

R Bar R Ranch  
278 Cistern Road  
Rosanky, TX 78953

**\$875,000**  
46± Acres  
Bastrop County



**R Bar R Ranch**  
**Rosanky, TX / Bastrop County**

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**SUMMARY**

**Address**

278 Cistern Road

**City, State Zip**

Rosanky, TX 78953

**County**

Bastrop County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

29.891734 / -97.261774

**Acreage**

46

**Price**

\$875,000

**Property Website**

<https://ranchrealestate.com/property/r-bar-r-ranch-bastrop-texas/60623/>



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**PROPERTY DESCRIPTION**

The R Bar R 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 R Bar R 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 R Bar R 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. Water: Giving way with about 530ft of both sides of Bartons Creek which traverses the R Bar R, 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 the R bar Ranch including Whitetail Deer, Hogs, Dove, Duck, Turkey, Coyotes, Bobcats, and many other varmint species. NO FLOOD PLAIN.

Location/Access: Located in the small community of Rosanky, the R Bar R 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

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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 compenstation 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.

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.

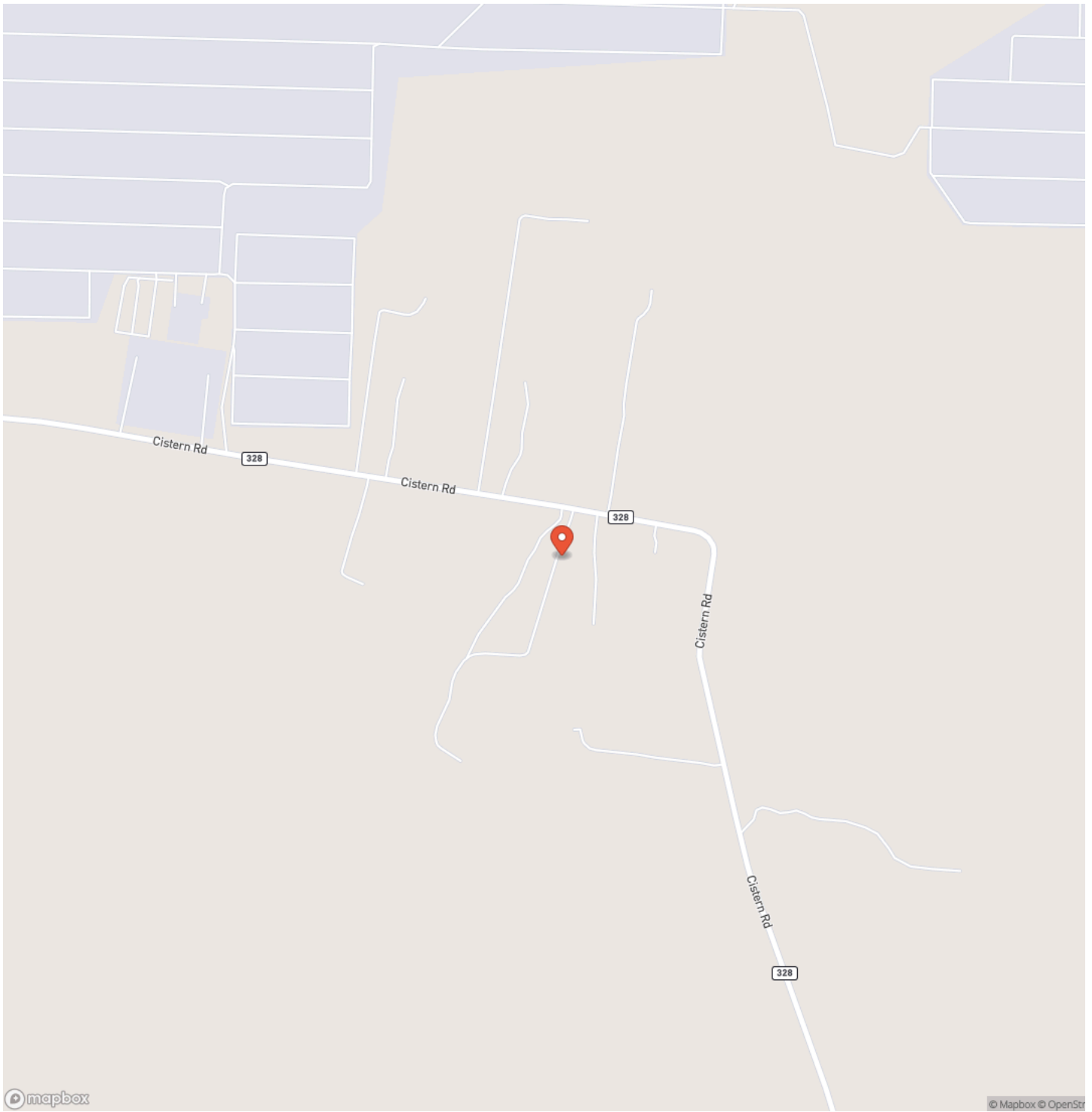
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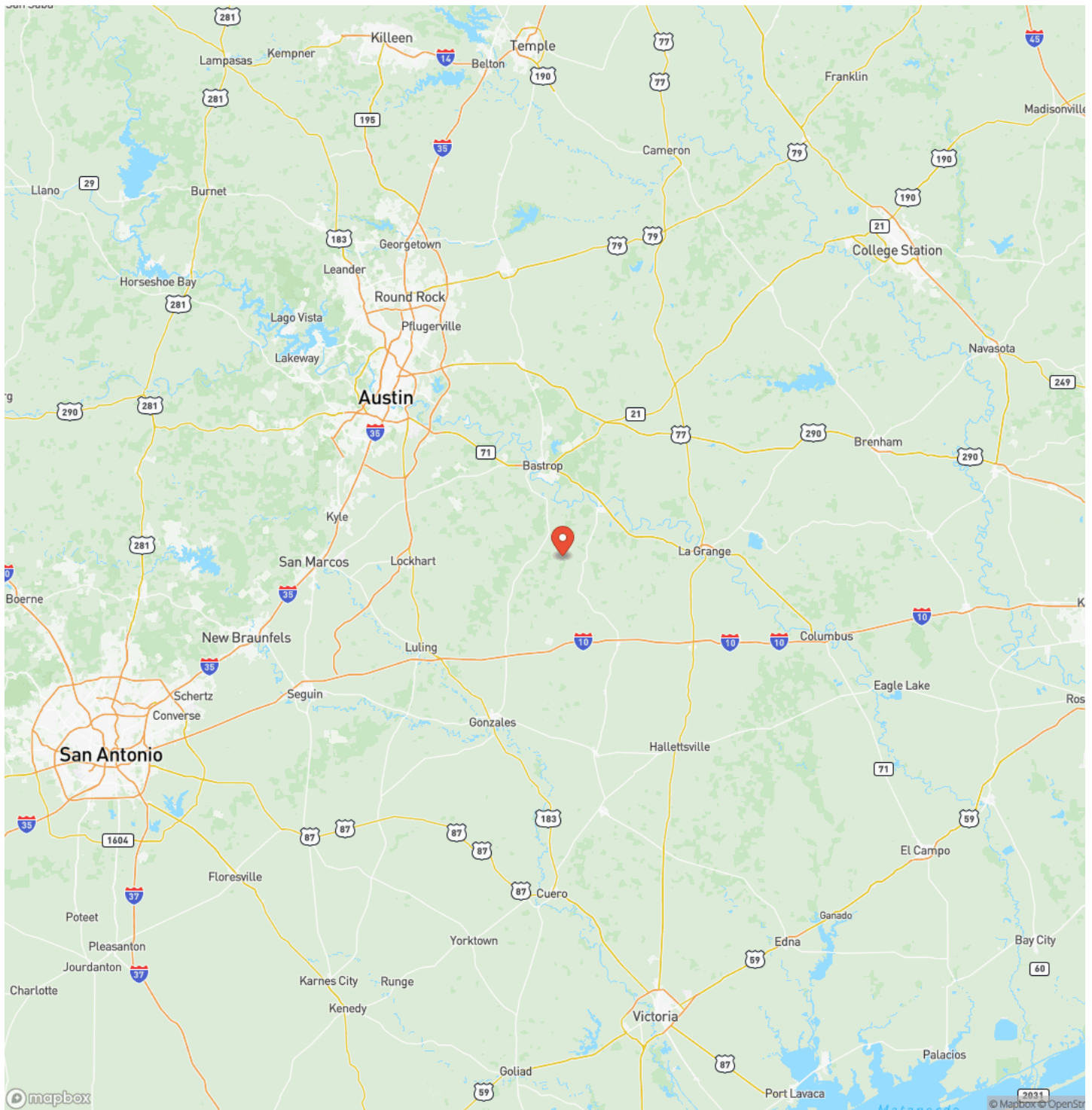
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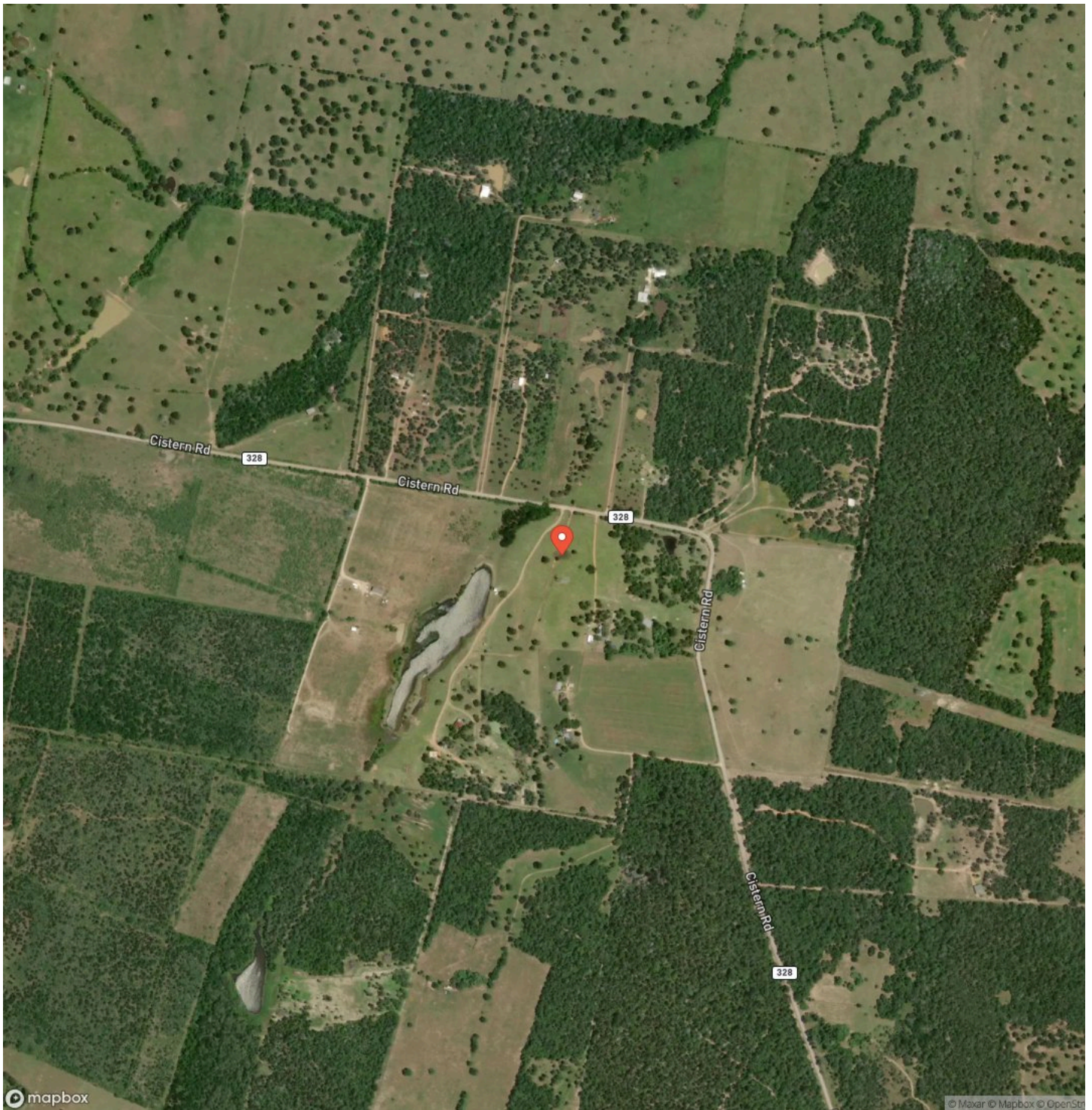
## Locator Map



# 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**

Austin, TX 78745

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**NOTES**

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## **DISCLAIMERS**

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