



# TOWERING PINES RANCH

TBD Gotier Trace Rd, Paige, Tx

367.91 Acres

\$2,115,000



## 3 PONDS | PRIVACY | IMPROVED PASTURES | LONG RANGE VIEWS

Towering Pines Ranch is a tremendous agricultural/recreational property with rolling topography, towering pines and oaks, spacious pastures, long-range views, and picturesque lakes all combine to make this a truly majestic location to build a forever home. This secluded gem is a rare find just 20 minutes from Bastrop and Smithville.

Once a closed canopy woodland, this property was meticulously sculpted to its current state with livestock production in mind. About 85% is improved pasture interspersed with a few heavily wooded areas for loafing and shelter. The rolling topography with over 90 feet of elevation change provides many potential home sites with long-range views and seclusion. Dotted across the pasture are giant Loblolly Pine trees, which also make up most of the tree cover on the property. Whitetail deer and turkey are readily observed. The property is accessed by a 40 foot deeded easement that enters the property in the NE corner. Perimeter fencing along 3 sides with traditional 5 strand barbwire is in fair condition. The southern boundary is partially fenced with hot wire. Electric fencing internally is used to create 3 pastures for rotational grazing.

There are 3 gorgeous lakes ranging from 1, 2, and 2.5 acres. All are stocked with Largemouth Bass and Bluegill. The West Fork of Gravelly Creek meanders across the upper third of the property in a NW to SE direction. The owners report that the creek normally runs year-round and also has several deeper pools that hold water for long periods. There is one functioning water well with a solar power supply. Capacity of the well is unknown.

The property is currently qualified under the Agricultural tax valuation. The sellers believe to own the entire mineral estate and may convey a portion subject to negotiation.

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Equal Opportunity Housing Provider.



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**Broker**

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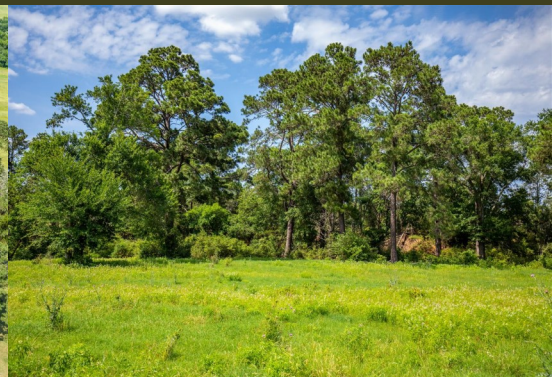


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## WATER

3 large ponds

Gravelly Creek

## TREES

Loblolly Pine Live Oak, Post Oak, Water Oak, Hickory, Blackjack Oak, Eastern Red Cedar, Cottonwood, Black Willow, American Elm, Cedar Elm, and Mesquite.

## SHRUBS

Yaupon, American Beautyberry, Green Briar, and Dewberry vine .

## GRASSES

Improved and native grasses with the dominant species being Coastal Bermuda

## WILDLIFE

Turkey, Whitetail, Large-mouth Bass , Bluegill.

## UTILITIES

Well On Site | Electricity Needed

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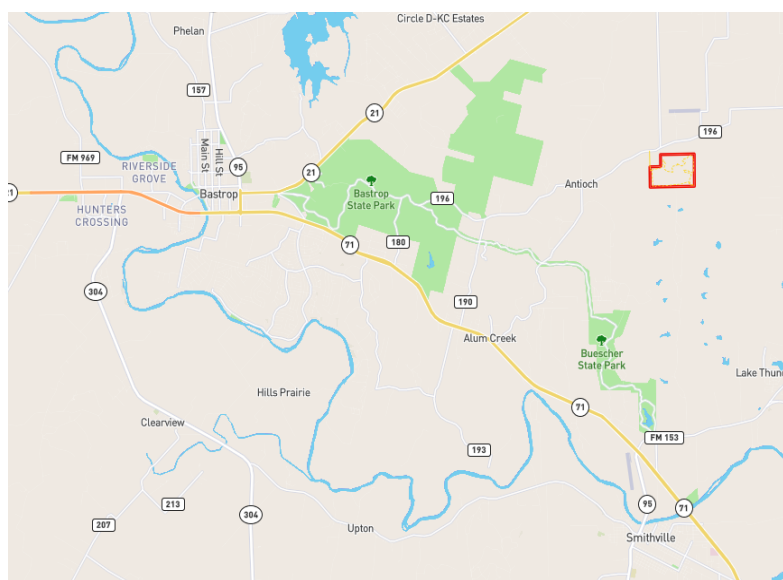
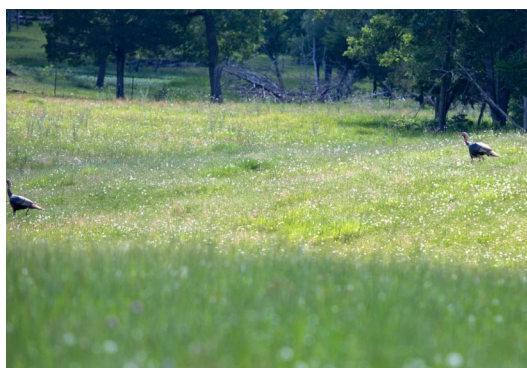
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## LOCATION

Bastrop County

15 miles to Bastrop & Smithville

45 miles to downtown Austin

## DIRECTIONS

From Austin via 290 - head east, just before Paige turn right onto SH 21, in 2.5 miles turn left onto S Old Potato Rd (CR 158), in 4.5 miles turn right onto Gotier Trace Rd (CR 146), in half a mile entrance is on right via easement.

Do not enter the property without permission.

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