

Hilltop Ranch
TBD Walter Hoffman Road
Cedar Creek, TX 78612

\$11,700,000
450± Acres
Bastrop County



Hilltop 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

30.078334 / -97.454377

Acreage

450

Price

\$11,700,000

Property Website

<https://capitalranchsales.com/property/hilltop-ranch-bastrop-texas/95988/>



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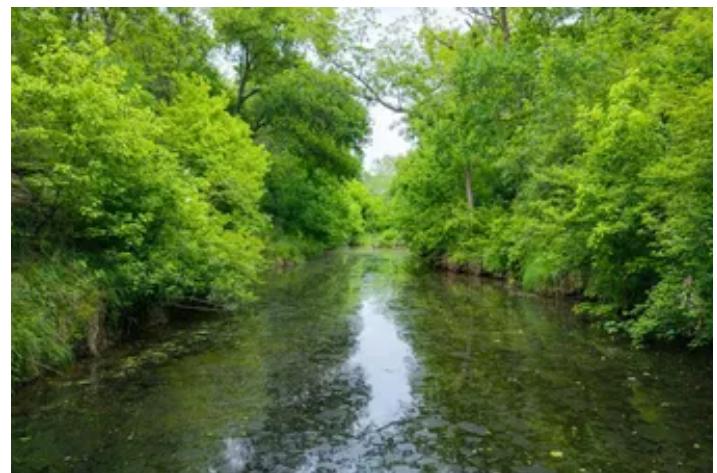
PROPERTY DESCRIPTION

Located ~ 10 miles west of Bastrop, Texas and only 20 miles from Austin- Bergstrom International Airport, Capital Ranch Sales is proud to present the +/- 450 acre Hilltop Ranch. With approximately 2,400 feet of paved road frontage, 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 5,000 feet of Cedar Creek frontage, quality fencing, mature hardwoods, and rolling topography. With minimal holding cost and ideally situated to capitalize on the rapid growth between Austin and Bastrop, The Hilltop Ranch is a must see for any land banker, developer, recreational buyer, or ag use buyer. **Note: Additional +/- 300 acres located directly across the road is available for purchase.

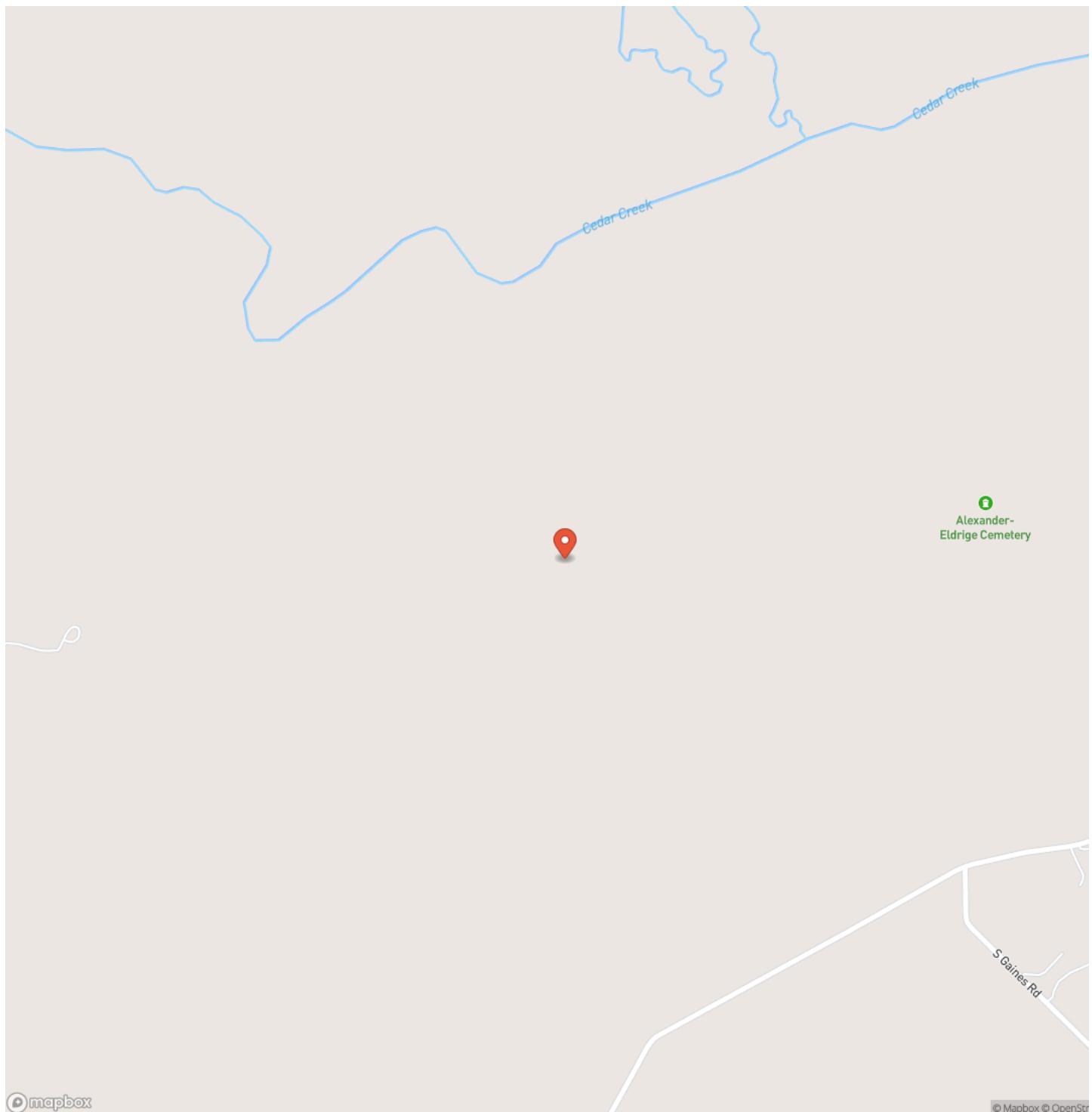
- **Water:** 6 Aqua Water line located across the road
- **Electric:** Bluebonnet Electric
- **Sewer:** Septic Required
- **School District:** Bastrop ISD
- **Estimated Taxes with Exemptions:** \$466/year



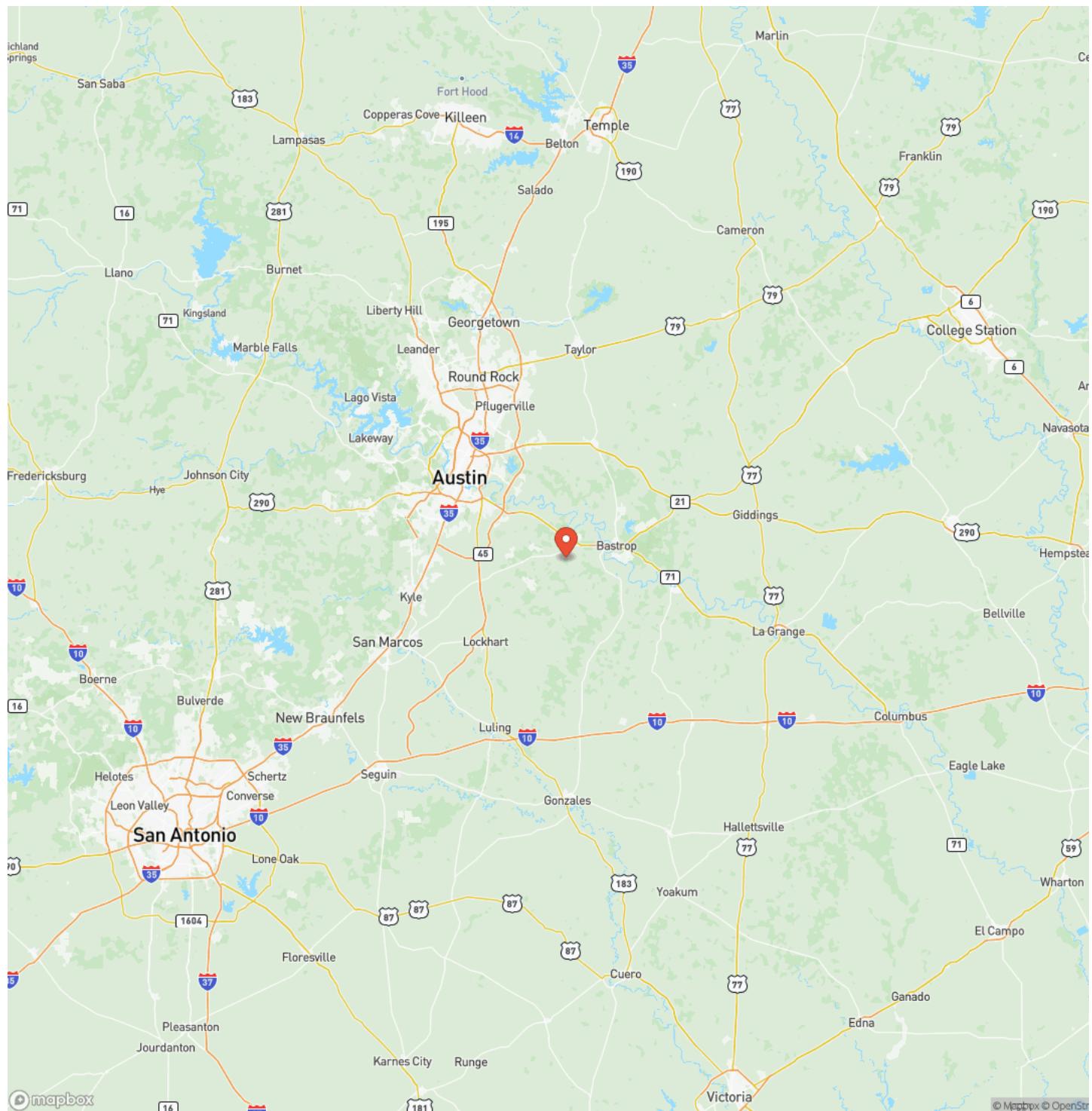
Hilltop Ranch
Cedar Creek, TX / Bastrop County



Locator Map



Locator Map



Satellite Map



Hilltop Ranch Cedar Creek, TX / Bastrop County

LISTING REPRESENTATIVE

For more information contact:



Representative

Charles Armstrong

Mobile

(512) 997-8855

Email

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.capitalranchsales.com

NOTES



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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