



PINEY CREEK RANCH

185 Hoffereck Rd, Rosanky TX , 78953

72.11 Acres

\$584,950



PAVED FRONTAGE

MATURE TREES

WET WEATHER CREEK

HUNTING

Piney Creek Ranch is a recreational getaway heavily wooded with tons of Post Oaks, Elms, and Pines. The closed canopy forest and Piney Creek serve as a wildlife magnet for deer and hogs. Complete with an older mobile home with all utilities that could serve as temporary housing while you build a new home or a permanent hunting camp. Easily accessed off HWY 304, while only 20 minutes from Bastrop/Smithville, and under an hour to Austin.

The 72.11 acres is primarily a closed canopy woodland with mixture of open areas and senderos. The Piney Creek drainage along with its dense canopy cover and underbrush serve as a tremendous travel corridor for wildlife such as Whitetail Deer and feral hogs, both of which have been observed on the property. The owner's family and friends have hunted deer on the property and report good numbers and quality bucks for the area.

There is approximately 1375' of paved frontage along Hofferek Rd. A portion of the property does lie within the 100-year floodplain. There is a 4.25" water well located near the house that is 525' deep and produces 100 GPM. Piney Creek traverses through the property diagonally as well as two other smaller drainages that will hold water in wet periods. There is a pond located in the center of the property. The owner has an estimate from a local contract to expand/improve the pond and may contribute monetarily towards that project if an acceptable offer is received. The property is perimeter fenced with the fencing being in good condition. A 1999 model double wide mobile home is currently occupied by tenants providing monthly income for the owner.

The property is currently qualified under the Agricultural tax valuation via a grazing lease. Surface sale only, mineral estate is owned by others.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Partner / Broker

john@grandlandco.com

(512) 497-8284



PINEY CREEK RANCH

185 Hoffereck Rd, Rosanky TX , 78953

72.11 Acres

\$584,950



TREES

Post Oak, Blackjack Oak,
Loblolly Pine, Cedar Elm,
American Elm, Eastern Red
Cedar, Black Willow, Hackberry

GRASSES

Native
and
Improved

SHRUBS

Green Briar, Wooly Croton,
American Beautyberry, Yaupon,
Western Ragweed, Frostweed,
Winged Elm, Gum Bumelia,
Texas Croton.

WATER

100 GMP Water Well
Wet Weather Creek
Pond

WILDLIFE

Whitetail Deer
Feral Hogs

UTILITIES

Rural Water Supply
Electricity On Site
Septic On Site
Satellite TV/Internet

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Partner / Broker

john@grandlandco.com

(512) 497-8284



LOCATION

Bastrop County

13 Miles to Smithville, 18 Miles to Bastrop

37 Miles to ABIA, 45 miles to Downtown Austin

20 Miles to IH-10, 120 miles to Houston

DIRECTIONS

From Bastrop, head south on TX-304 for 19 miles turning left onto Hoffereck Rd. Property is on the right, sign on gate.

Copyright 2020 Grand Land Realty, LLC

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

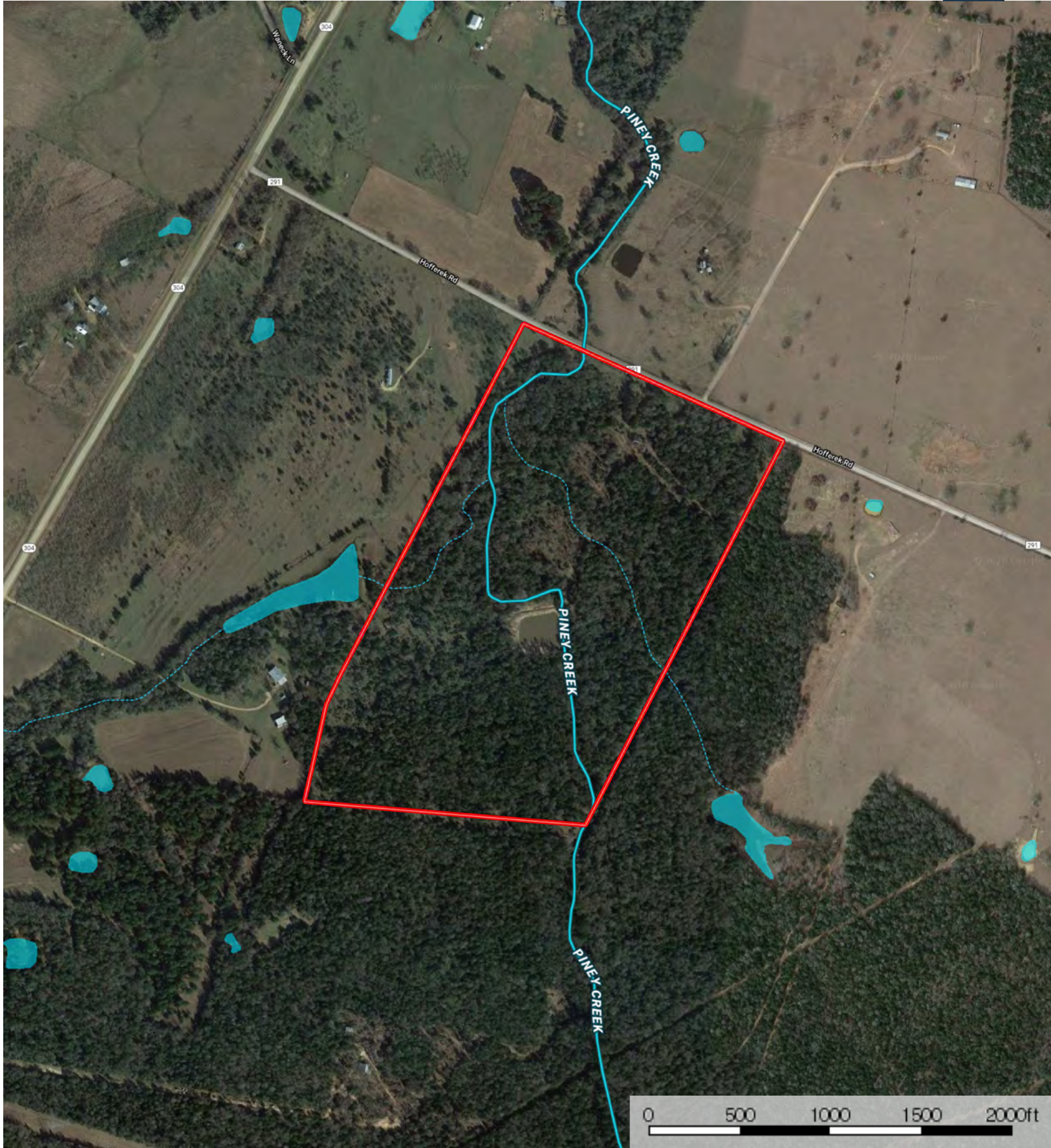


John Melnar

Partner / Broker

john@grandlandco.com

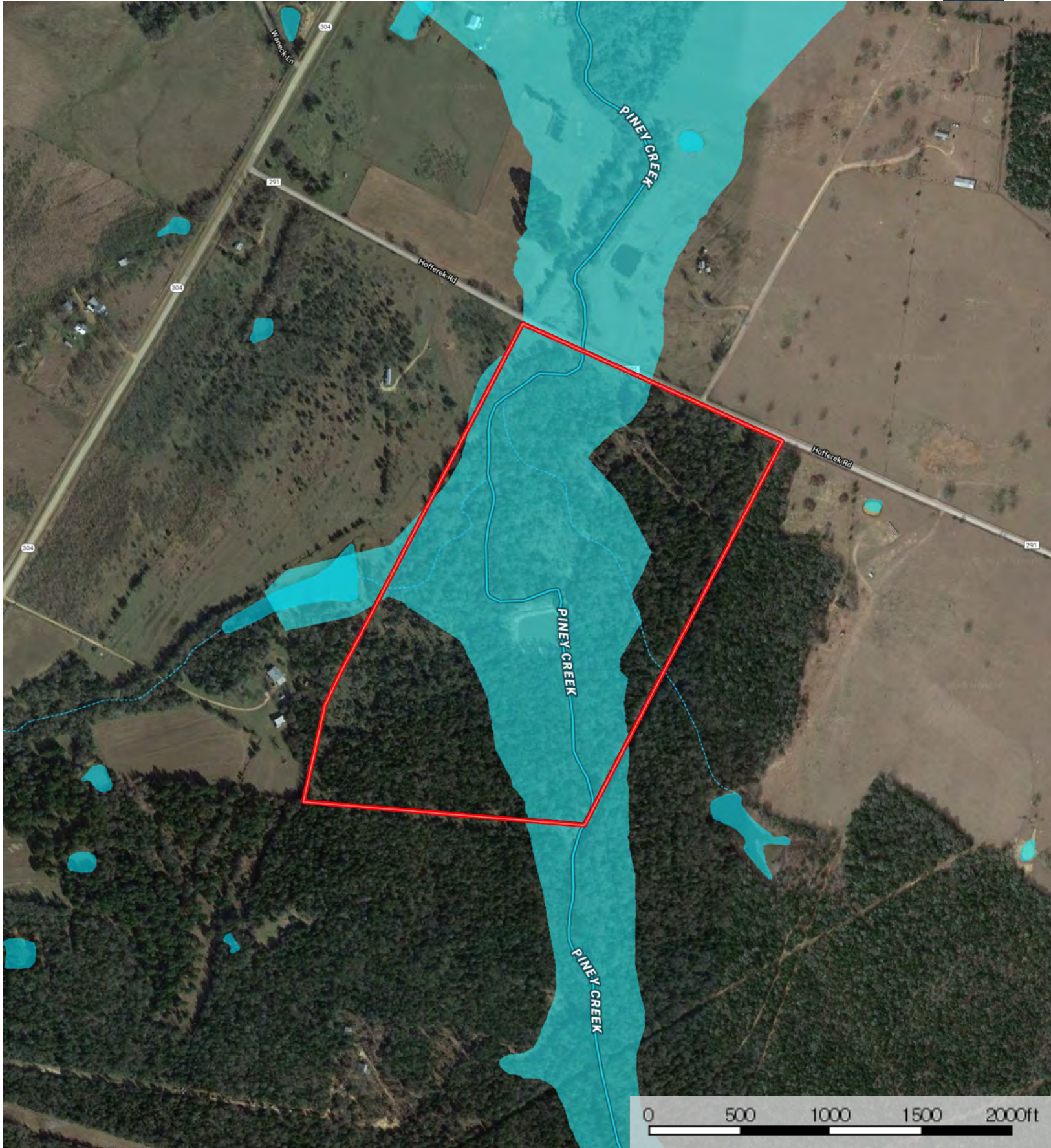
(512) 497-8284



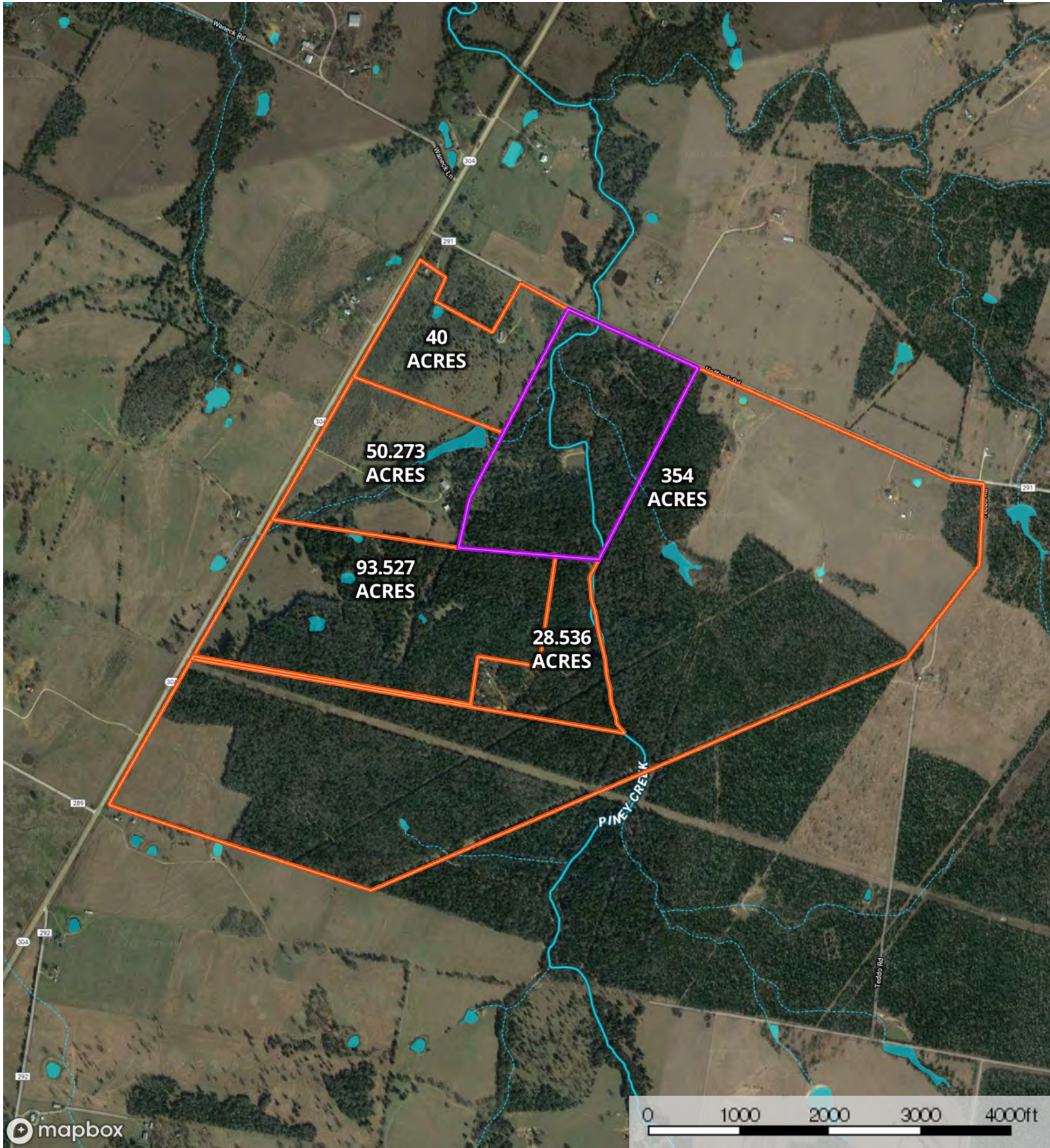
 Boundary  Stream, Intermittent  River/Creek  Water Body



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Subject Property

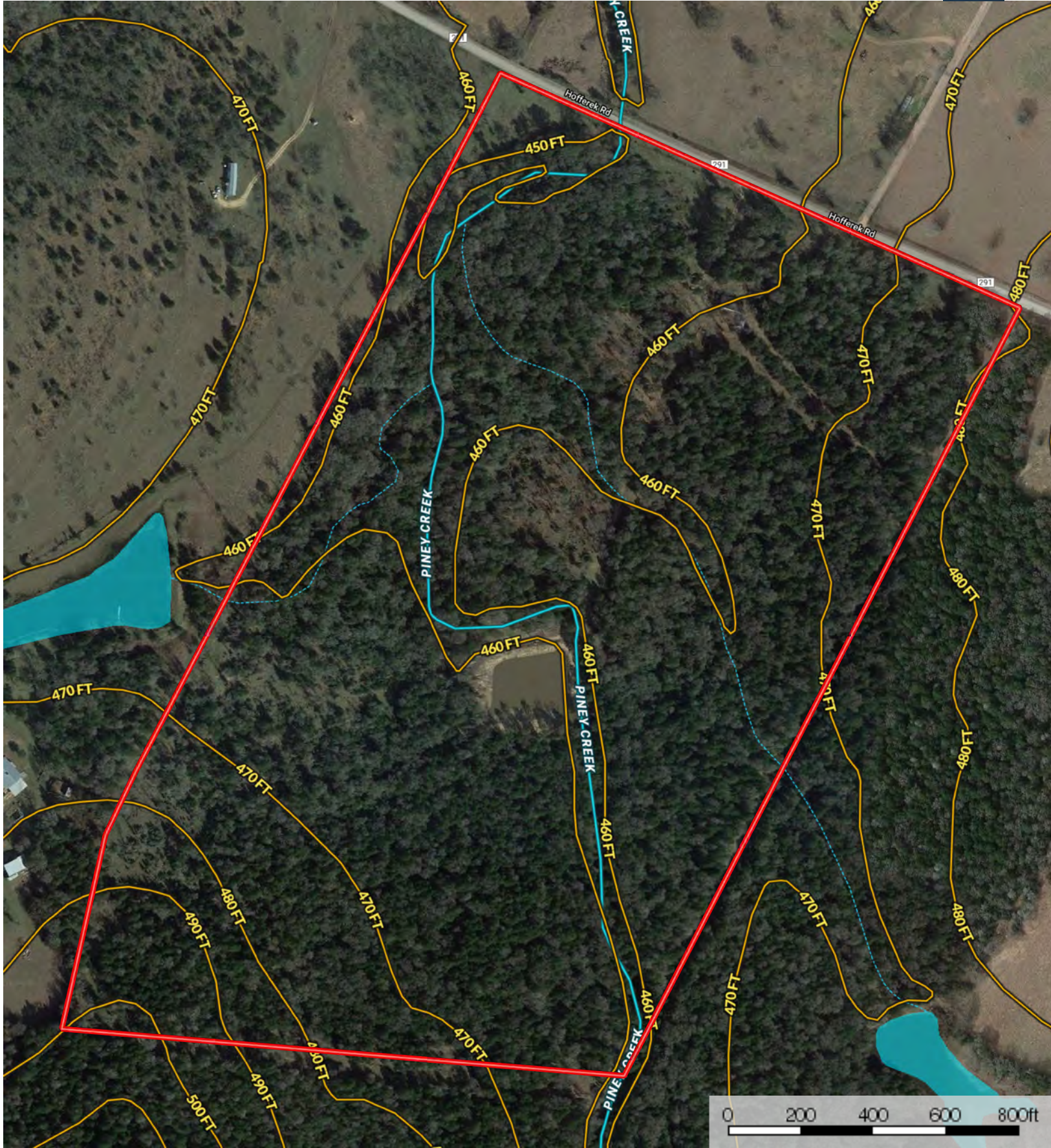
Neighbor Boundary

Boundary

Stream, Intermittent

River/Creek

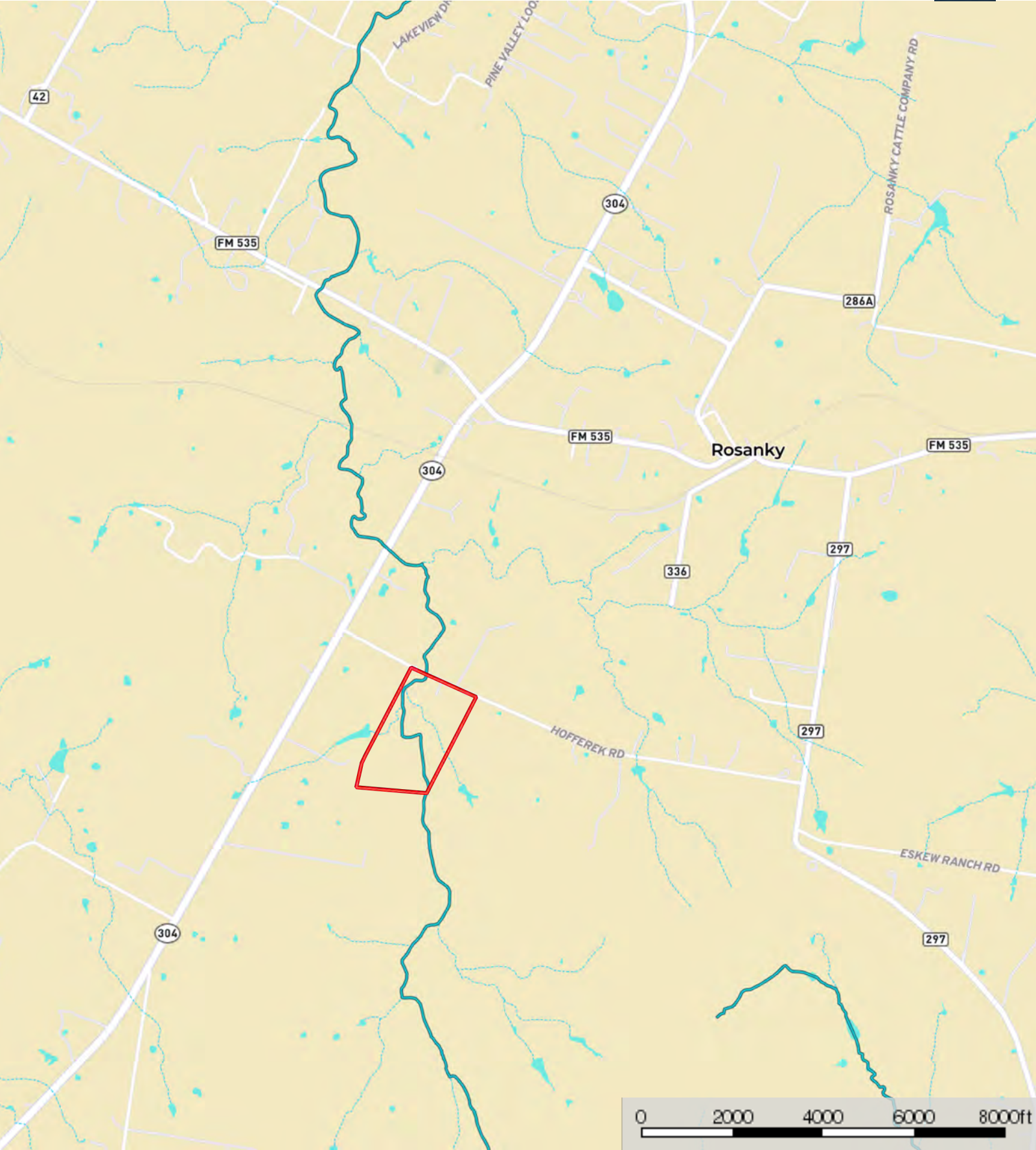
Water Body



 Boundary  Stream, Intermittent  River/Creek  Water Body



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary Stream, Intermittent River/Creek Water Body