

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

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/>



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Cedar Creek, TX / Bastrop County

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.

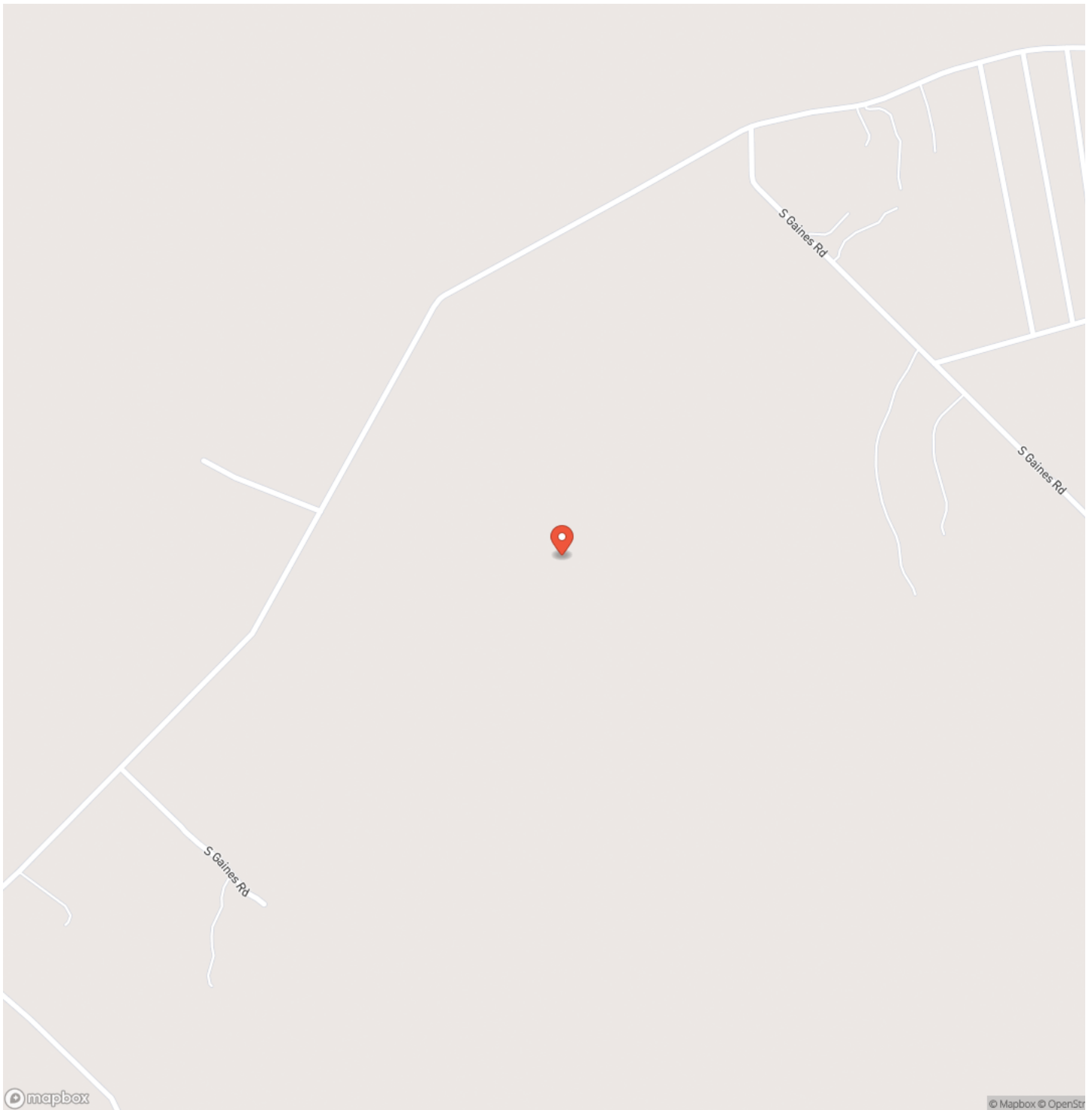
- **Water:** 1 Water Well and a 6 water line at corner of property
- **Electric:** Bluebonnet Electric
- **Sewer:** Septic on site
- **School District:** Bastrop ISD
- **Estimated Taxes with Exemptions:** \$340/year



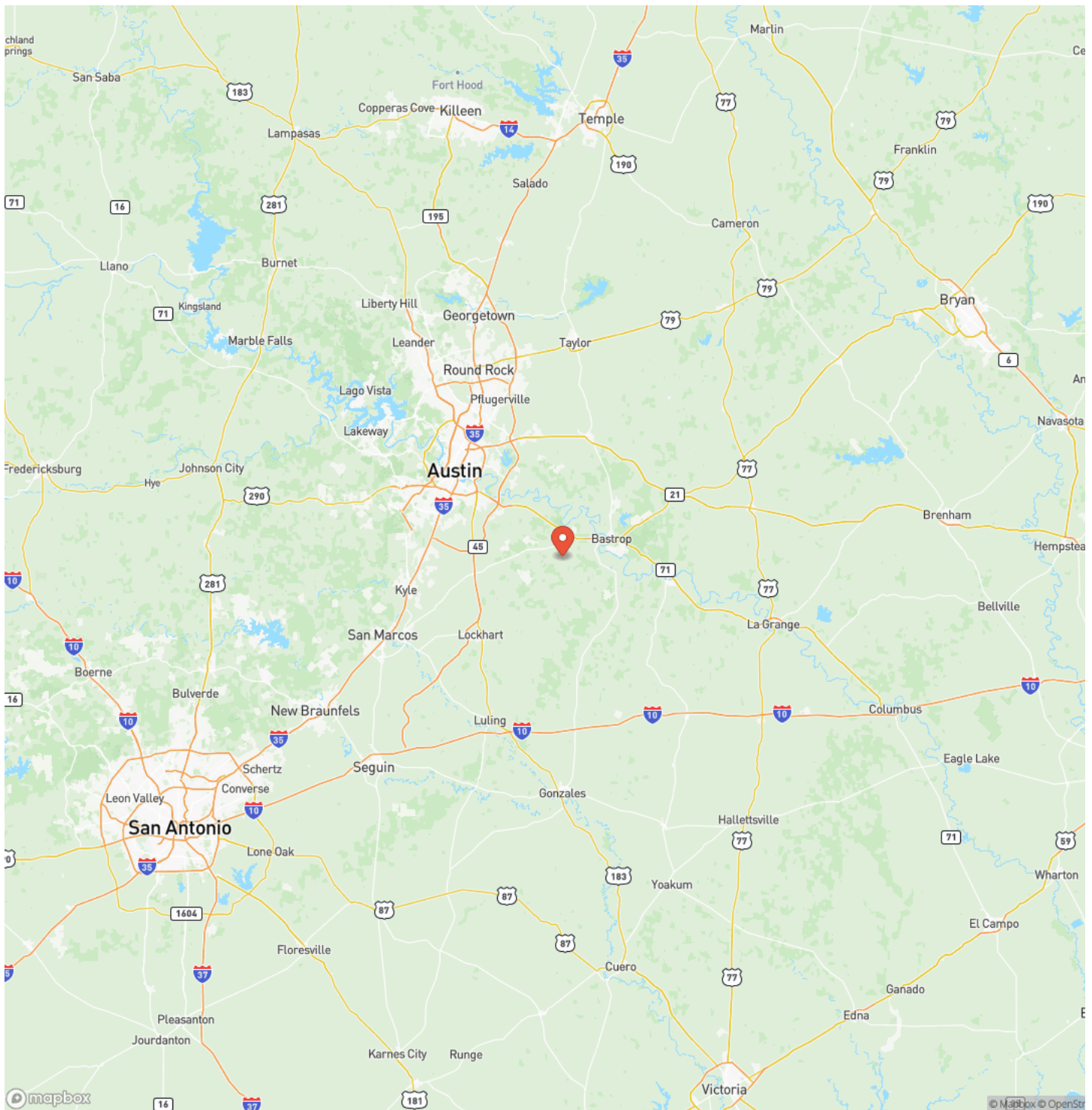
Rolling Oaks Ranch
Cedar Creek, TX / Bastrop County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Charles Armstrong

Mobile

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Email

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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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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