

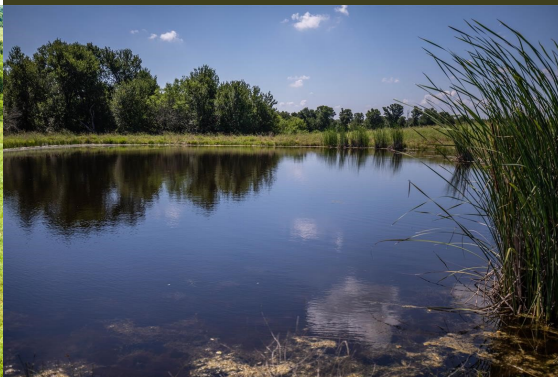


RIANNA WOODS FARM

277 Rianna Woods Dr, Dale, TX 78616

99.66 Acres

\$769,950



ROAD FRONTAGE | MINERALS | MATURE TREES | WILDLIFE | GRAZING

A beautiful property with rolling topography, mature Oaks and Elms, and two stocked ponds. This property could serve as a homestead, livestock grazing operation, equine facility, or recreational getaway that is conveniently located 20-25 minutes from Austin, Bastrop, and Lockhart with easy access to Toll 130, HWY 21, and ABIA.

The 99.66 acres is about 80 % open pasture with the remaining 20% being a creek drainage with large mature Cedar Elms and American Elms. The high point of the property is near the entrance on Rianna Woods Dr. From this point the land gently slopes towards the center then back up once you cross the creek drainage. This rolling topography provides long range views from many different locations.

The land is divided with cross fencing into 5 separate pastures with access to livestock water in each. This would give a manager great flexibility with a rotational grazing system. There is good set of cattle working pens with pipe rail fencing. There also a 3-sided barn in fair condition to store farm equipment and vehicles.

There are two stocked ponds which are properly located in area with sufficient runoff to be permanent water sources. Along the creek drainage, there are many channels that hold water for extended periods after rain-fall events. A portion of the property does lie within the 100-year floodplain.

The owner's family and friends have hunted deer on the property and report good numbers and quality bucks for the area. The creek drainage along with its dense canopy cover and underbrush serve tremendous travel corridor for wildlife such as Whitetail Deer and feral hogs, both of which have been observed on the property.

The sellers believe they own all of the mineral estate and are willing to convey all, subject to negotiation.

An agricultural tax valuation is currently in place on the property keeping the carrying costs low.

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Equal Opportunity Housing Provider.



John Melnar

Broker

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(512) 497-8284



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WATER

2 ponds

Creek Drainage

Water Meter Onsite

TREES

Post Oak, Cedar Elm, American Elm, Eastern Red Cedar, Mesquite, Black Willow, and Hackberry

GRASS

Coastal Bermuda, Wild Oats, Texas Winter Grass, Switchgrass, Silver Bluestem, Klein Grass, King Ranch Bluestem, and Bristlecone Grass.

SHRUB/FORB

Green Briar, Lotebush, Tasajillo, Western Ragweed, Agarita, Winged Elm, Gum Bumelia, and Texas Croton

WILDLIFE

Whitetail Deer, Feral Hogs

UTILITIES

Bluebonnet Electric Co-Op Meter Onsite, Aqua Water Meter Onsite, High Speed Internet/Cable available at the road

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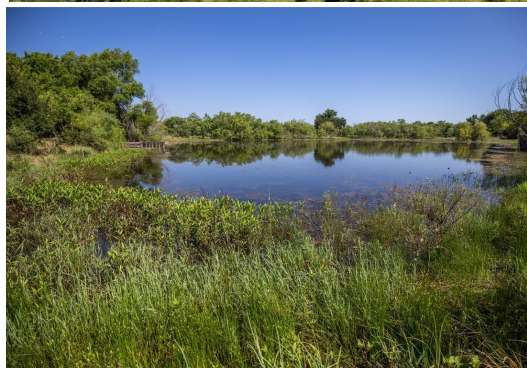


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LOCATION

Bastrop County

6 miles to Hwy 21, 14 miles to Lockhart, 21 miles to Bastrop, 26 miles to downtown Austin, 12 miles to the Circuit of the Americas track, and 21 miles to Austin- Bergstrom International Airport

DIRECTIONS

Follow Tx-130 South to Exit 453, turn left onto FM812 for 11.5 miles. Turn Right onto Green Mountain Dr. Right on High View Ranch Dr. Right on Rianna Way. Right on Rianna Woods Dr. Follow Rianna Woods Dr a short distance. When the road turns to the left, the property will be on the right. Look for sign on the gate.

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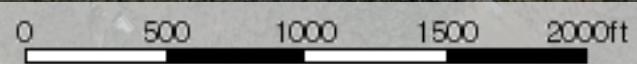
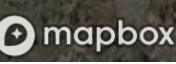
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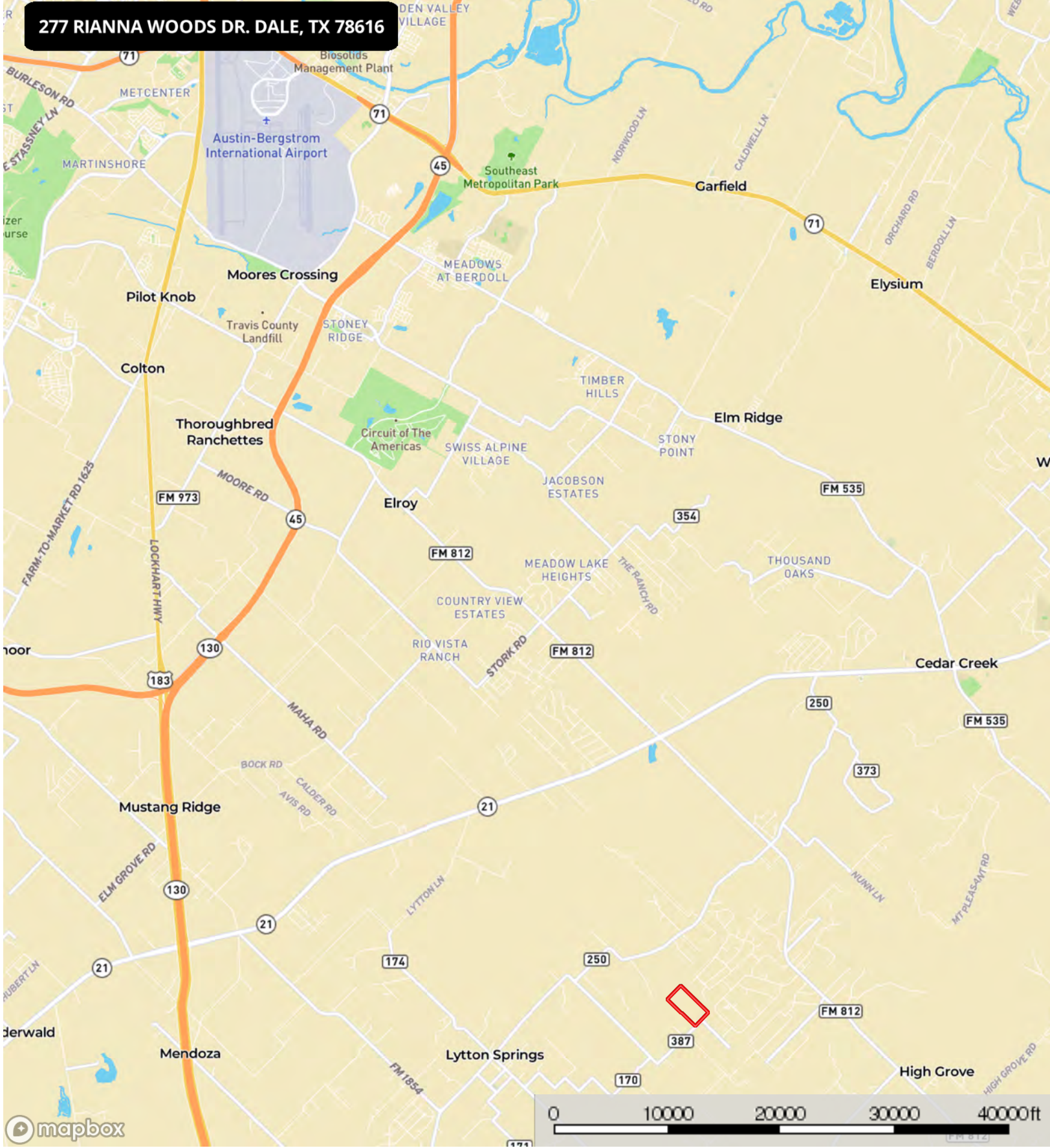
Boundary

277 RIANNA WOODS DR. DALE, TX 78616



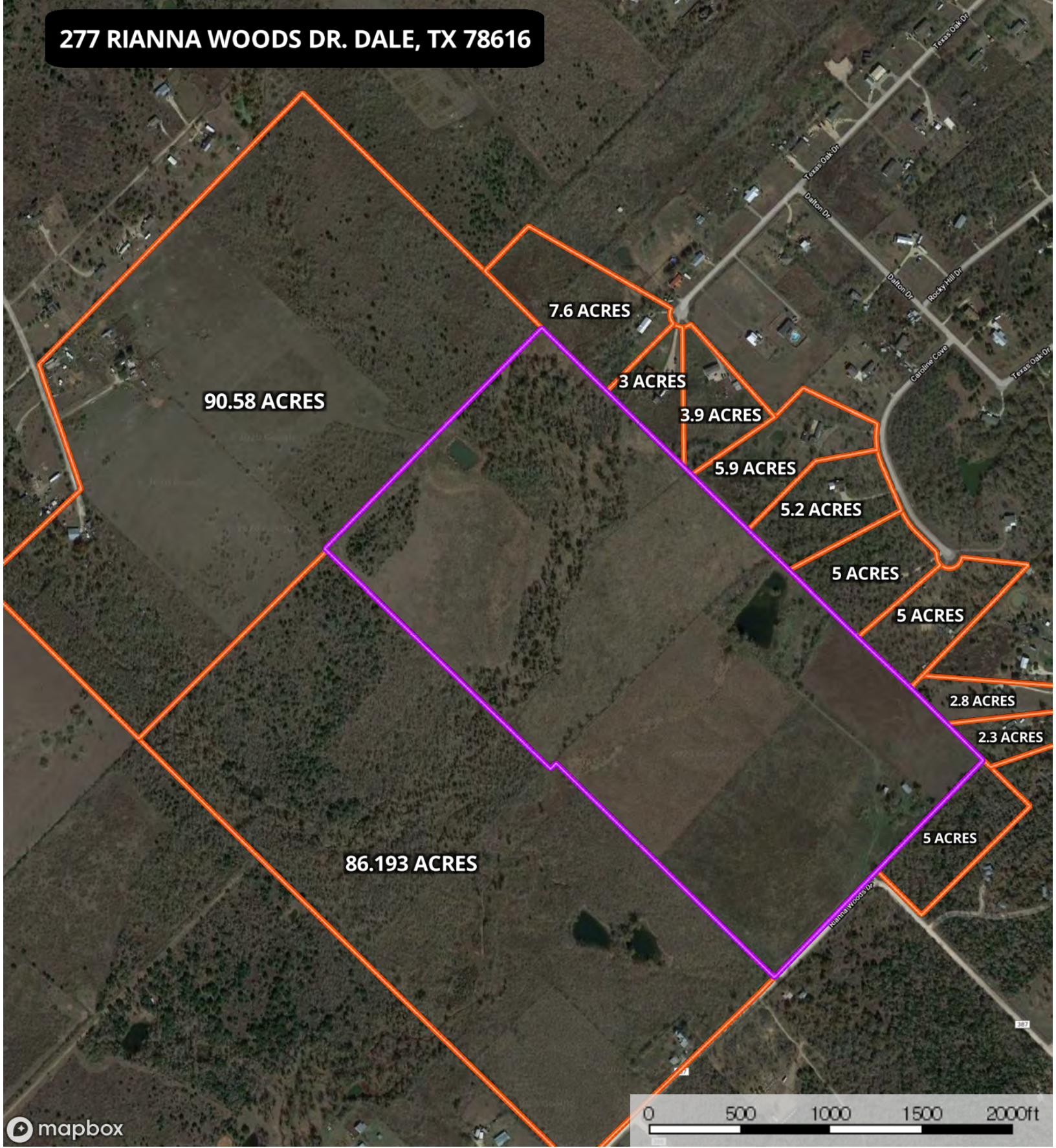
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/
Not Included

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Boundary

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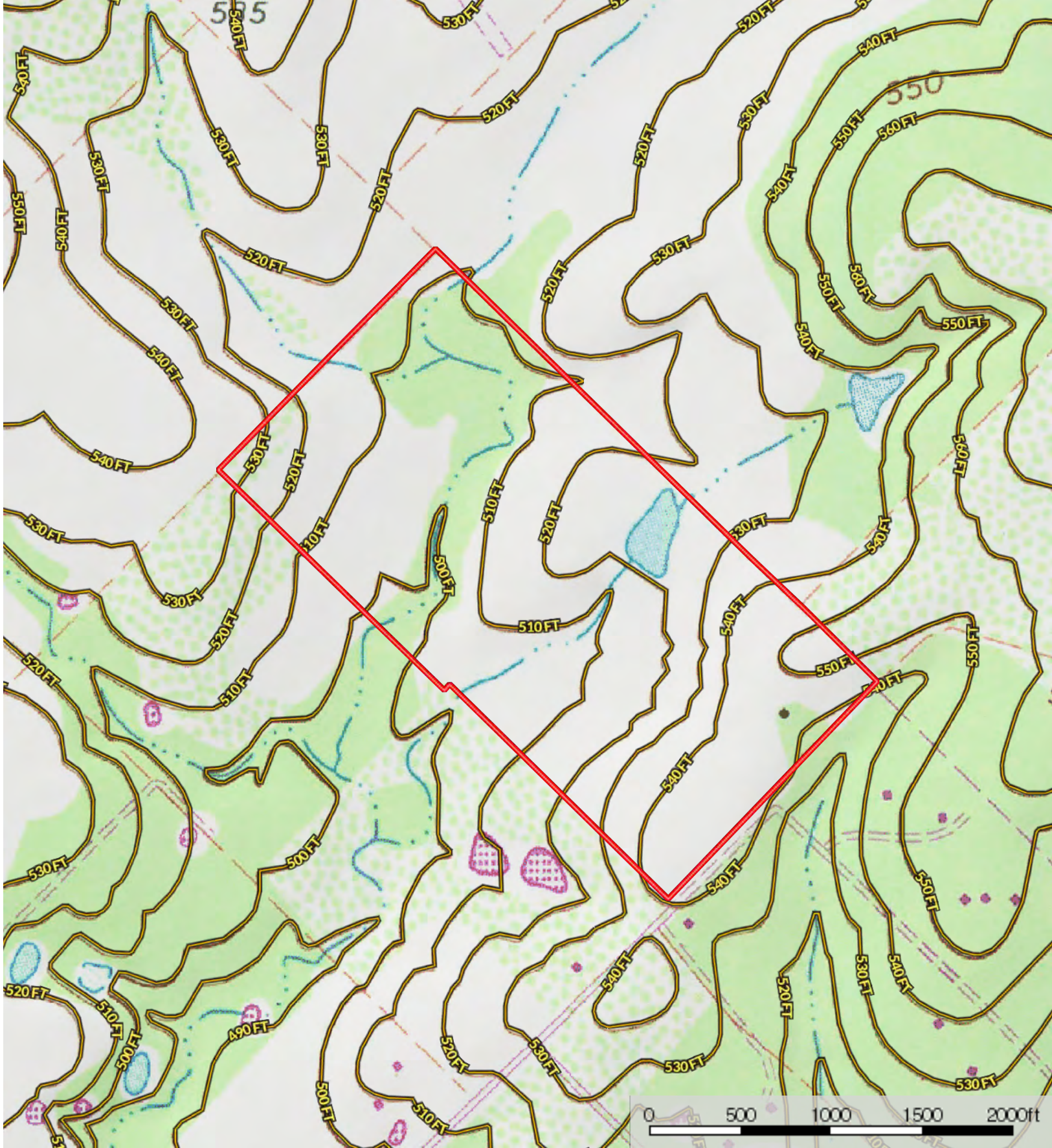



mapbox

Subject Property

Neighbor Boundary

Boundary



 Boundary