

Angel Hand Ranch
4504 Hwy 304
Rosanky, TX 78953

\$1,750,000
116± Acres
Caldwell County



Angel Hand Ranch
Rosanky, TX / Caldwell County

SUMMARY

Address

4504 Hwy 304

City, State Zip

Rosanky, TX 78953

County

Caldwell County

Type

Residential Property, Recreational Land, Horse Property

Latitude / Longitude

29.794397 / -97.39573

Dwelling Square Feet

765

Bedrooms / Bathrooms

2 / 2

Acreage

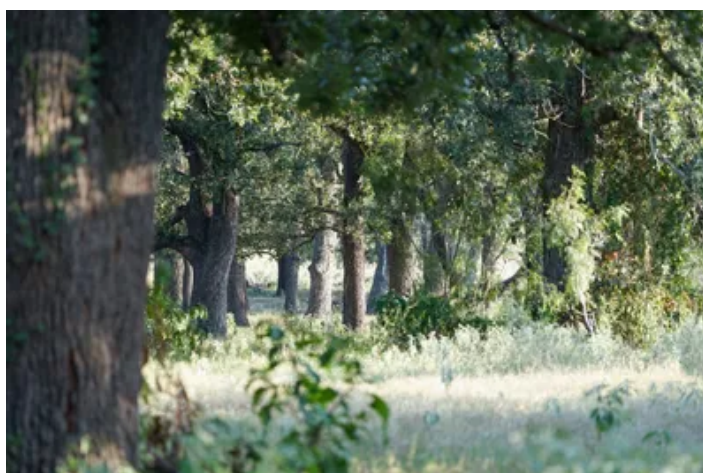
116

Price

\$1,750,000

Property Website

<https://ranchrealestate.com/property/angel-hand-ranch-caldwell-texas/113378/>



PROPERTY DESCRIPTION

Angel Hand Ranch is a turnkey 116-acre ranch that combines productive pastureland, quality improvements, and a peaceful country setting just a short drive from Austin, Bastrop, and Lockhart. From the moment you enter the gate, a long private drive winds through the ranch before arriving at the headquarters, creating a sense of privacy that is increasingly difficult to find. Whether you're looking for a working cattle operation, an equestrian property, a weekend retreat, or a legacy ranch to enjoy for generations, Angel Hand Ranch offers the infrastructure, versatility, and setting to enjoy from day one while providing exceptional long-term ownership potential.

Land

The ranch features approximately 116 acres with a desirable square configuration and frontage along County Road 304. Improved pastures, a dedicated hay field, mature trees, and gently rolling terrain create a productive yet scenic landscape. The property is cross-fenced for efficient livestock management and offers multiple excellent building sites for a future custom home while maintaining the privacy and functionality of the existing improvements. Surrounded by large ranches on 2 sides, Angel Hand Ranch offers a rare combination of seclusion, usability, and convenience.

Cattle

Angel Hand Ranch is currently operated as a productive cow-calf operation. The seller currently runs 34 mother cows alongside one registered two-year-old Akaushi bull and reports 17 calves born during the 2026 season, as of July (more to come). Welded steel working pens with a loading chute provide an efficient setup for handling livestock.

Improvements

Designed with both livestock and equestrian use in mind, the ranch is well-equipped for immediate enjoyment and operation.

- 100' times 100' clear-span steel barn with ample space for indoor riding, equipment storage, or additional ranch uses
- Eleven welded steel pipe horse stalls
- New barn roof (2023)
- Large riding arena set up for roping
- Welded steel pipe cattle working pens with loading chute
- 2005 single-wide manufactured home offering approximately 765± square feet with 2 bedrooms, 2 bathrooms, and an all-electric floor plan. Currently used as the owner's residence, it provides comfortable accommodations for full-time living, a ranch hand, or guests while allowing a future owner the flexibility to build elsewhere on the property if desired.
- Multiple storage buildings
- RV hookups at the barn (30-amp) and homesite (30-amp and 50-amp)

Water

Water resources include two ranch ponds that provide water for livestock and wildlife while enhancing the ranch's recreational appeal. A private water well with a new pump and casing (2026) serves the barn, while city water serves the residence through a new water line installed in 2025.

Utilities

- City water to the residence

- Private water well at the barn
- RV hookups (30A and 50A)

Taxes

Agricultural valuation in place.

Property Highlights

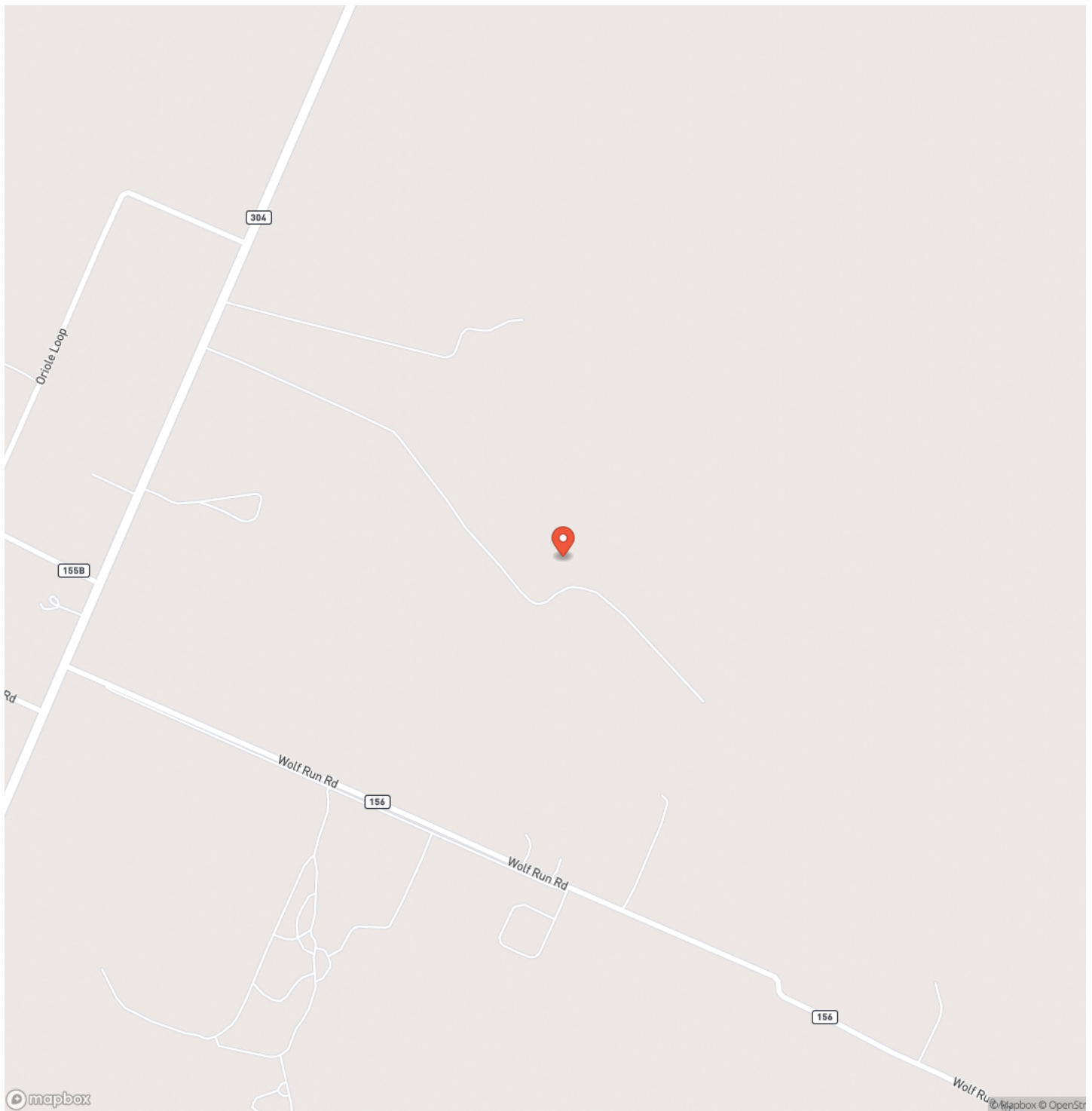
- 116± acres
- Long private drive to the ranch headquarters
- Desirable square configuration
- Cross-fenced
- Improved pastures
- Dedicated hay field
- Two ranch ponds
- Multiple building sites
- 100' times 100' clear-span steel barn
- Eleven horse stalls
- Large roping arena
- Welded steel cattle working facilities with loading chute
- 2005, 2-bedroom, 2-bath manufactured home (765± SF)
- Multiple storage buildings
- Private water well with new pump and casing (2026)
- City water to the residence with new service line (2025)
- RV hookups at the barn and homesite
- Surrounded by large ranches on 2 sides
- Conveniently located near Austin, Bastrop, and Lockhart
- **cattle and equitment may be available to purchase outside of the real estate

Angel Hand Ranch is a rare opportunity to own a well-rounded Central Texas ranch where productivity, recreation, and country living come together. Whether your plans include raising livestock, spending weekends with family, riding horses, or building your forever home, this property offers the improvements, flexibility, and setting to make it your own for years to come.

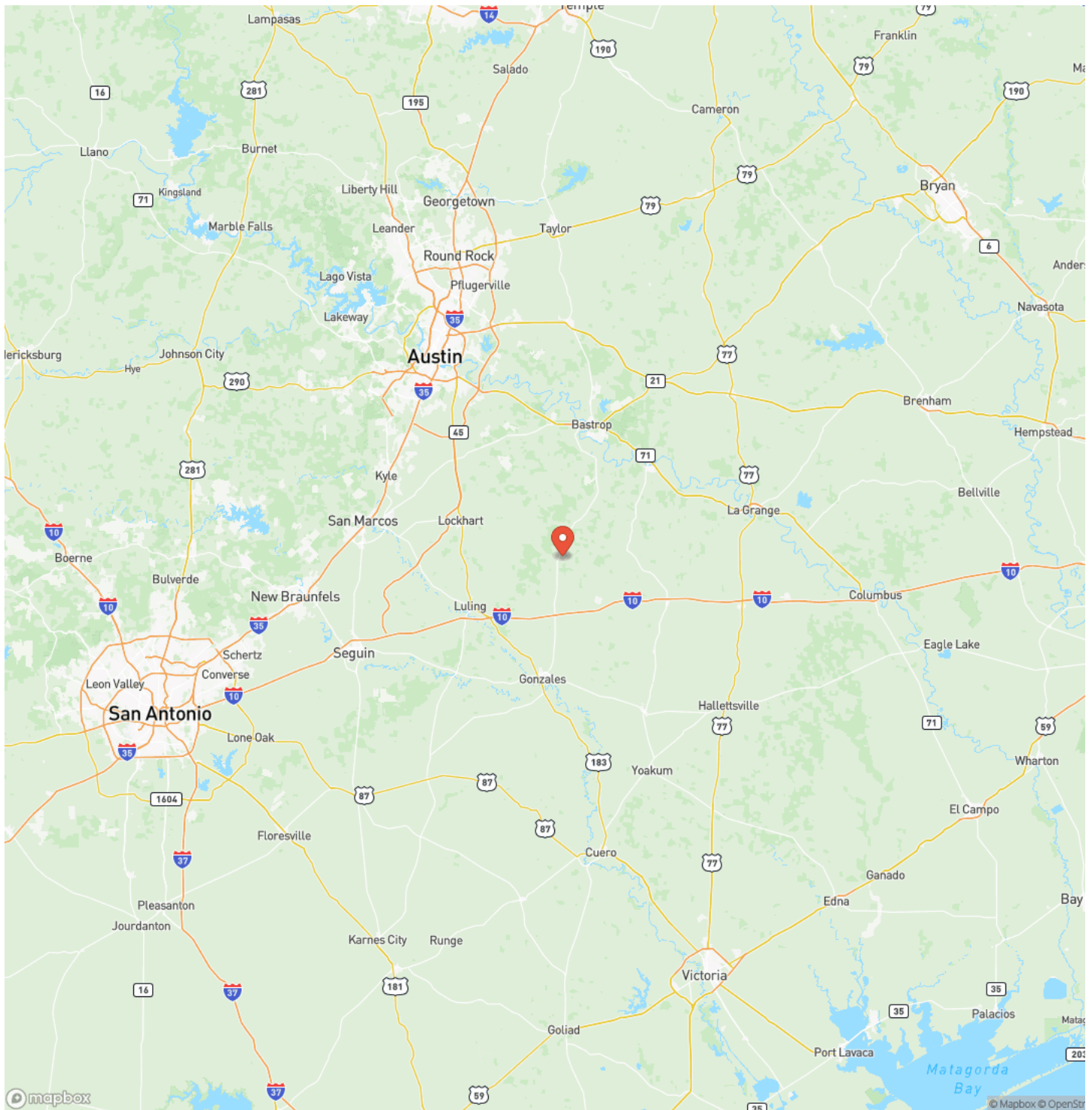
Angel Hand Ranch
Rosanky, TX / Caldwell County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

Disclaimer

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