

\$6,995,000 - 3336 S Highway 304 Highway, Rosanky

MLS® #2859795

\$6,995,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 365.00 Acres

Glasgow Mlwilliams, Rosanky, TX

The Hughes Ranch checks the box for a myriad of buyers. Located in an opportunity zone, it is currently used as a cattle ranch to raise premium show stock. The ranch boasts improved pastures, multiple cross fences, working pens and ample water. Of the 365 fully fenced acres, approximately 70 of those are wooded, creating a perfect habitat for wildlife. The 8 ponds scattered throughout the property create a paradise for waterfowl. There are numerous draws on the property that would allow the new owner to build a beautiful lake if desired. Coincidentally, there are only 3 acres laying in the floodplain.

The development potential on this property should also be noted. Located just 15 minutes South of Bastrop on HWY 304 and 40 minutes from Austin Bergstrom Airport. The ranch has 3,600â€™™ of frontage on HWY 304 and 1,110â€™™ of frontage on Waneck Ln. Aqua water has a 4â€™•, 6â€™• and 18â€™• line running the length of the ranch along 304. Water feasibility study completed. Bluebonnet electric is in place at multiple spots on the ranch as well.

The property is AG exempt and will be available with no restrictions.

Built in 1941

Essential Information

ListingFeed	abor_vow
MLS® #	2859795



List Price	\$6,995,000
Sale Price	\$6,387,500
Sale Date	May 15th, 2023
Bathrooms	0.00
Acres	365.00
Year Built	1941
Type	Commercial Sale
Sub-Type	Ranch
Status	Closed

Community Information

Address	3336 S Highway 304 Highway
Subdivision	Glasgow Mlwilliams
City	Rosanky
County	Bastrop
State	TX
Zip Code	78953

Amenities

Utilities	Above Ground Utilities, Electricity Available, Electricity Connected, Water Available, Water Connected
Parking	On Site
View	City, Pond, Pasture