



Aerial Map

McReynolds Rd. Rosanky, TX
Bastrop County, Texas, 121 AC +/-



Kasey Mock
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McReynolds Rd.

ATTRACTIONS:

Approximately 50 miles to Austin and 90 miles to San Antonio, this ranch offers both a manageable proximity to the city amenities and attractions, while allowing you to enjoy piece and quite into a remote escape from the hustle and bustle.

LOCATION:

Located in Rosanky, Texas just 20 miles south of Bastrop ~3 miles off HWY 304.

LAND:

Triangular in shape, the 121 acre tract is a great reflection of the unique terrain that can be found throughout Bastrop County. Brushy Creek creates a nice property boundary running the length of the eastern boundary of the ranch and parallel with McReynolds Road, while the western property line is equipped with good fencing and thick hardwoods that create great privacy from neighboring properties. The North end of the property opens up to the current owners family land, and could be fenced easily if you wanted to enclose the entire property boundary. Thick hardwoods consisting mainly of pine and oak make up the western portion of the land while the east side consist of a cleared hayfield along with 2 other cleared pastures. Also found along the western side of the property are 2 dry creek bottoms that will hold water during wet years.

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McReynolds Rd.

Recreational Use:

This affordable ranch offers an abundance of wildlife and hunting opportunities including deer, turkey and dove. Current owner runs a small cow herd on the eastern portion of the property which is set up nicely for grazing both cows and horses..

Utilities :

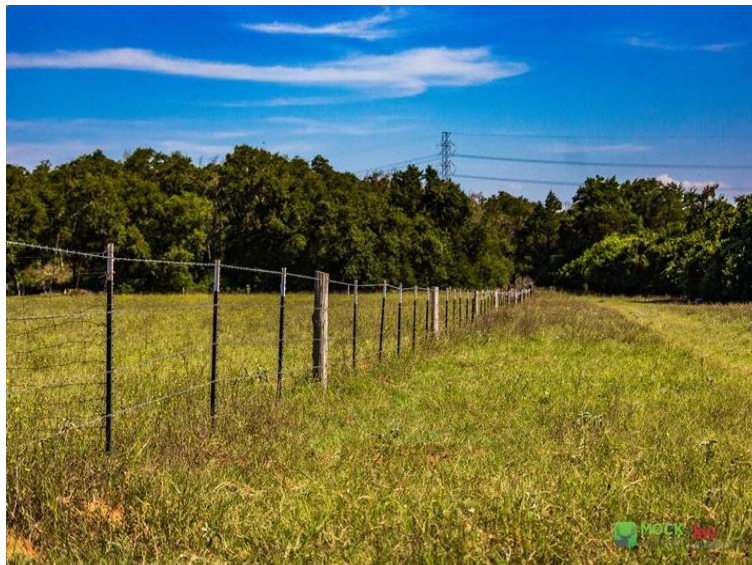
Both city water and electric stop just short of the north end of the property line and could be utilized.

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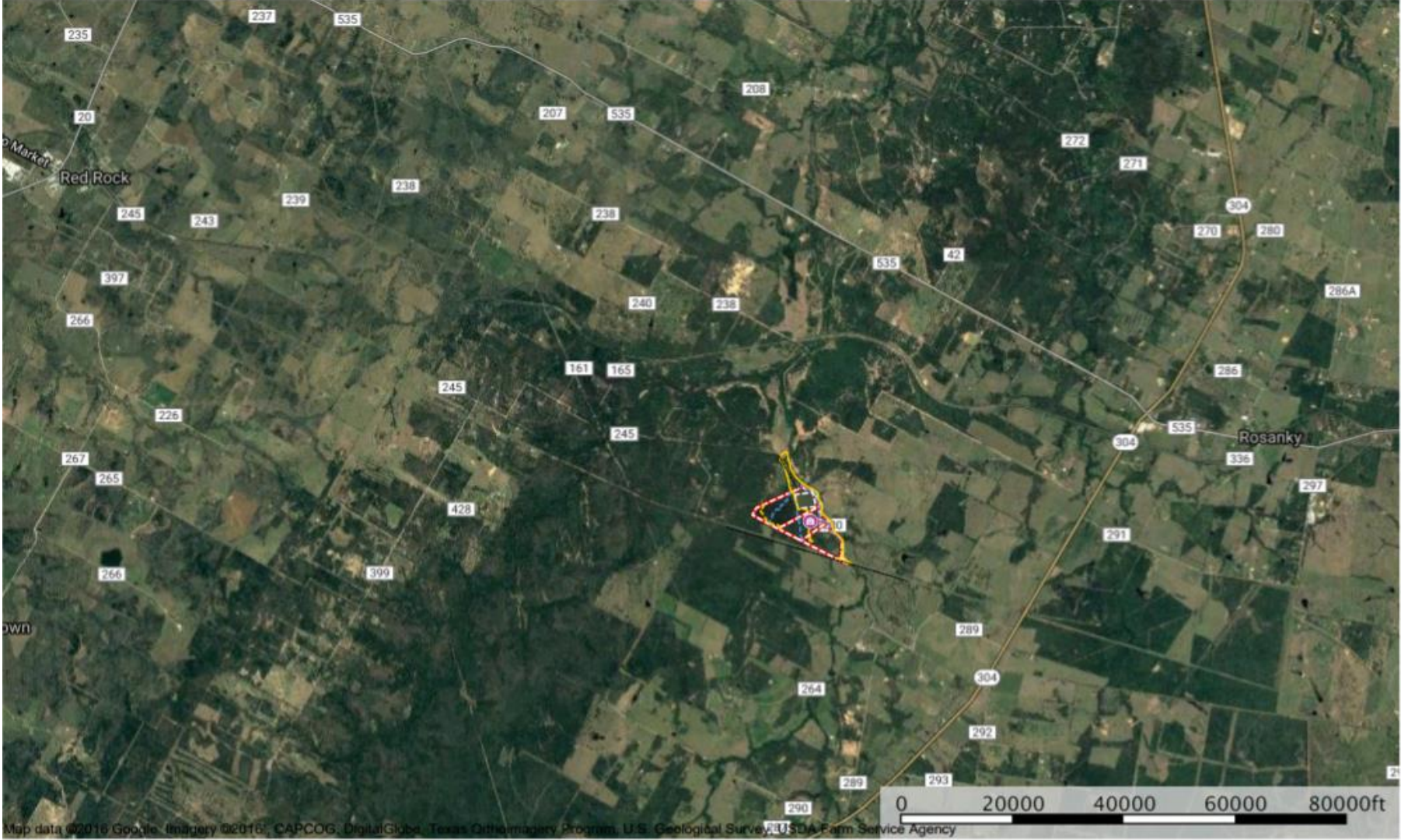
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