

LUNIECE OBST

Listing Agent
(512) 632-6721

Dripping Springs Realty
www.drippingspringsrealty.com

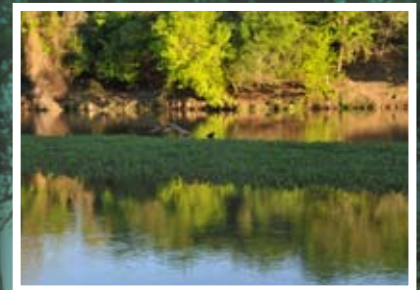
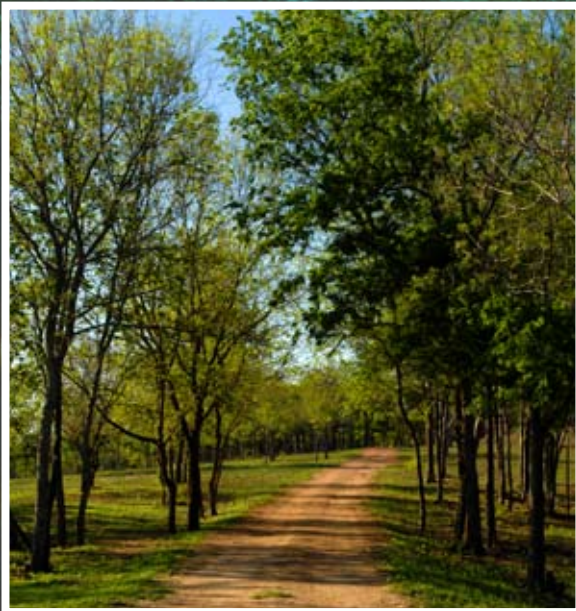
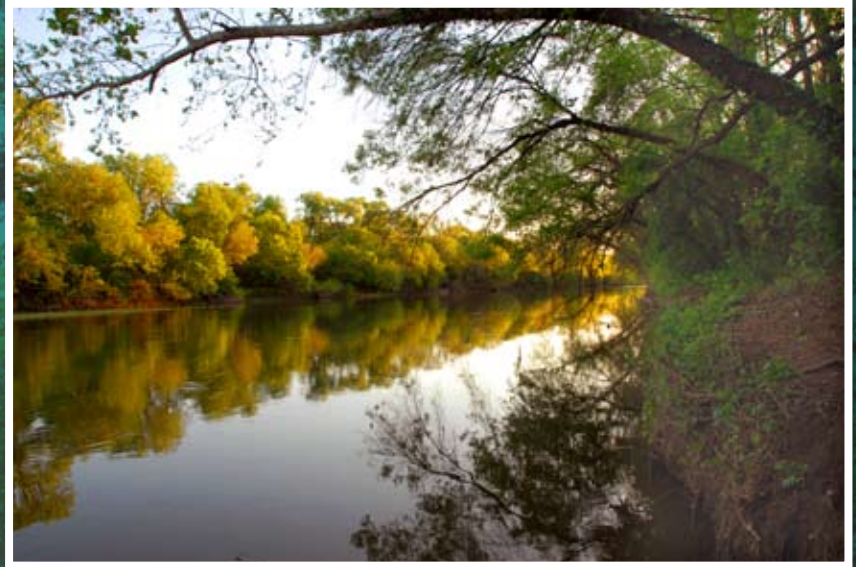


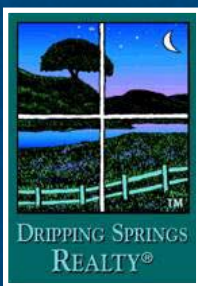
BASTROP COUNTY

Colorado River Ranch

411± ACRES

Nestled along approximately a mile of the Colorado River abutting the Post Oak Savannah region of Texas, stunning rolling hills and pasture with 360° views including the downtown Austin skyline. This ranch is full of mature trees that create a park like canopy along the span of the river frontage. Whether you are looking for a gentleman's ranch or a developer's dream this diverse topography is the perfect setting. Approximately 15 minutes from Austin Bergstrom Airport, 25 minutes from the capital, or 1 minute from the Hyatt Lost Pines golf course and resort in Bastrop County. No zoning, good road frontage, perfect for investment.





412 Acre Colorado River Ranch Bastrop County

Offered by *Luniece Obst*
Dripping Springs Realty

Lobst@texas.net

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- Location:** Northwest line of North Pope Bend Road, southeast line of Colorado River, just south of River Front Drive, approximately 15 miles from Austin Bergstrom Airport, less than a mile from the Hyatt Regency Lost Pines
- Topography:** Gentle rolling hills, pasture, wooded, sandy loam
- Features:** Approximately 1 mile of Colorado River frontage
- Zoning:** None, Bastrop ETJ
- Shape:** Irregular
- Frontage:** Approximately 3430 ft. Northwest line of N. PopeBend Rd.
- Utilities:** Water available no sewer
- Flood Plain:** + or - 5% (approximately)
- Proposed Use:** Investment, Ranch, Residential, Development
- Asking:** See agent

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