

Grassy Creek Rise Ranch
356 Paffen Road
Paige, TX 78659

\$1,493,500
102.750± Acres
Bastrop County



Grassy Creek Rise Ranch
Paige, TX / Bastrop County

SUMMARY

Address

356 Paffen Road

City, State Zip

Paige, TX 78659

County

Bastrop County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

30.153616 / -97.069514

Acreage

102.750

Price

\$1,493,500

Property Website

<https://ranchrealestate.com/property/grassy-creek-rise-ranch-bastrop-texas/60615/>



MORE INFO ONLINE:

www.RanchRealEstate.com

Grassy Creek Rise Ranch Paige, TX / Bastrop County

PROPERTY DESCRIPTION

Grassy Creek Rise Ranch

Nestled in Paige, Texas, on the outskirts of the Texas Hill Country in Bastrop County, this 102-acre property is more than just land; it's a canvas for your ideal retreat, a recreational haven, or a savvy land investment. Currently utilized as a weekend getaway, this parcel holds immense potential, whether you envision constructing a home or subdividing it into smaller tracts. Boasting close proximity to both Austin and Houston and the added advantage of frontage on two county roads, this property is a compelling opportunity.

Land: Well maintained, the 102 acres feature roads and trails that weave through the ranch. Cross fencing, open pastures ideal for hunting and livestock, and dramatic topographical changes characterize the landscape. Explore the beauty of Grassy Creek, meandering gracefully through the property, adding an extra layer of natural charm.

Utilities: Convenience meets functionality with electricity available at multiple locations courtesy of Bluebonnet Electric. Aqua Water, the local water cooperative, extends a line along Paffin Road, culminating in a meter conveniently located on the corner of the ranch (buyer to verify all utilities).

Miscellaneous: Several active O&G pad sites. Mineral ownership will be conveyed to the new owners, subject to a compelling offer.

Whether you envision a peaceful getaway, a recreational retreat, or a strategic land investment, this 102-acre property in Paige is a blank canvas awaiting your vision. With excellent accessibility, diverse features, and convenience, this property stands as a promising opportunity for those seeking a slice of Texas charm.

Local area: Austin is lucky enough to be just 30 minutes away from neighboring Bastrop, a city whose charm cannot be overstated. Just a hop, skip and a jump from the heart of Austin, Bastrop feels a world away from the hustle and bustle of the big city. Its well worth a day trip during your visit, to soak in the big sky, small-town appeal of beautiful Bastrop. (website credit: vistaustin)

Location: (approx) Bastrop: 24 miles ABIA: 46 miles Tesla: 46 miles Houston: 118 miles

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. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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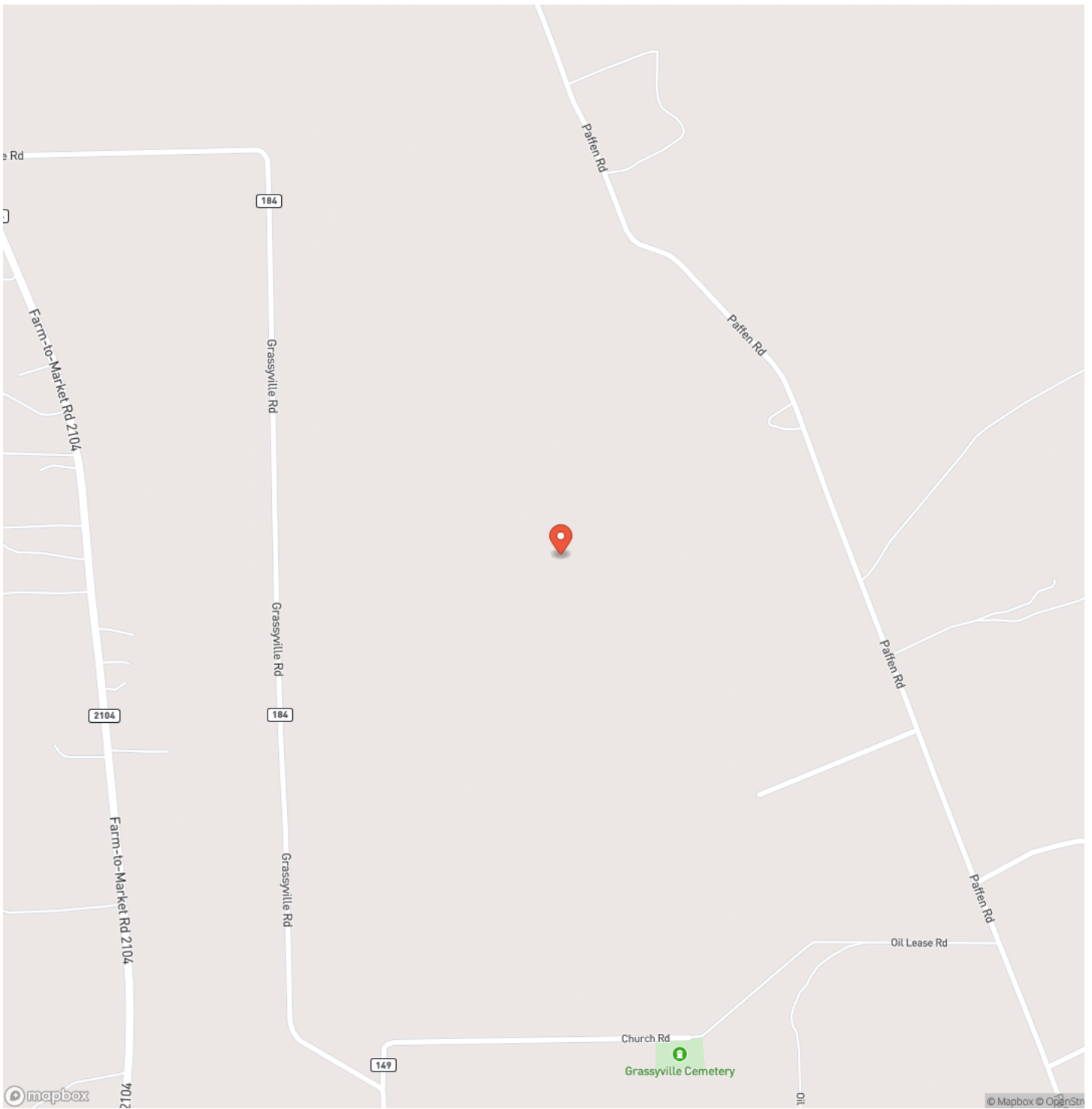
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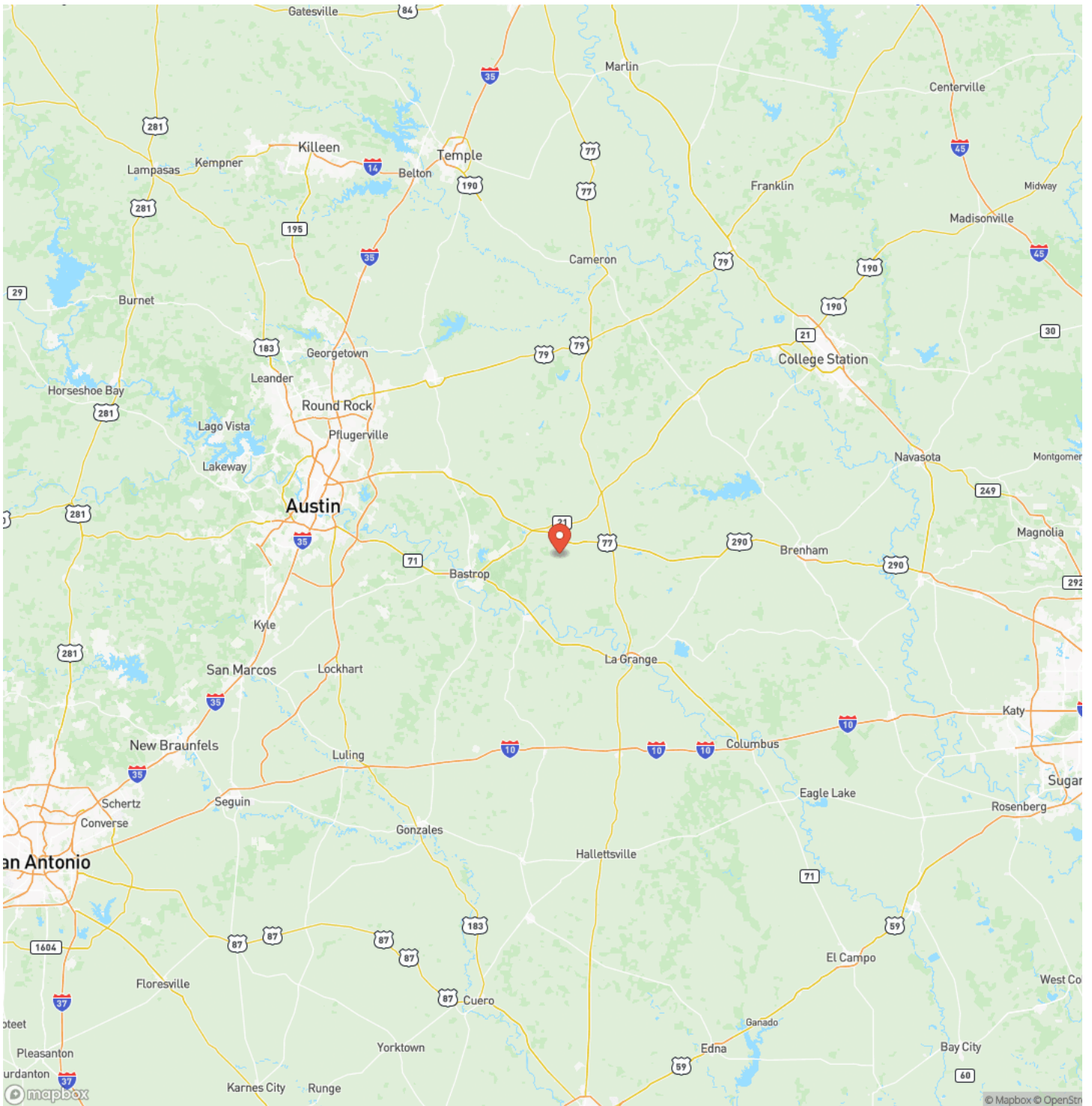
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Paige, TX / Bastrop County**



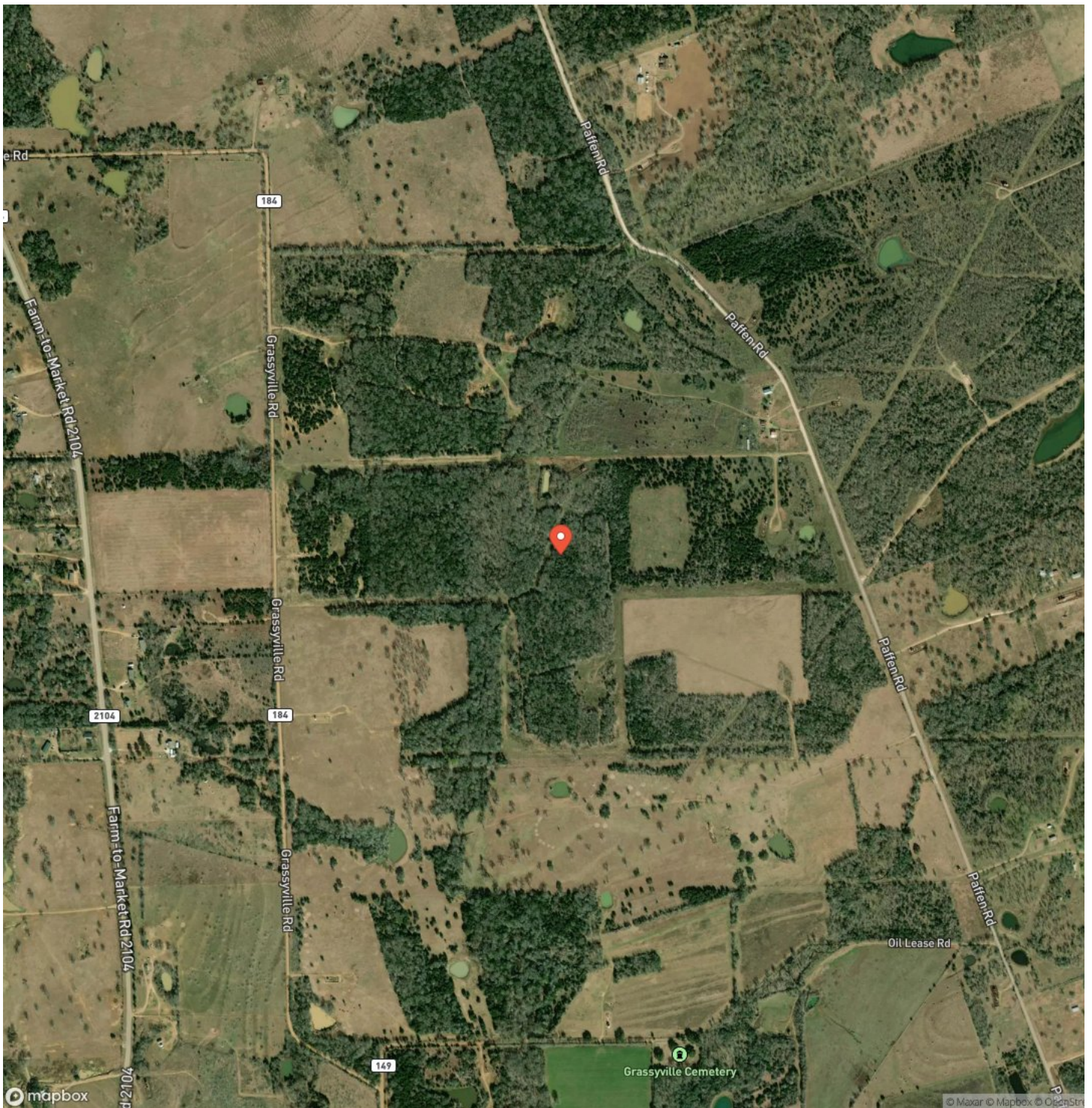
Locator Map



Locator Map



Satellite Map



**Grassy Creek Rise Ranch
Paige, TX / Bastrop County**

LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip
Bastrop, TX 78602

NOTES



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