

Figure 2 Ranch
1518 Old Sayers Rd
Elgin, TX 78621

\$2,880,000
144.150± Acres
Bastrop County



Figure 2 Ranch
Elgin, TX / Bastrop County

SUMMARY

Address

1518 Old Sayers Rd

City, State Zip

Elgin, TX 78621

County

Bastrop County

Type

Farms, Commercial, Horse Property, Hunting Land, Ranches,
Recreational Land, Residential Property

Latitude / Longitude

30.241495 / -97.34342

Taxes (Annually)

1028

Dwelling Square Feet

1152

Bedrooms / Bathrooms

1 / 1

Acreage

144.150

Price

\$2,880,000

Property Website

<https://kwland.com/property/figure-2-ranch-bastrop-texas/87178/>



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PROPERTY DESCRIPTION

Welcome to the Figure 2 Ranch! This +/- 144.153ac ranch offers many opportunities with an outstanding location. The natural beauty and setting would make an excellent recreational ranch for creating family memories. The location and configuration also offer development opportunities, building, or ranching. Figure 2 ranch is also “turnkey” for recreational use or ranching.

Figure 2, named after the landowner’s historic family cattle brand, is located just off Hwy 95 about halfway between Elgin and Bastrop with approximately 1,800 feet of frontage along Old Sayers Road, a paved county road. The location is outstanding and provides quick access to Austin Bergstrom Airport as well as downtown Austin.

The current owner has done an amazing job of land stewardship, improvements, and conservation. There is a super nice and upgraded tiny home that is spacious and cozy. Also, newly added to the property is a barn/garage, new water well and septic. The land has been cleared of brush and improved pastures with planted native and coastal grasses. There is an abundance of giant oak trees and some incredible pine trees.

The ranch is perfectly set up for both grazing and hunting. The improved pastures and perimeter fencing are excellent for cattle and have been utilized for grazing. The wildlife is abundant and has been carefully managed. Whitetail deer and hogs are plentiful. Dove, ducks, and wild turkey are also plentiful. Trail camera photos and game logs are available. Surface water includes one mid-size pond with great water retention and several smaller ponds. There are strategically placed brush dams to slow water runoff and help with retention. There is a separately fenced off area for a food plot. There is so much to enjoy on this beautiful property and it’s ready to use day one!

The ranch is surrounded on two sides by a larger neighbor, providing extra privacy. The property has an agricultural tax valuation for low taxes and lies within the Elgin Independent School District. There are no known deed restrictions.

Figure 2 Ranch is offered exclusively by West Pole Partners Team, Keller Williams Realty. All showings must be accompanied by Broker scheduled with advance appointment only. Please do not enter the property unaccompanied. For appointment or additional info please directly contact Sonny Allen, Broker Associate at [512-762-2563](tel:512-762-2563) or sonny@gowestpole.com

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Locator Map

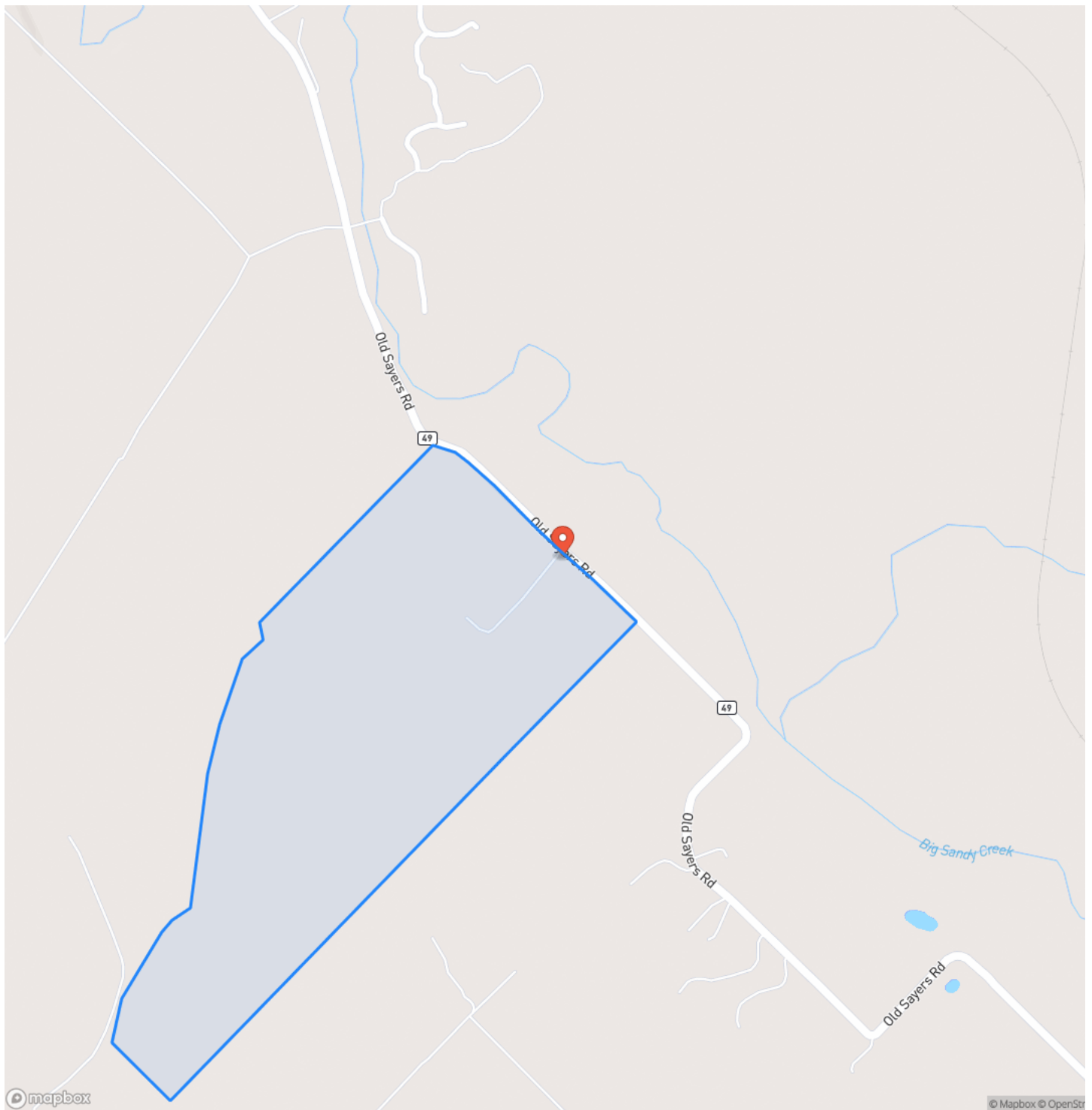
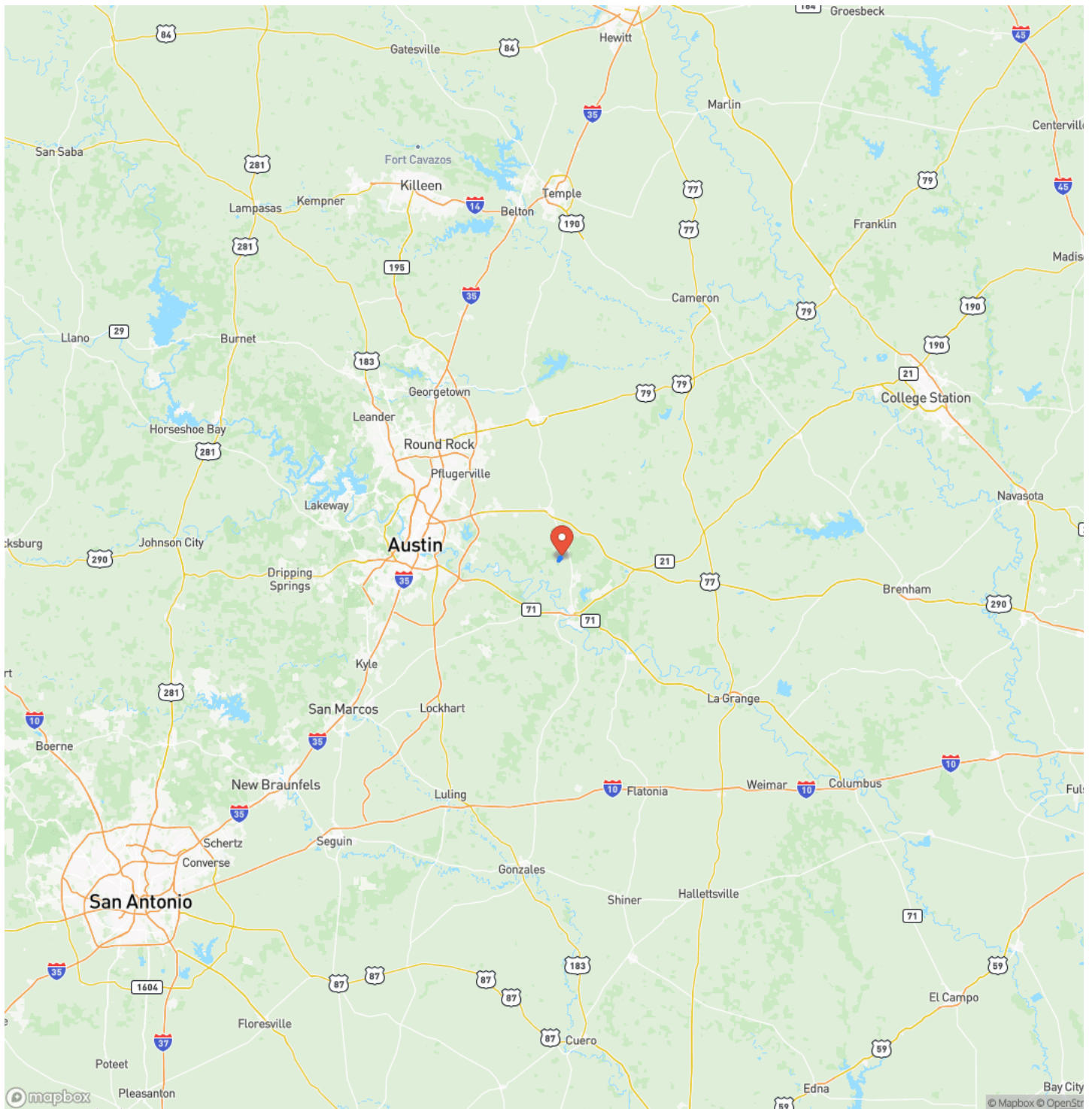


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Locator Map



Satellite Map



Figure 2 Ranch
Elgin, TX / Bastrop County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sonny Allen

Mobile

(512) 762-2563

Email

info@gowestpole.com

Address

1801 South Mo-Pac Expressway, Suite 100

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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