

**Rolling Oaks Ranch**  
TBD Walter Hoffman Road  
Cedar Creek, TX 78612

**\$7,800,000**  
300± Acres  
Bastrop County



**Rolling Oaks Ranch**  
**Cedar Creek, TX / Bastrop County**

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**SUMMARY**

**Address**

TBD Walter Hoffman Road

**City, State Zip**

Cedar Creek, TX 78612

**County**

Bastrop County

**Type**

Ranches, Undeveloped Land, Recreational Land

**Latitude / Longitude**

30.064748 / -97.449893

**Acreage**

300

**Price**

\$7,800,000

**Property Website**

<https://capitalranchsales.com/property/rolling-oaks-ranch-bastrop-texas/95990/>



## Rolling Oaks Ranch

### Cedar Creek, TX / Bastrop County

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#### **PROPERTY DESCRIPTION**

Located ~ 10 miles west of Bastrop, Texas and only 20 miles from Austin- Bergstrom International Airport, Capital Ranch Sales is proud to present the +/- 300 acre Rolling Oaks Ranch. With over 6,700 feet of combined paved road frontage on two sides, the ranch is a blank canvas with unlimited potential. Currently used as a recreational hunting and cattle ranch, the ranch is unrestricted and is complete with a water well, quality fencing, mature hardwoods, and gentle rolling topography. With minimal holding cost and ideally situated to capitalize on the rapid growth between Austin and Bastrop, The Rolling Oaks Ranch is a must see for any land banker, developer, recreational buyer, or ag use buyer. **Note:** Additional +/- 450 acres located directly across the road is available for purchase.

- **Water:** 1 Water Well and a 6 water line at corner of property
- **Electric:** Bluebonnet Electric
- **Sewer:** Septic on site
- **School District:** Bastrop ISD
- **Estimated Taxes with Exemptions:** \$340/year



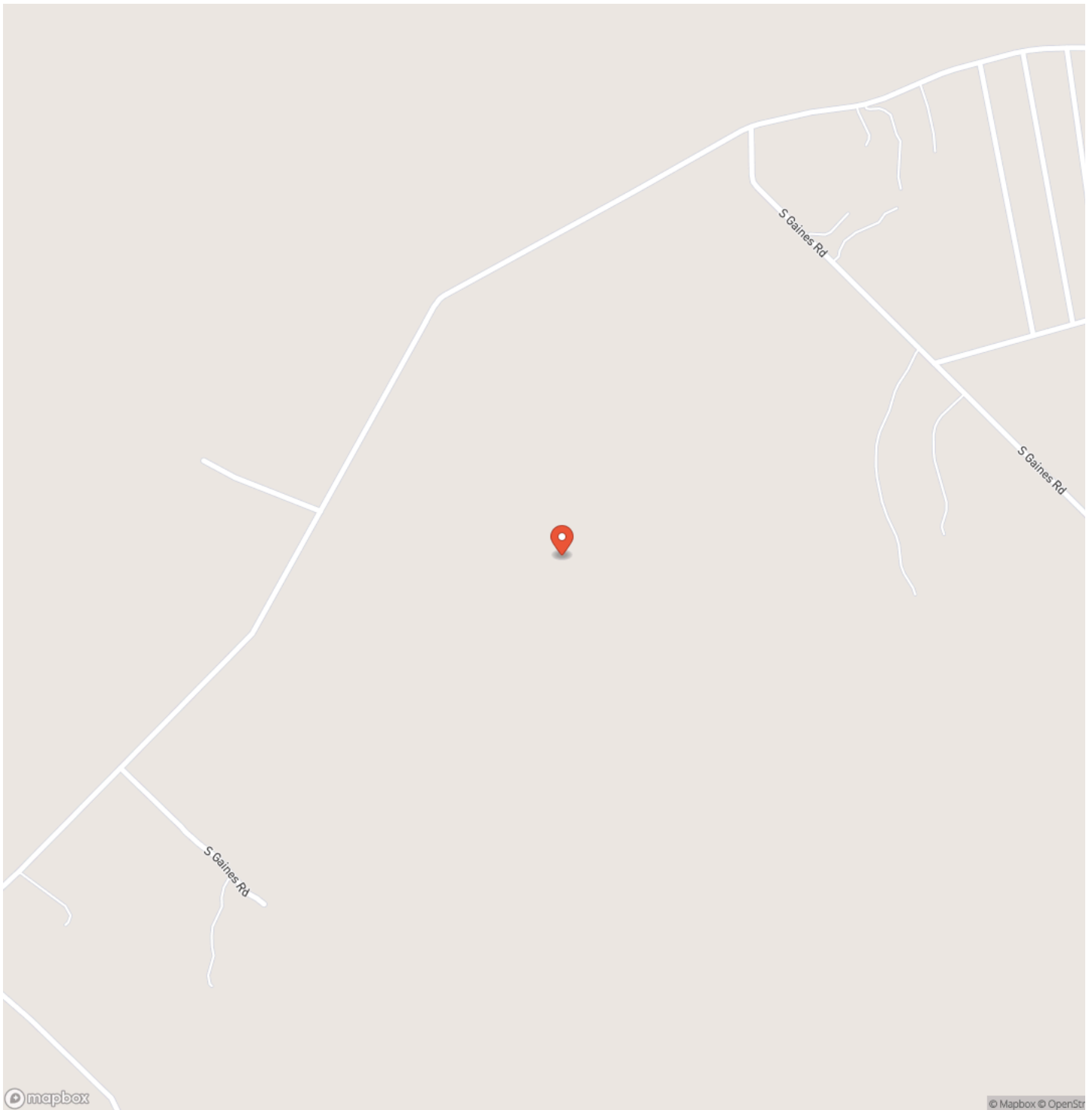


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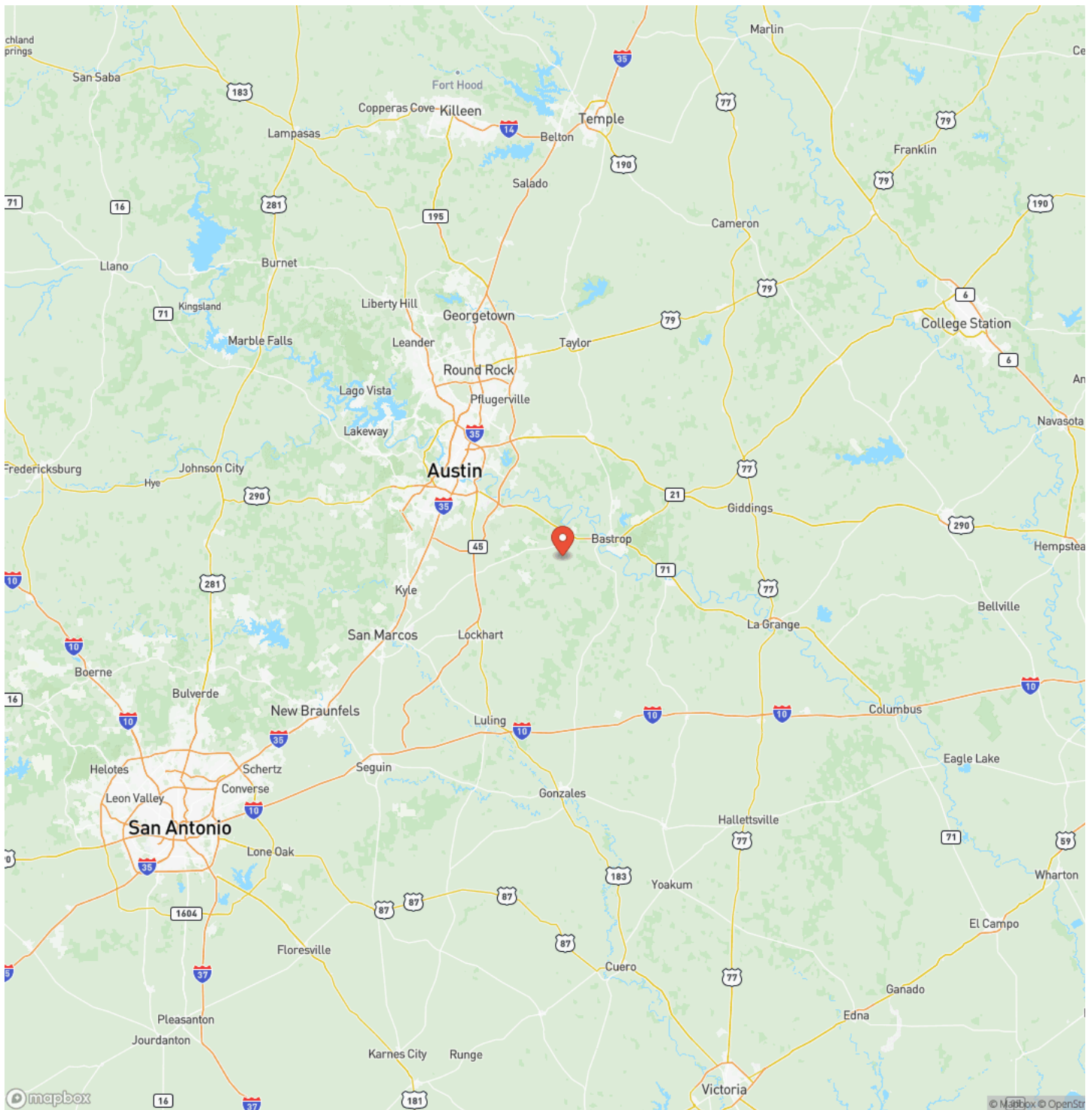
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Charles Armstrong

## Mobile

(512) 997-8855

## Email

Charles@capitalranchsales.com

**Address**

City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**[www.capitalranchsales.com](http://www.capitalranchsales.com)**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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