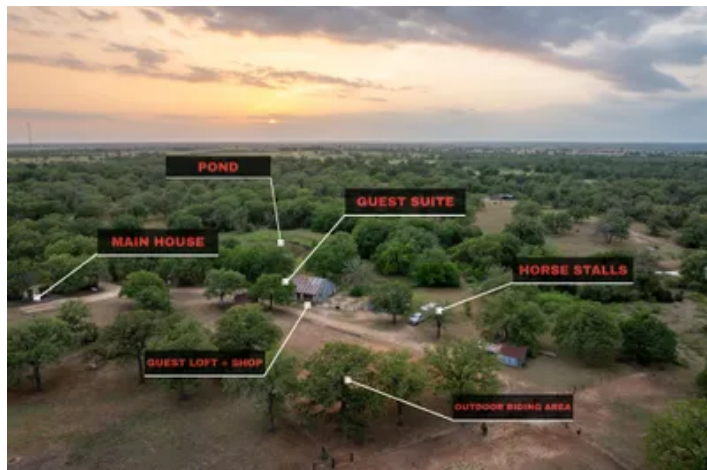


Capital Hill Ranch
991 Fm 20
Cedar Creek, TX 78612

\$1,500,000
49.980± Acres
Bastrop County



Capital Hill Ranch
Cedar Creek, TX / Bastrop County

SUMMARY

Address

991 Fm 20

City, State Zip

Cedar Creek, TX 78612

County

Bastrop County

Type

Recreational Land, Residential Property, Ranches

Latitude / Longitude

30.054222 / -97.4067

Dwelling Square Feet

2126

Bedrooms / Bathrooms

2 / 2

Acreage

49.980

Price

\$1,500,000

Property Website

<https://ranchrealestate.com/property/capital-hill-ranch-bastrop-texas/80656/>



PROPERTY DESCRIPTION

The Capital Hill Ranch stands above the rest as a premier ranch property just a short drive from Austin, Texas. This private 50-acre property is located in Cedar Creek with convenient access from Highway 20. The ranch offers everything: a main house, guest suite, bunk room, garage shop, and horse facilities. A massive hilltop sits at the back of the property, accessible by a drive through oak-lined pastures. Held in the same family for decades, this ranch is now ready for a discerning buyer to discover all that Capital Hill Ranch has to offer.

What sets the Capital Hill Ranch apart, however, is not only its breathtaking natural beauty but also its potential as a land investment. Meticulously crafted to embody the very best that the area has to offer, this property presents an enticing opportunity for individuals seeking both personal enjoyment and long-term investment.

Whether you yearn for a secluded retreat to escape the chaos of everyday life or you're seeking a savvy investment opportunity in a highly sought-after location, the Capital Hill Ranch caters to all your desires.

Improvements:

From the road, you would never know this ranch exists.

Main House: A one-story 2,126 sq ft home (plus 500 sq ft of porch) featuring 2 bedrooms, 2 bathrooms, and a large bonus room. Designed with a mid-century modern aesthetic, the home includes an expansive kitchen with a sink window overlooking the pond. The main house is well-maintained and serves as a peaceful retreat within the ranch.

Guest Suite: The detached guest suite is approximately 900 sq ft (per seller) and includes a living room and 2 bedrooms.

Bunk Room: Located above the guest suite with a separate exterior entrance, the bunk room features 2 beds, a full bathroom, and a window A/C unit.

Shop: The garage shop is equipped with a roll-up door and has served for many years as a functional workspace for various projects.

Horse Amenities: The current owner is an English rider, and the ranch has been home to several Arabian horses. The 170 ft x 80 ft (approx.) outdoor riding arena sits adjacent to a three-stall horse barn, complete with water, electricity, and a tack room.

The ranch is cross-fenced into multiple pastures, with much of the interior fencing being slick wire.

Land: This is among the finest land in the area, featuring manicured pastures shaded by massive post oak trees, multiple ponds, and a scenic hilltop. The soil is a diverse mix, with a substantial portion being excellent sandy loam.

Surface Water: There are three ponds on the property. According to the owner, one pond has never gone dry, while the others are seasonal.

Utilities: The property is serviced by a private water well, a Bluebonnet Electric meter, and an Aqua Water meter.

Tax: The property currently carries an agricultural valuation (Ag exemption).

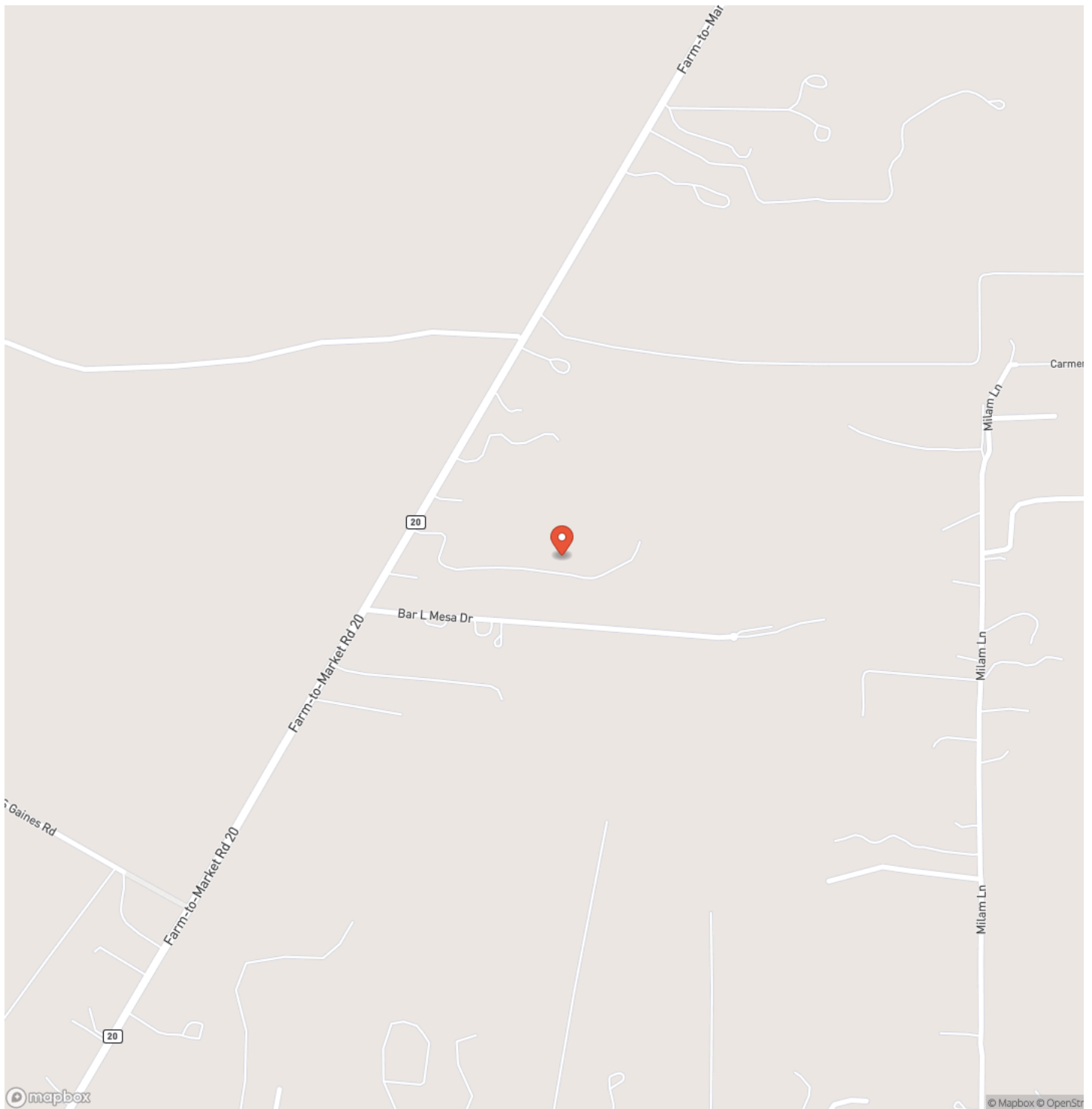
Location:

ABIA – 25 miles Tesla / Giga Factory – 25 miles / Texas State Capitol – 34 miles

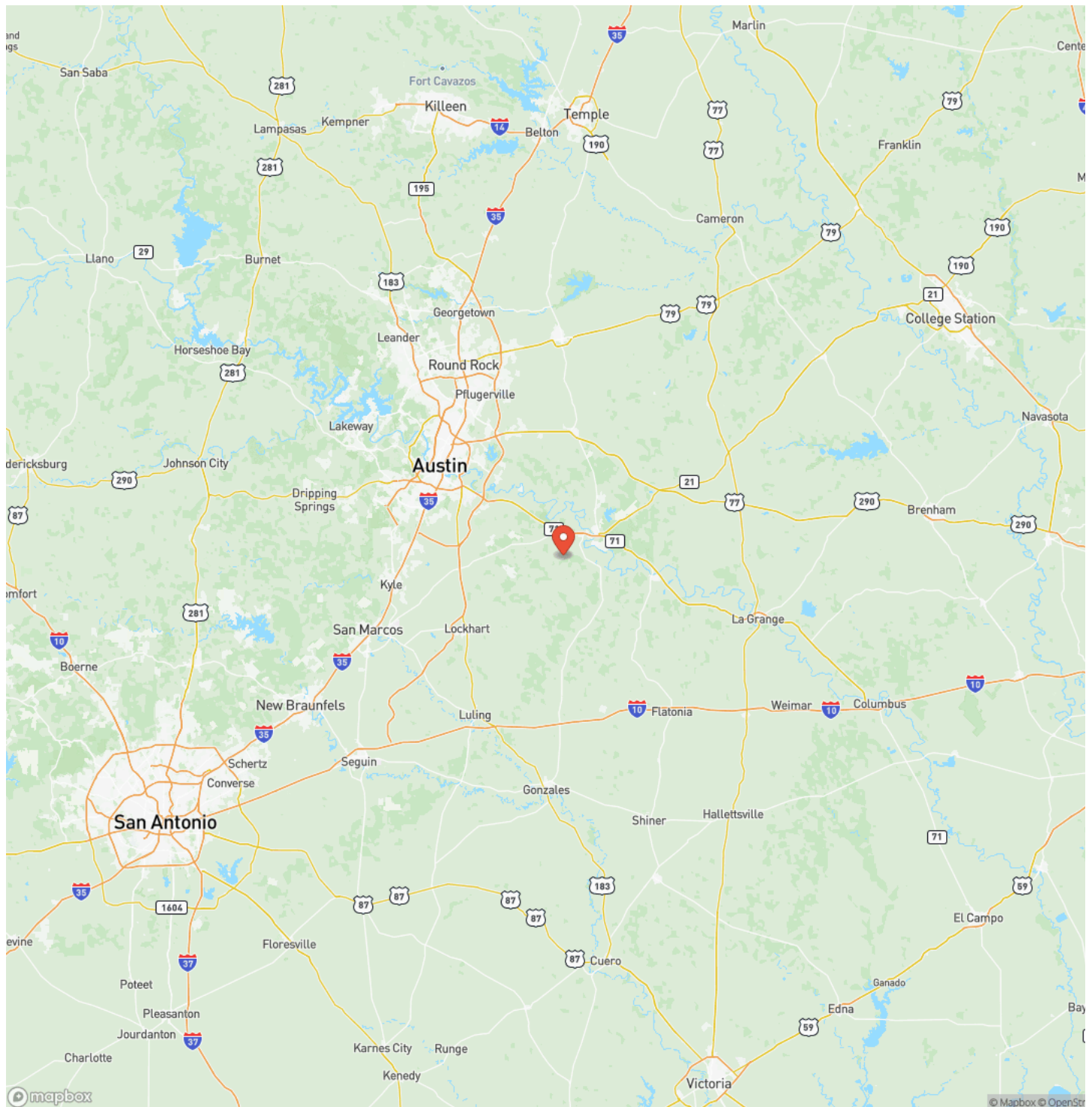
Capital Hill Ranch
Cedar Creek, TX / Bastrop County



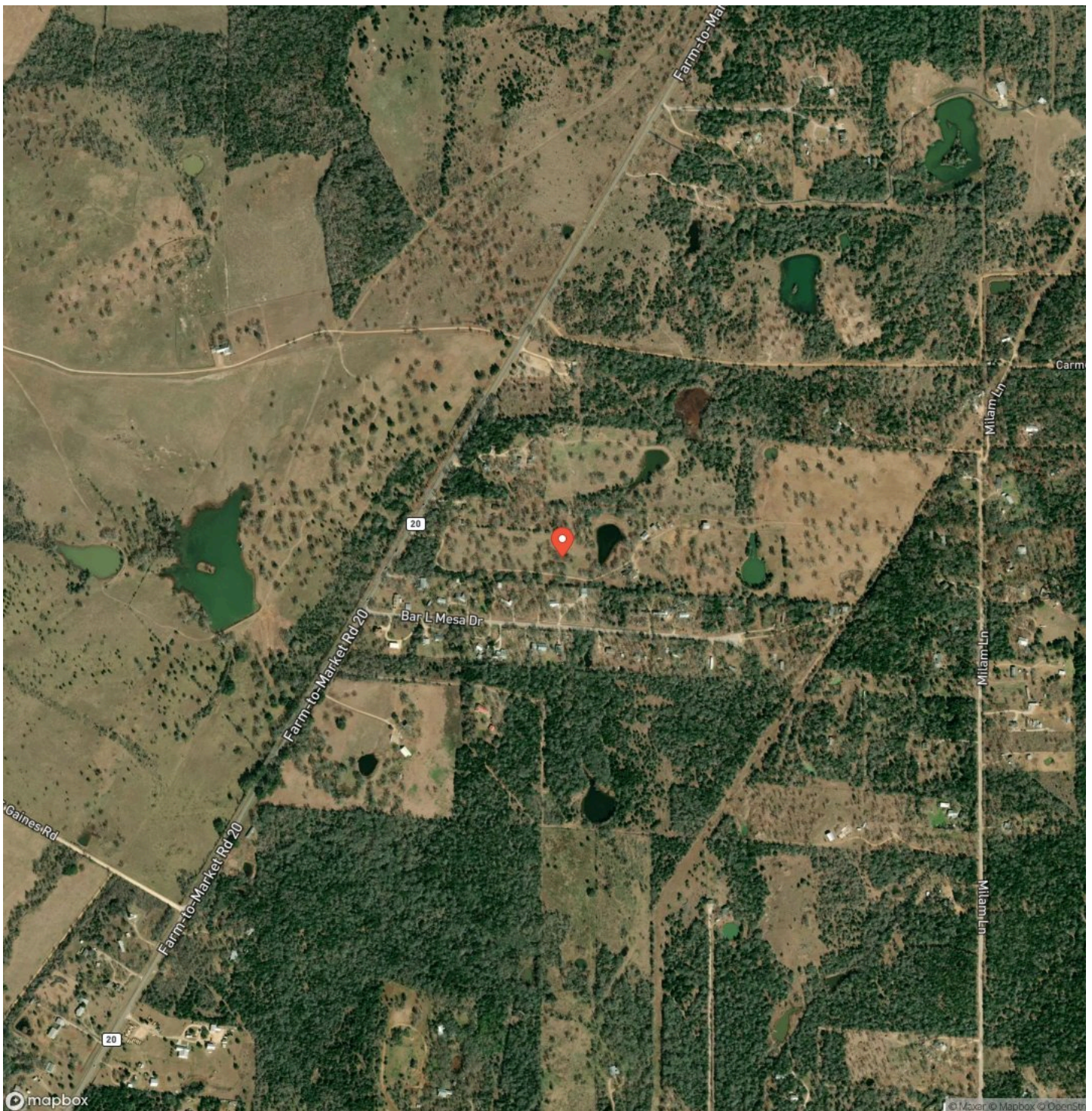
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

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Address

City / State / Zip

NOTES

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DISCLAIMERS

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Contact listing agent for seller preferred title company.

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. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction. Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

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