar Creek, TX 78612

County

Bastrop County

Type

Farms, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

30.095278 / -97.519905

Dwelling Square Feet

1181

Bedrooms / Bathrooms

2 / 1

Acreage

96.950

Price

\$1,800,000

Property Website

<https://www.mockranches.com/property/137-shady-oaks-loop-cedar-creek-texas-78612-bastrop-texas/94328/>



PROPERTY DESCRIPTION

Discover Chapman Ranch, a rare 96-acre offering positioned perfectly between Bastrop and Austin, directly in the path of explosive regional growth. This ranch remains largely untouched, showcasing mature hardwoods, native vegetation, and the privacy that comes with true, undisturbed countryside.

A 1950s farmhouse, moved onto the property in the 1980s, still stands as a reminder of the ranch's history. While it needs significant restoration, it provides a foundation for a unique renovation project or future homesite.

The land features a reliable, spring-fed pond that has never gone dry, adding both beauty and utility to the property. There are active oil wells on-site, all well-maintained, with the tank battery cleanly tucked away along the southwest boundary for minimal impact on the land's usability.

With a strong offer, the seller is open to conveying minerals, currently producing approximately \$600 per month, offering a compelling investment upside.

Whether you're looking for a long-term hold, a future development opportunity, or a private ranch getaway, Chapman Ranch offers location, character, and potential—all in one exceptional package.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

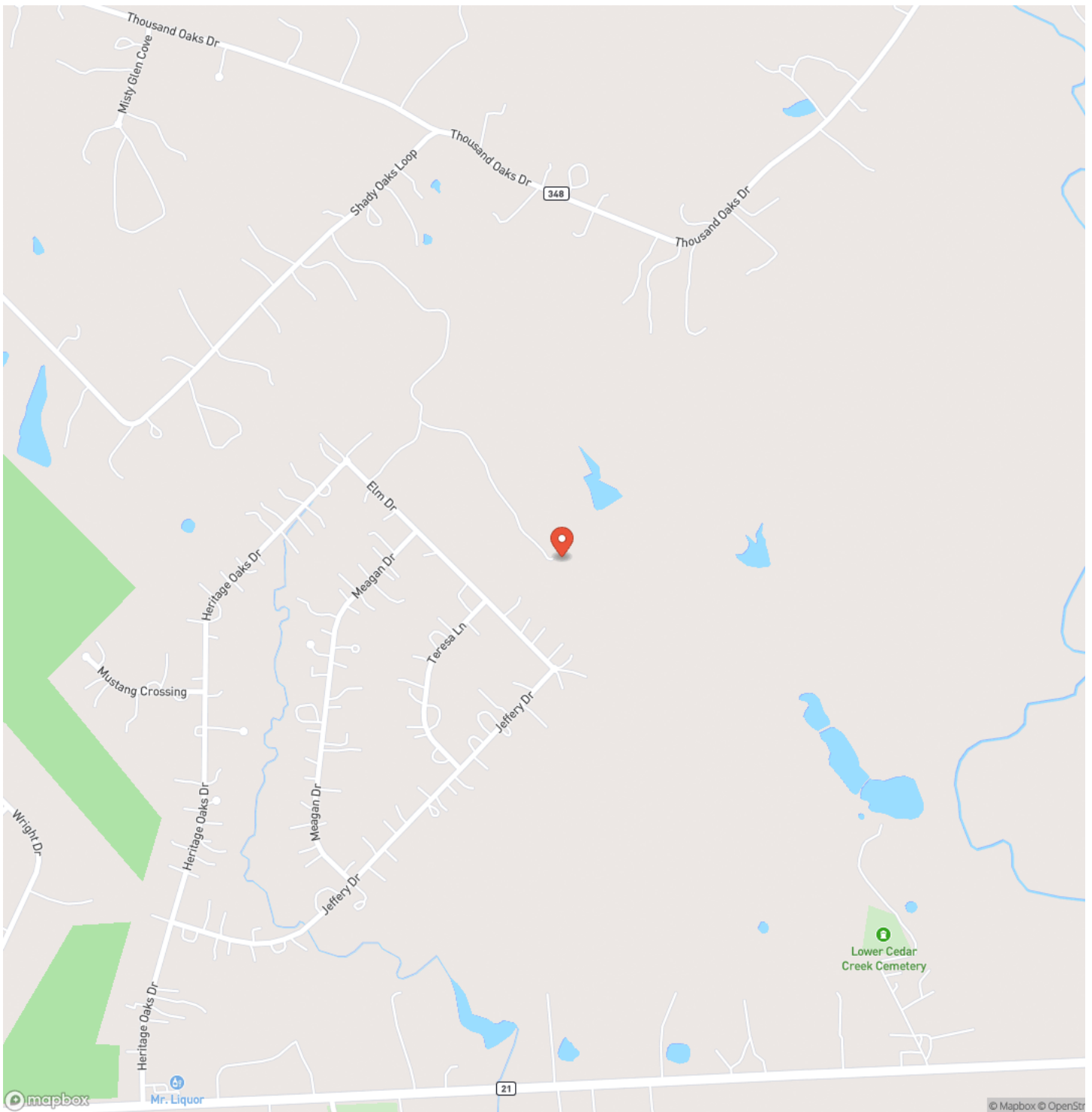
Buyer agents must make first contact and be present for all showings.

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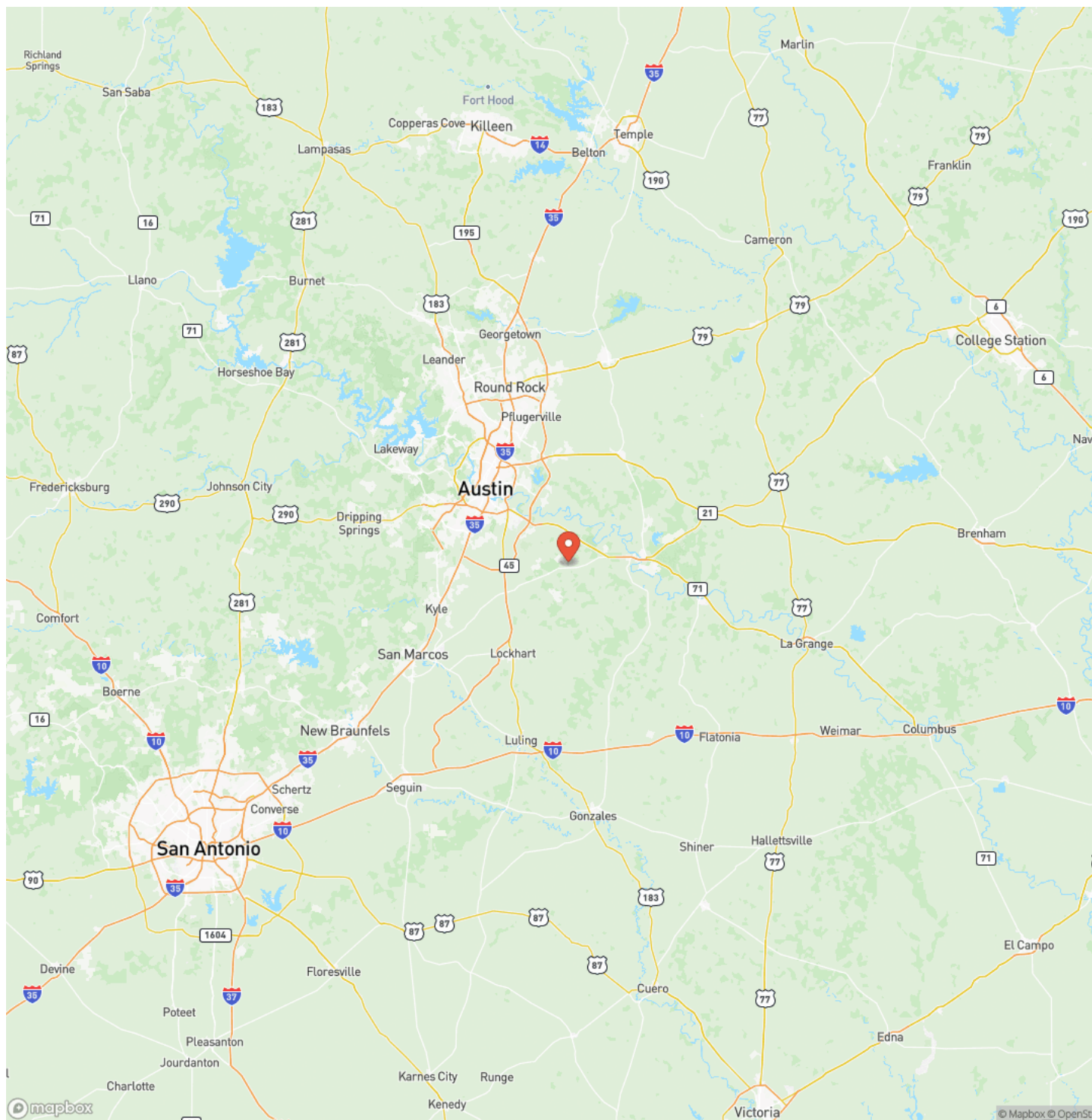
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Locator Map



Cedar Creek, TX / Bastrop County

Locator Map

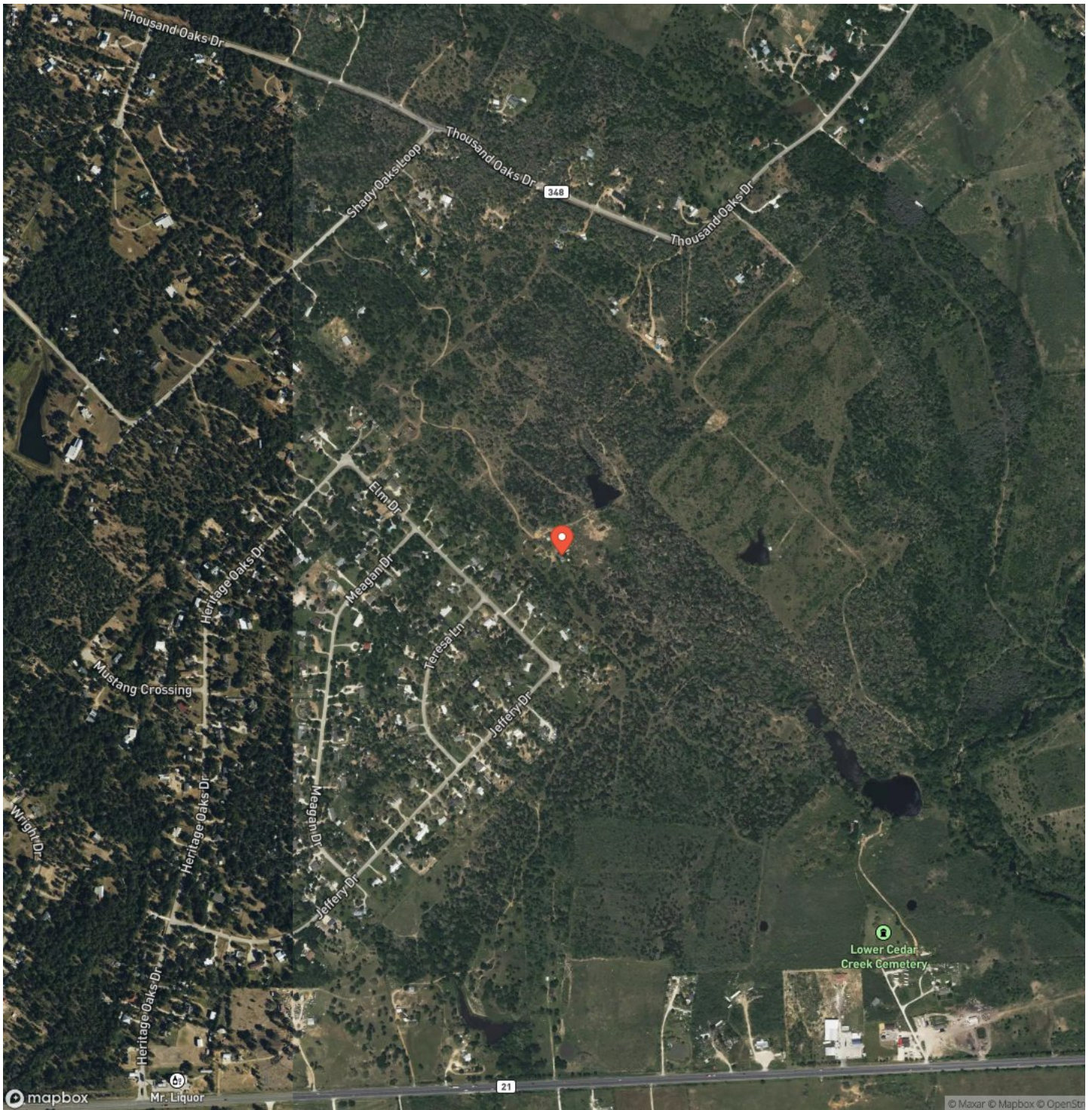


MORE INFO ONLINE:

Mockranches.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Gruetzner

Mobile

(512) 581-2042

Email

Matt.g@mockranches.com

Address

714 Chestnut St.

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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