



TOWERING PINES RANCH

TBD Gotier Trace Rd, Paige, Tx

367.91 Acres

\$2,115,000



3 PONDS | PRIVACY | IMPROVED PASTURES | LONG RANGE VIEWS

Towering Pines Ranch is a tremendous agricultural/recreational property with rolling topography, towering pines and oaks, spacious pastures, long-range views, and picturesque lakes all combine to make this a truly majestic location to build a forever home. This secluded gem is a rare find just 20 minutes from Bastrop and Smithville.

Once a closed canopy woodland, this property was meticulously sculpted to its current state with livestock production in mind. About 85% is improved pasture interspersed with a few heavily wooded areas for loafing and shelter. The rolling topography with over 90 feet of elevation change provides many potential home sites with long-range views and seclusion. Dotted across the pasture are giant Loblolly Pine trees, which also make up most of the tree cover on the property. Whitetail deer and turkey are readily observed. The property is accessed by a 40 foot deeded easement that enters the property in the NE corner. Perimeter fencing along 3 sides with traditional 5 strand barbwire is in fair condition. The southern boundary is partially fenced with hot wire. Electric fencing internally is used to create 3 pastures for rotational grazing.

There are 3 gorgeous lakes ranging from 1, 2, and 2.5 acres. All are stocked with Largemouth Bass and Bluegill. The West Fork of Gravelly Creek meanders across the upper third of the property in a NW to SE direction. The owners report that the creek normally runs year-round and also has several deeper pools that hold water for long periods. There is one functioning water well with a solar power supply. Capacity of the well is unknown.

The property is currently qualified under the Agricultural tax valuation. The sellers believe to own the entire mineral estate and may convey a portion subject to negotiation.

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Equal Opportunity Housing Provider.



John Melnar

Broker

john@grandlandco.com

(512) 497-8284



TOWERING PINES RANCH

TBD Gotier Trace Rd, Paige, Tx

367.91 Acres

\$2,115,000



WATER

3 large ponds

Gravelly Creek

TREES

Loblolly Pine Live Oak, Post Oak, Water Oak, Hickory, Blackjack Oak, Eastern Red Cedar, Cottonwood, Black Willow, American Elm, Cedar Elm, and Mesquite.

SHRUBS

Yaupon, American Beautyberry, Green Briar, and Dewberry vine .

GRASSES

Improved and native grasses with the dominant species being Coastal Bermuda

WILDLIFE

Turkey, Whitetail, Large-mouth Bass , Bluegill.

UTILITIES

Well On Site | Electricity Needed

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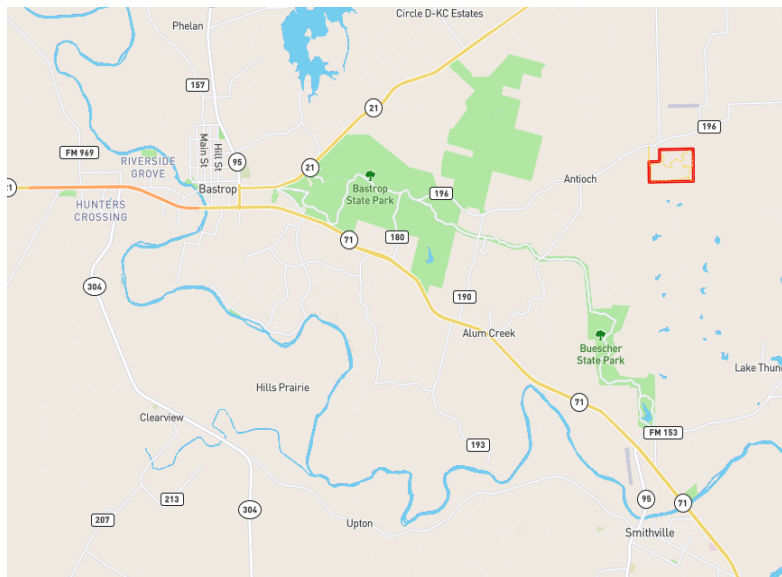
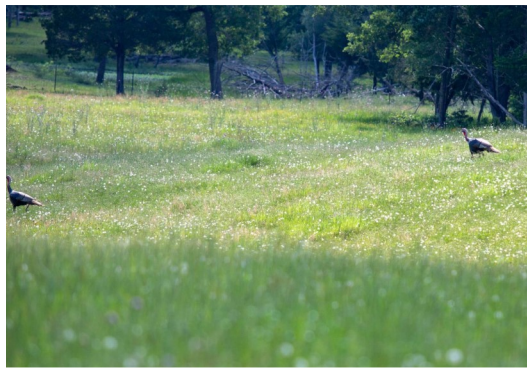


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LOCATION

Bastrop County

15 miles to Bastrop & Smithville

45 miles to downtown Austin

DIRECTIONS

From Austin via 290 - head east, just before Paige turn right onto SH 21, in 2.5 miles turn left onto S Old Potato Rd (CR 158), in 4.5 miles turn right onto Gotier Trace Rd (CR 146), in half a mile entrance is on right via easement.

Do not enter the property without permission.

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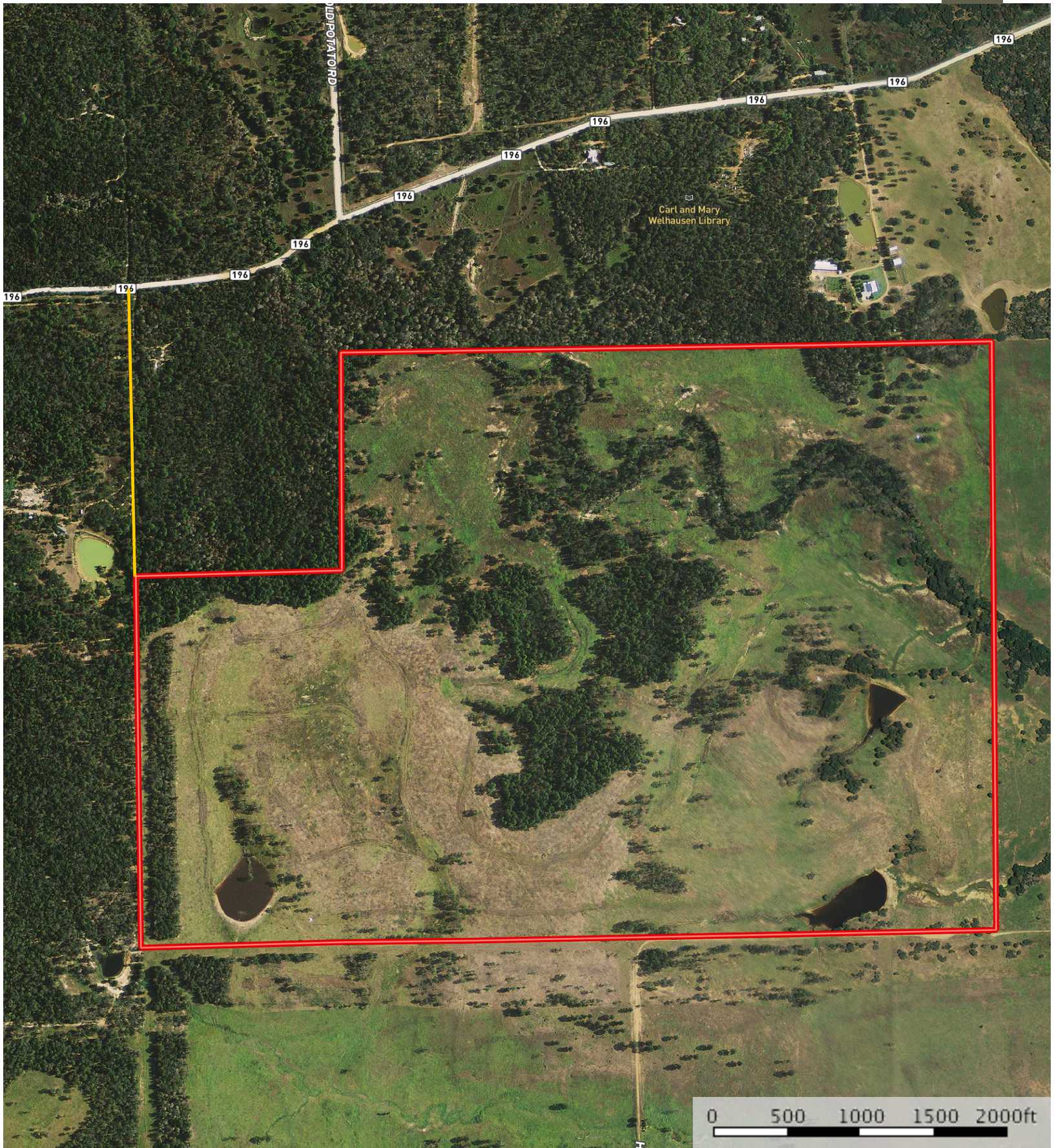


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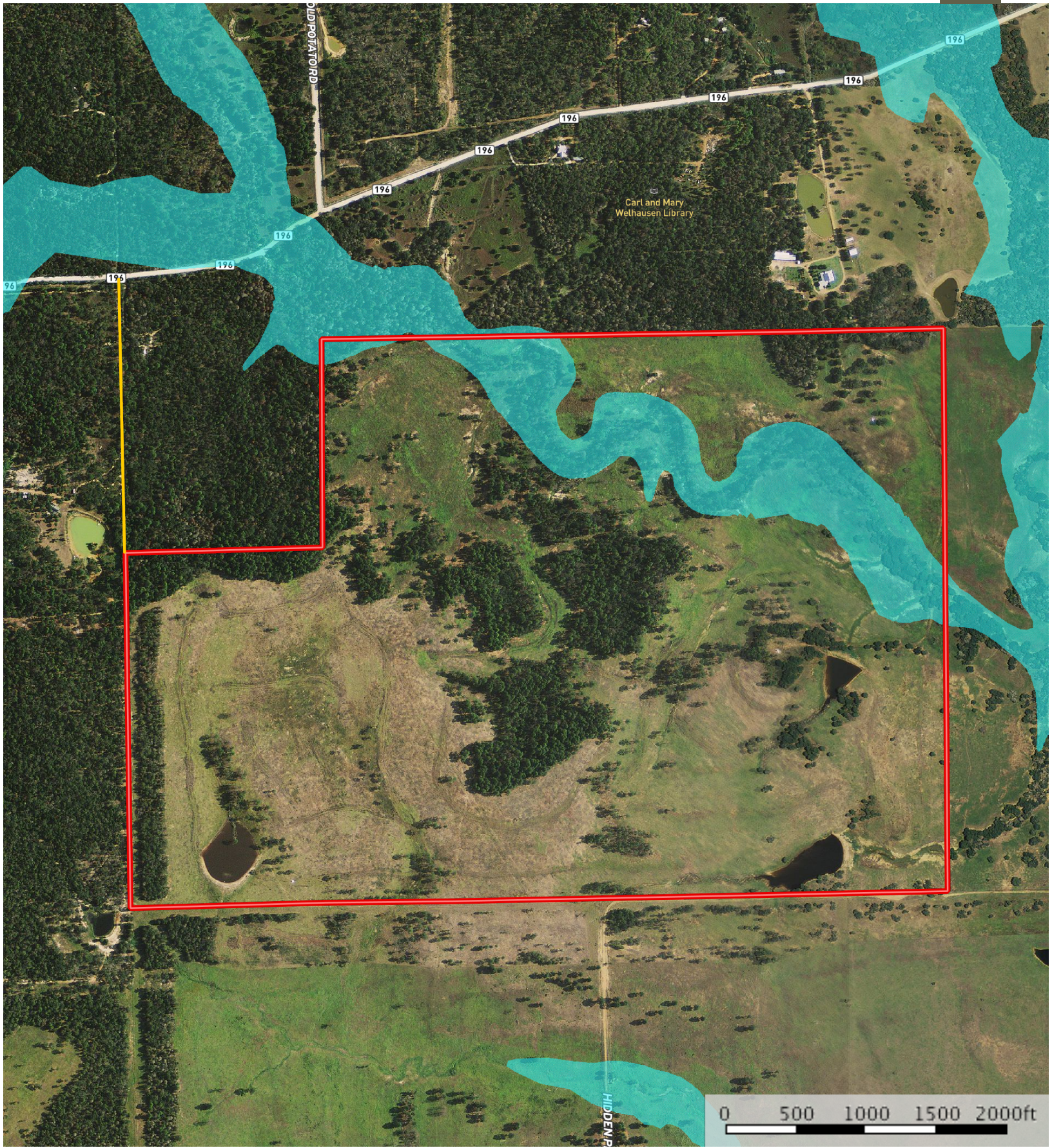
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— Easement □ Boundary

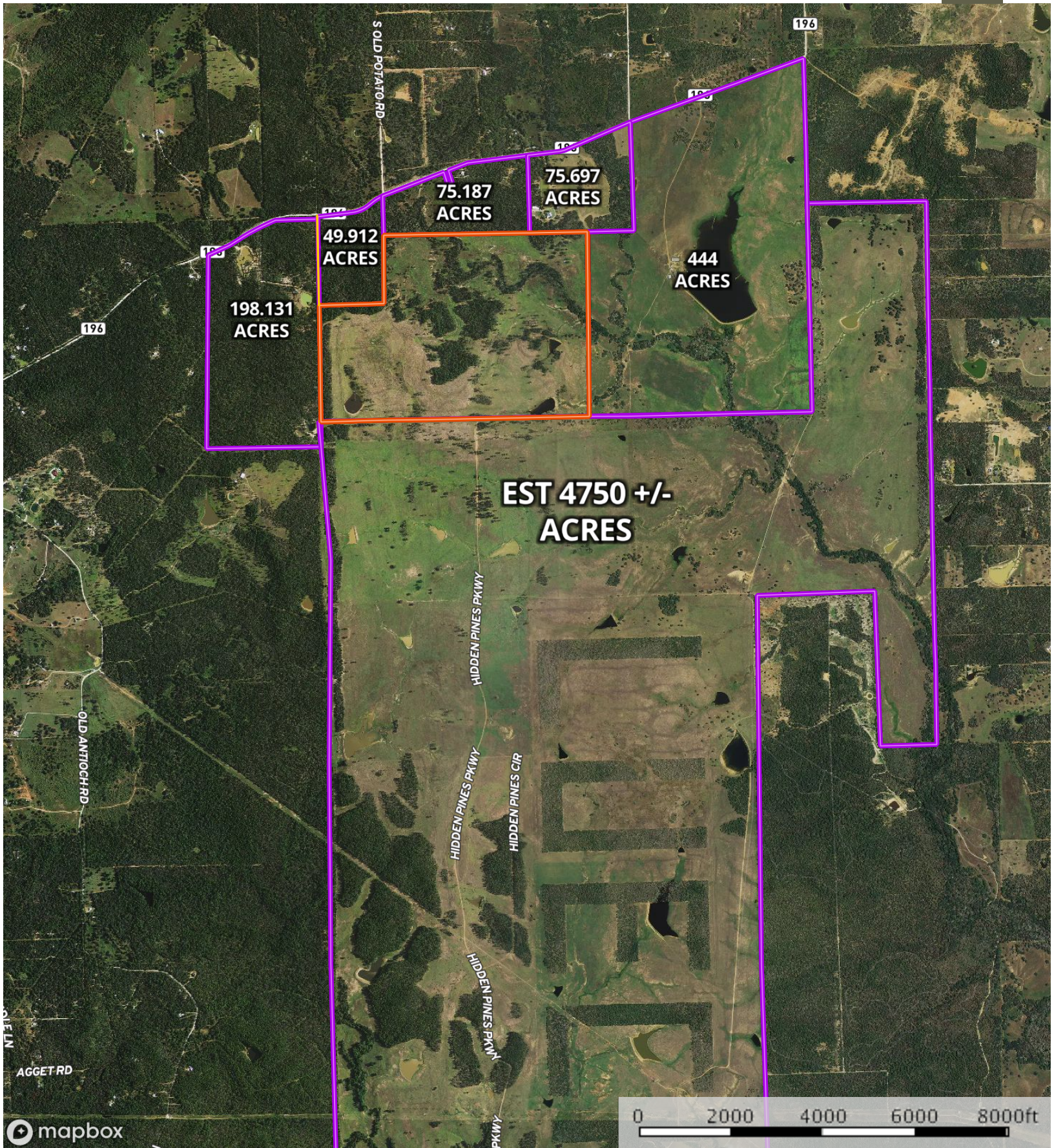


Location

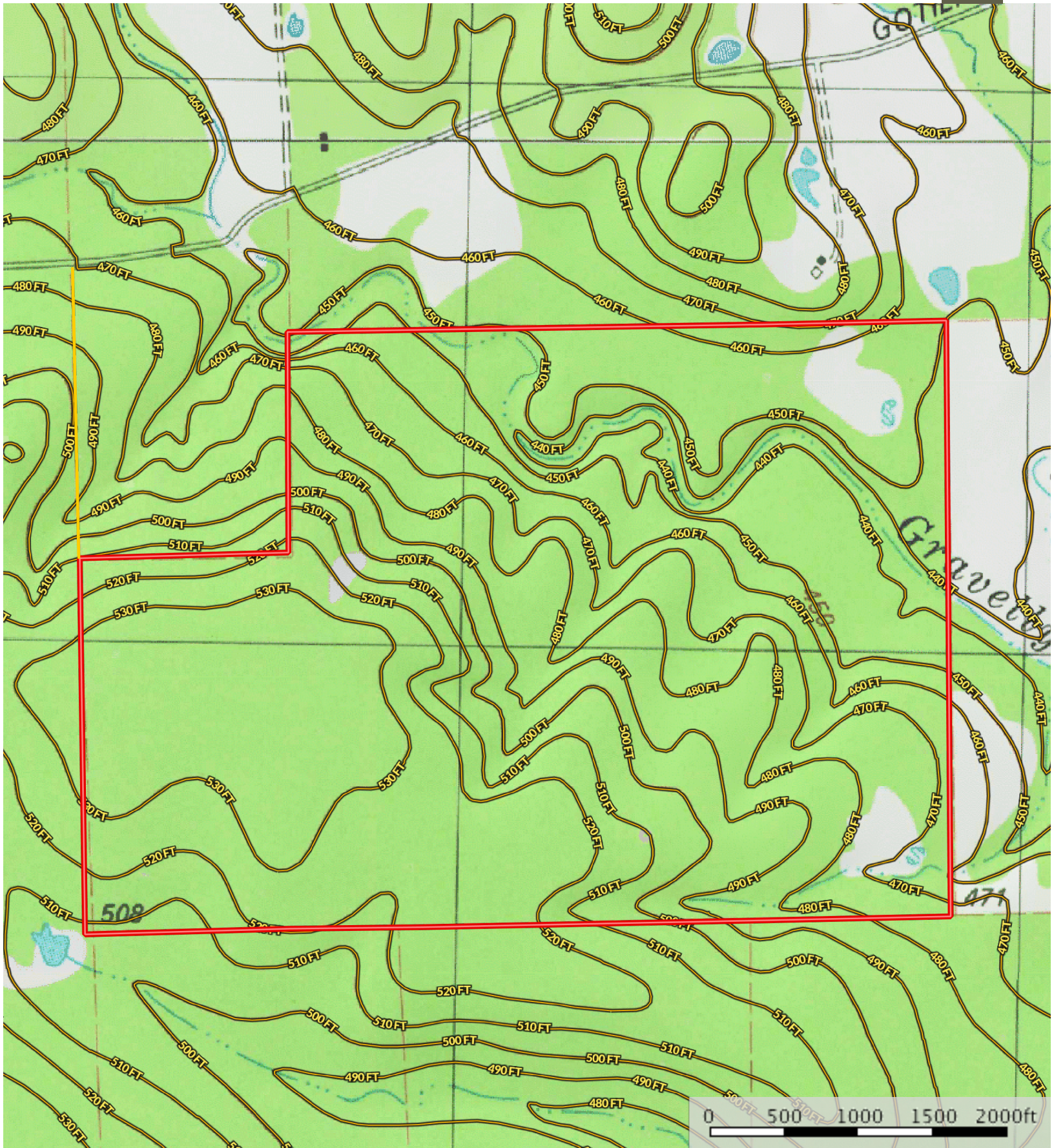
Bastrop County, Texas, 367.91 AC +/-



— Easement □ Boundary



- Easement
- Subject Property
- Neighbor Boundary
- Boundary



— Easement □ Boundary

LEGAL DESCRIPTION FOR 367.91 ACRES

A TRACT OF LAND CONTAINING 367.91 ACRES, more or less, being the same called 367.66 acre tract conveyed to Marcy Howard, et al, recorded in Volume 1847, Page 892, Official Public Records of Bastrop County, Texas, dated July 08, 2008, situated in Jesse Holderman, Abstract 190 and Addison Litton, Abstract 232, Bastrop County, Texas, and being more particularly described as follows:

BEGINNING at a found 1" pipe fence corner post, being the southwest corner of said 367.66 acre tract, also being the northwest corner of a 1,250.400 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., as recorded in Volume 702, Page 596, Official Public Records of Bastrop County, Texas, dated March 30, 1994, same being a point on the east boundary line of Tract 1-148.131 acres, conveyed to Starks Ranch Partners, Ltd, recorded in Volume 2228, Page 751, Official Public Records of Bastrop County, Texas, dated April 29, 2013, for the southwest corner hereof and the **POINT OF BEGINNING**;

THENCE, N 02°24'40" W, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 148.131 acre tract, also the east boundary line of Tract 3-50.00 acres, conveyed to Starks Ranch Partners, Ltd, recorded in Volume 2228, Page 751, Official Public Records of Bastrop County, Texas, dated April 29, 2013, a distance of **2,194.91 FEET**, to a found 1" pipe fence corner post, being the southernmost northwest corner of said 367.66 acre tract, also being the southwest corner of a 49.914 acre tract, conveyed to Daniel J. Allen and Christine Allen, recorded in Instrument No. 201614027, Official Public Records of Bastrop County, Texas, dated October 21, 2016, same being on the east boundary line of said 50.00 acre tract, for the southernmost northwest corner hereof;

THENCE, N 86°47'40" E, along an existing barbed wire fence line with the common boundary of said 367.66 acre tract and said 49.914 acre tract, a distance of **1,216.85 FEET**, to a found 3/4" pipe fence corner post, being an interior corner of said 367.66 acre tract, same being the southeast corner of said 49.914 acre tract, for an interior corner hereof;

THENCE, N 01°50'42" W, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 49.914 acre tract, a distance of **1,286.97 FEET**, to a found 1/2" iron rod, being the northernmost northwest corner of said 367.66 acre tract, same being the southwest corner of Tract 1-75.683 acres, conveyed to Leslie Adams, recorded in Volume 1041, Page 409, Official Public Records of Bastrop County, Texas, dated April 7, 2000, also being on the east boundary line of said 49.914 acre tract, for the northernmost northwest corner hereof;

THENCE, N 87°29'56" E, generally along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 75.683 acre tract, a distance of **2,760.96 FEET**, to a found 1/2" iron rod, being on the north boundary line of said 367.66 acre tract, same being the southeast corner of said 75.683 acre tract, also being the southwest corner of a 75.697 acre tract, conveyed to Barbara Fisher Etchieson and Edward Dwight Hayden, recorded in Volume 2131, Page 406, Official Public Records of Bastrop County, Texas, dated March 12, 2012, for a deflection left;

THENCE, N 87°28'40" E, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 75.697 acre tract, a distance of **1,068.67 FEET**, to a found 1/2" iron rod, being the northeast corner of said 367.66 acre tract, same being an exterior corner of said 75.697 acre tract, also being on the west boundary line of a 544.0 acre tract, conveyed to Everard Droemer, et al, recorded in Volume 436, Page 916, Official Public Records of Bastrop County, Texas, dated March 29, 2019, for the northeast corner hereof;

THENCE, S 02°23'34" E, along an existing barbed wire fence line with the common boundary line of said 367.66 acre tract and said 544.0 acre tract, a distance of **3,468.17 FEET**, to a found fence corner post, being the southeast corner of said 367.66 acre tract, same being the southwest corner of said 544.0 acre tract, also being on the north boundary line of a 1,299.259 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., recorded in Volume 835, Page 83, Official Public Records of Bastrop County, Texas, dated January 29, 1997, for the southeast corner hereof;

THENCE, S 87°33'05" W, along the common boundary line of said 367.66 acre tract and said 1,299.259 acre tract, a distance of **1,184.81 FEET**, to a found bent 60D nail, being on the south boundary line of said 367.66 acre tract, same being the northwest corner of said 1,299.259 acre tract, also being the northeast corner of a 744.811 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., recorded in Volume 722, Page 807, Official Public Records of Bastrop County, Texas, dated September 15, 1994, for a deflection left;

SHEET 1 OF 2

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CONTINUATION:

THENCE, S 86°50'30" W, generally along an existing electric wire fence line with the common boundary line of said 367.66 acre tract and said 744.811 acre tract, a distance of **1,910.12 FEET**, to a found 1/2" iron rod, being on the south boundary line of said 367.66 acre tract, same being the northwest corner of said 744.811 acre tract, also being the northeast corner of said 1,250.400 acre tract, for a deflection right;

THENCE, S 87°15'38" W, along the common boundary line of said 367.66 acre tract and said 1,250.400 acre tract, a distance of **1,963.22 FEET**, to the **POINT OF BEGINNING**, containing 367.91 acres of land, more or less.

Basis of Bearing: G.P.S. Coordinates, N.A.D. 27, Texas State Plane Central Zone (4203).

Monuments Held: A found 1" pipe fence corner post, being the southwest corner of a 367.66 acre tract, conveyed to Marcy Howard, et al, recorded in Volume 1847, Page 892, Official Public Records of Bastrop County, Texas, dated July 8, 2008, same being the northwest corner of a 1,250.400 acre tract, conveyed to Jimmie Luecke Children Partnership, Ltd., as recorded in Volume 702, Page 596, Official Public Records of Bastrop, County Texas, dated March 30, 1994 and a found 1" pipe fence corner post, being the southernmost northwest corner of said 367.66 acre tract.

Called in Deed: N 00°05'00" W ~ 2,195.25'

Measured: N 02°24'40" W ~ 2,194.91'

I, **James Ornelas**, a Registered Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.

R.P.L.S. No. 5726 – Texas

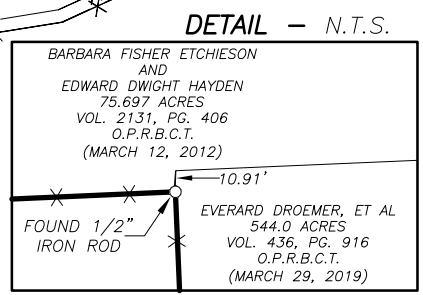
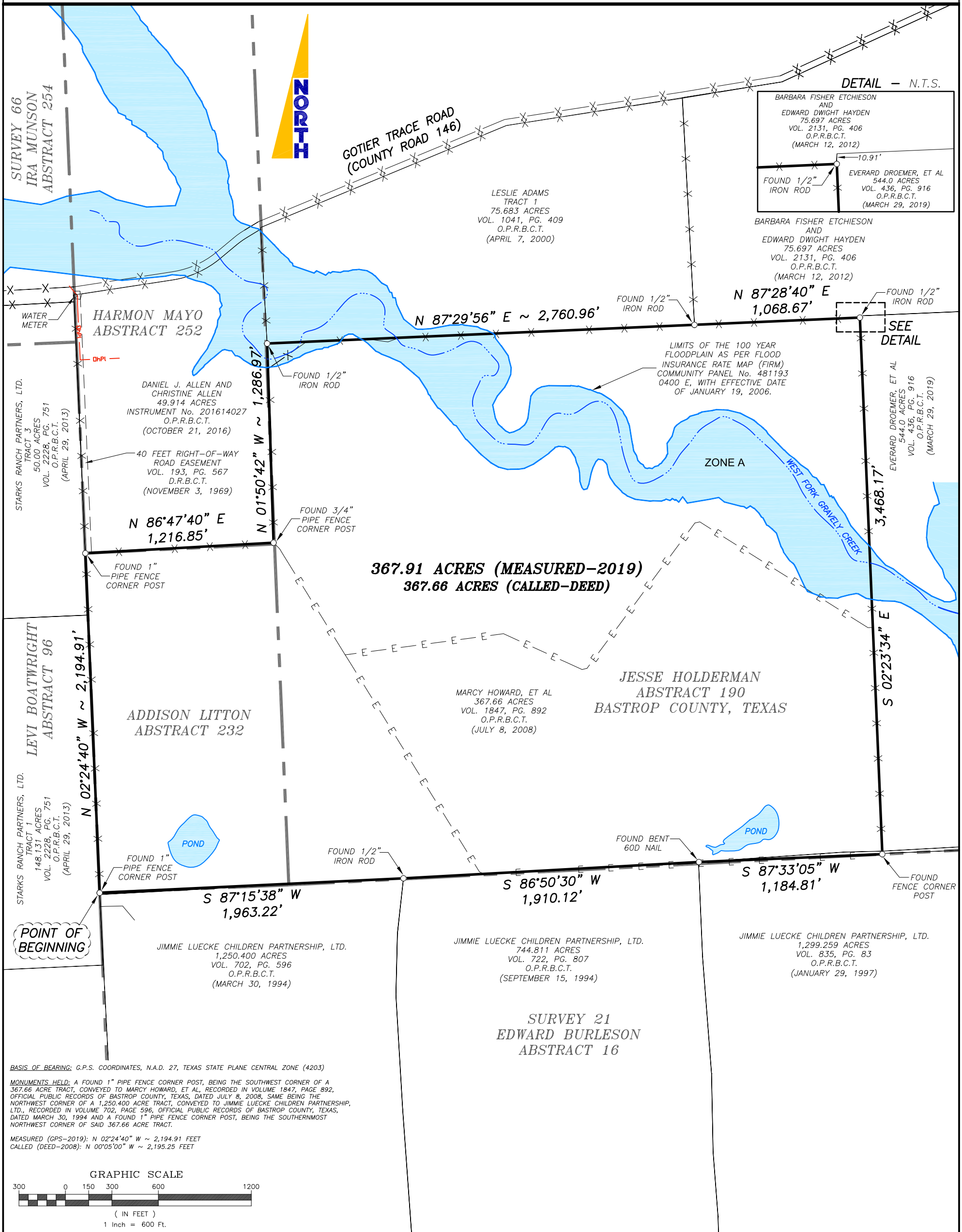


12-06-19

Date

SURVEY OF 367.91 ACRES

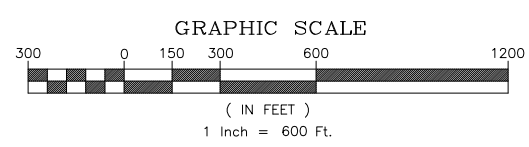
A TRACT OF LAND CONTAINING 367.91 ACRES, MORE OR LESS, BEING THE SAME CALLED 367.66 ACRE TRACT CONVEYED TO MARCY HOWARD, ET AL RECORDED IN VOLUME 1847, PAGE 892, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED JULY 08, 2008, SITUATED IN JESSE HOLDERMAN, ABSTRACT 190 AND ADDISON LITTON, ABSTRACT 232 BASTROP COUNTY, TEXAS



BASIS OF BEARING: G.P.S. COORDINATES, N.A.D. 27, TEXAS STATE PLANE CENTRAL ZONE (4203)

MONUMENTS HELD: A FOUND 1" PIPE FENCE CORNER POST, BEING THE SOUTHWEST CORNER OF A 367.66 ACRE TRACT, CONVEYED TO MARCY HOWARD, ET AL, RECORDED IN VOLUME 1847, PAGE 892, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED JULY 8, 2008, SAME BEING THE NORTHWEST CORNER OF A 1,250.400 ACRE TRACT, CONVEYED TO JIMMIE LUECKE CHILDREN PARTNERSHIP, LTD., RECORDED IN VOLUME 702, PAGE 596, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DATED MARCH 30, 1994 AND A FOUND 1" PIPE FENCE CORNER POST, BEING THE SOUTHERNMOST NORTHWEST CORNER OF SAID 367.66 ACRE TRACT.

MEASURED (GPS-2019): N 02°24'40" W ~ 2,194.91 FEET
CALLED (DEED-2008): N 00°05'00" W ~ 2,195.25 FEET



SURVEYOR'S CERTIFICATE

I, JAMES ORNELAS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY PLAN AND ITS ACCOMPANYING FIELD NOTE DESCRIPTION, CORRECTLY REPRESENT THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5726 DATE 12-06-19

NOTES:

- THIS SURVEY WAS PREPARED WITH TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH G.F. NUMBER 39884.
- THIS SURVEY MAY NOT SHOW ALL CROSSINGS OF PIPELINES, CABLES, EASEMENTS, RIGHT OF WAYS OR IMPROVEMENTS. HOWLAND ENGINEERING & SURVEYING CO. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.

LEGEND

- = BOUNDARY LINE
- = BARB-WIRE FENCE LINE
- = ELECTRIC FENCE LINE
- = SURVEY LINE
- = DEED LINE
- = CREEK
- = OVERHEAD POWERLINE

REVISION LOG

REVISION 1:	12-06-19
REVISION 2:	
REVISION 3:	

HOWLAND
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00
 TBPLS Firm Registration No. 10194361

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 4902 Sinclair Road San Antonio, TX. 78222 P. 210.648.1600 F. 210.648.1605
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FIELD DATA			DRAWN BY: L.O.T.	
DATE:	BOOK:	PG.	JOB No.	
11-19-19	SA-146	74-76	25597-19	
			SCALE:	1"=600'
			CHECKED BY:	J.O.
			SHEET	1 OF 1