

# **\$3,995,000 - 1271 Fm 969, Bastrop**

MLS® #9259365

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## **\$3,995,000**

3 Bedroom, 2.00 Bathroom, 9,797 sqft  
Farms and Ranches on 76.08 Acres

Wilbarger, Josiah, Bastrop, TX

The 10-7 Ranch in Bastrop, just east of Austin, is a private and well designed retreat from the big city but close enough to enjoy it all, if desired. Conveniently located on FM 969, it is only 21 miles to Austin Bergstrom International Airport, 19 miles to the Tesla Factory and just 7 miles to the HEB in Bastrop.

Built in 2013, this 3 bedroom/2 bath custom home features a large kitchen open to the living and dining rooms, and overlooks the back patio, swimming pool and fenced-in yard. This lovely one story home has gorgeous stonework, faux wood beamed ceilings, tile floors throughout, custom built-ins, surround sound, a security system, and attached 2 car garage.

The large barndominium has three sections (two of which are air-conditioned), a full bathroom, roll-up doors, and enough storage for 8 cars and an RV (with 50 amp hook-up).

The property has a wildlife exemption in place to benefit the abundant wildlife and keep the taxes low.

While the 10-7 Ranch is perfect as a personal ranch or residence, it also has excellent potential for commercial or industrial development since there is no zoning and could be subdivided. The property line extends to the west side of Barton Road, so any division or development could utilize that road



for access instead of FM 969. Public water runs along the front of the property.

Built in 2013

### Essential Information

ListingFeed	abor_vow
MLS® #	9259365
List Price	\$3,995,000
Sale Price	\$4,000,000
Sale Date	October 25th, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	9,797
Acres	76.08
Year Built	2013
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1271 Fm 969
Subdivision	Wilbarger, Josiah
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Water Connected
Features	None
Parking	Additional Parking, Attached, Door-Multi, Detached Carport, Detached, Garage, RV Garage
View	Trees/Woods
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Tile
Appliances	Dryer, Dishwasher, Free-Standing Electric Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air, Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Electric, Gas, Living Room
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, Sprinklers Automatic, Trees Large Size
Windows	Double Pane Windows
Roof	Metal
Construction	Masonry, Stucco
Foundation	Slab

## **School Information**

District	Bastrop ISD
Elementary	Bluebonnet (Bastrop ISD)
Middle	Cedar Creek
High	Cedar Creek