

\$1,499,000 - 1305 Upper Elgin River Road, Elgin

MLS® #5216017

\$1,499,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 144.36 Acres

not in subdivision, Elgin, TX

Wilbarger Creek Preserve is a country oasis located in Elgin, TX, in Bastrop County, about 30 minutes east of downtown Austin. This 144-acre land tract for sale presents a 19.41-acre building envelope with the balance of the property protected by a conservation easement. The property has been perpetually lifted so the indigenous flora and fauna can continue to thrive as a balanced ecosystem. Enjoy the sights and sounds of songbirds, and whitetail deer, as they forage along your very own stretch of Wilbarger Creek. Ducks and other species of waterfowl thrive in this wetlands sanctuary. The conservation easement is multifaceted and serves as a recreational property and nature preserve. In addition, it could serve as an estate planning tool to greatly reduce the size of your estate and lower your potential tax liabilities.* The Preserve offers a recreational retreat with a site for a custom home or lodge built within the designated building envelope. Play host to family and friends or even host a corporate retreat with your colleagues in this large, park-like setting. Outdoors types will enjoy harvesting deer or ducks or dropping a line in the pond and catching fish for a true field-to-table dining experience. The conservation easement protects this property from becoming a residential development or a shopping mall. Future generations can enjoy it for many years to come.



*Please be advised to seek the advice of an

accountant or tax attorney regarding tax liabilities.

Essential Information

ListingFeed	abor_vow
MLS® #	5216017
List Price	\$1,499,000
Sale Price	\$1,250,000
Sale Date	August 4th, 2023
Bathrooms	0.00
Acres	144.36
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	1305 Upper Elgin River Road
Subdivision	not in subdivision
City	Elgin
County	Bastrop
State	TX
Zip Code	78621

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	None
View	Creek/Stream, Pond
Waterfront	Creek, Pond, Stream

Exterior

Lot Description	Irregular Lot, Moderate Trees, Private, Rolling Slope, Wetlands
-----------------	---

School Information

District	Elgin ISD
Elementary	Elgin
Middle	Elgin
High	Elgin

Additional Information

Zoning

Building envelope