

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

MLS® #8450657

\$6,995,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches 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® # 8450657

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|------------|-------------------|
| 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 | Farms and Ranches |
| Sub-Type | Ranch |
| Status | Closed |

Community Information

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|-------------|----------------------------|
| 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 |
| View | City, Pasture, Pond |
| Waterfront | Creek, Pond |

Exterior

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|-----------------|--|
| Lot Description | Agricultural, Cleared, Farm, Gentle Sloping, Trees Medium Size |
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School Information

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|------------|----------------|
| District | Smithville ISD |
| Elementary | Brown Primary |
| Middle | Smithville |
| High | Smithville |