

Cistern 46
278 Cistern Rd
Rosanky, TX 78953

\$875,000
46± Acres
Bastrop County



Cistern 46
Rosanky, TX / Bastrop County

SUMMARY

Address

278 Cistern Rd

City, State Zip

Rosanky, TX 78953

County

Bastrop County

Type

Farms, Hunting Land, Horse Property, Ranches, Single Family

Latitude / Longitude

29.889915 / -97.263484

Dwelling Square Feet

2300

Bedrooms / Bathrooms

3 / 2

Acreage

46

Price

\$875,000

Property Website

<https://ranchrealestate.com/property/cistern-46-bastrop-texas/82346/>



PROPERTY DESCRIPTION

Priced well below appraisal value, this 46 acre Ranch is an excellent private retreat ready for its next steward to enjoy the many possibilities as your next recreational paradise or homestead. Highlighted by its grand 6-acre lake, this property has many improvements in place making it a true one-of-kind package within Bastrop County.

Land: Strategic clearing throughout the property has left a park-like scenery with scattered trees and improved pastures. Multiple species of mature hardwoods can be found along with native brush giving seclusion to neighboring properties. The topography lends a rolling elevation change of about 30ft from the entrance to the rear of the property giving way to a vibrant scenery overlooking the lake.

Improvements: A newer 40ft x 60ft Barndominim shell with a front porch facing the lake is in place, plumbed and partially framed. A well maintained 1900ft gravel driveway leading all the way to metal structure provides a smooth picturesque ride to your new abode. In addition to the lake there are 2 smaller ponds. There is a custom dock/pavilion providing the perfect setup for entertaining and early morning casts. Utilities are in place including electric, community water, and a well. Good fencing is in place throughout the property holding livestock year-round with a custom pipe entrance and solar powered gate. There is a 40ft x 35ft metal pavilion that can be used for storage or built out into another structure of use. A chicken coupe along with a smaller storage building convey with the property as well. 800ft of paved rd frontage!

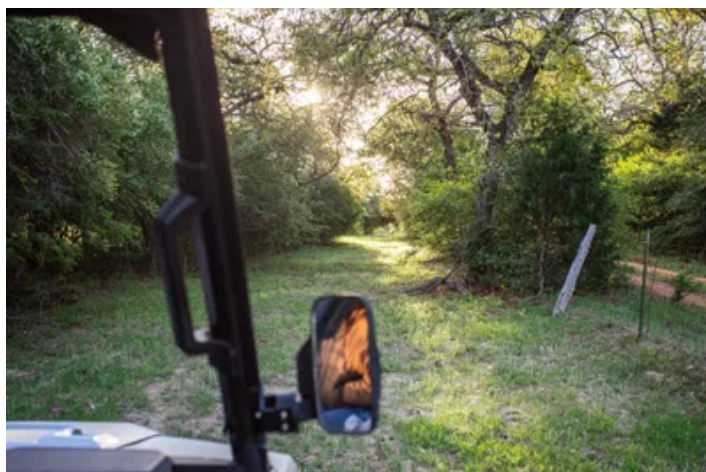
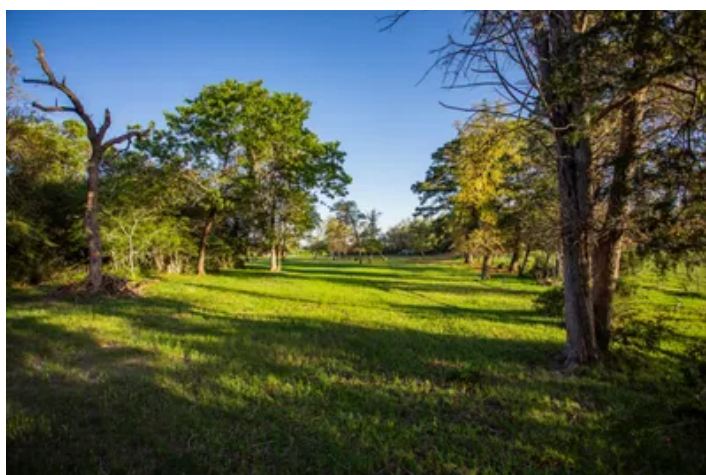
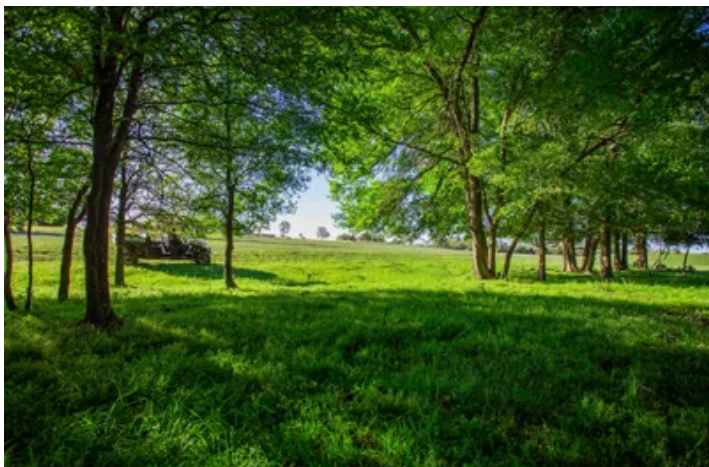
Water: Giving way with about 530ft of both sides of Bartons Creek which traverses the property, leads into the iconic 6-acre lake. Never seen dry and stocked with a mature population of trophy Largemouth Bass, Crappie, and other various species of perch. A small Duck Pond next the lake is in place along with another smaller pond located on the adjacent side of the property.

Wildlife: Rest assured there are plenty of species to hunt and enjoy on this ranch including Whitetail Deer, Hogs, Dove, Duck, Turkey, Coyotes, Bobcats, and many other varmint species.

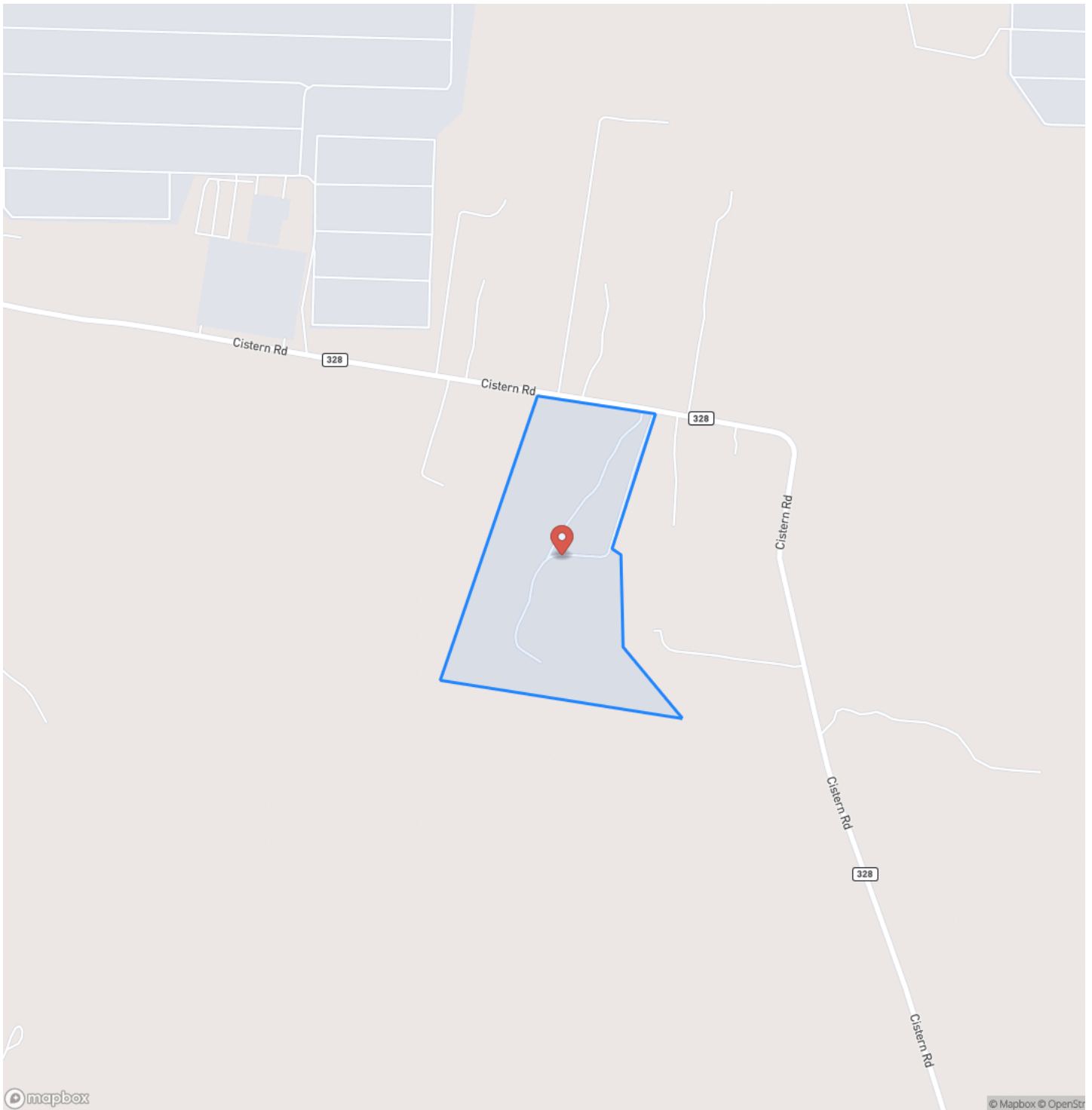
Location/Access: Located in the small community of Rosanky, the ranch is accessed via paved road and only 20 minutes into Bastrop for all your shopping needs.

- 40 Min to Austin-Bergstrom IA
- 55 Min to Downton Austin
- 2 hrs to Downton Houston

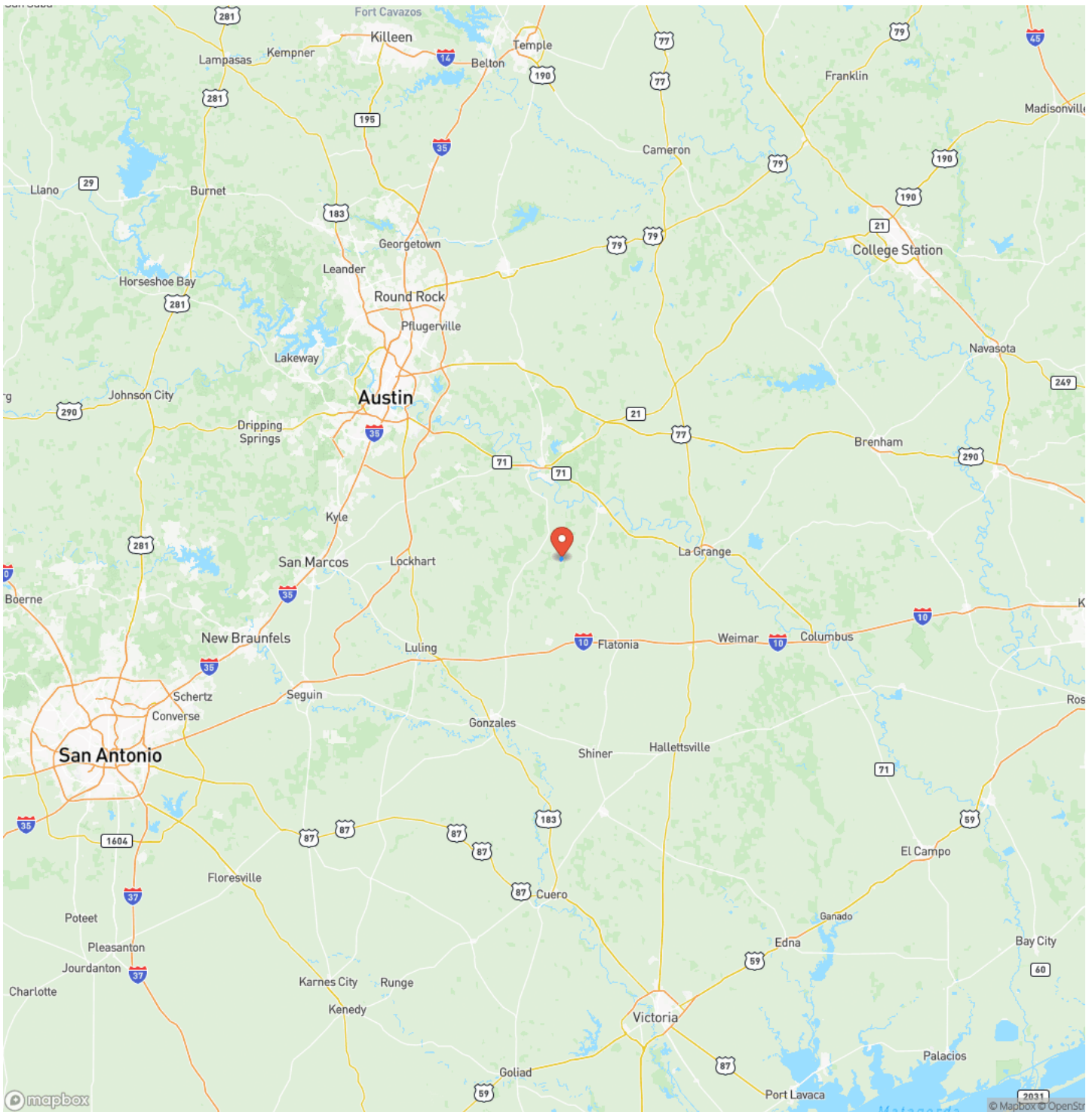
Cistern 46
Rosanky, TX / Bastrop County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Witt

Mobile

(832) 212-2966

Email

Justin@CapitolRanch.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

NOTES

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DISCLAIMERS

Showings are done by appointment only with required 24-hour notice. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Please submit offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. Buyer agent must make first contact, and be present from first showing forward to participate in full commission compensation at the discretion of Capitol Ranch Real Estate, LLC.

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