

Rafter Rose Ranch
1454 Red Town Rd
Elgin, TX 78621

\$950,000
40± Acres
Bastrop County



Rafter Rose Ranch
Elgin, TX / Bastrop County

SUMMARY

Address

1454 Red Town Rd

City, State Zip

Elgin, TX 78621

County

Bastrop County

Type

Horse Property, Farms, Ranches

Latitude / Longitude

30.394232 / -97.340243

Taxes (Annually)

\$6,092

Dwelling Square Feet

1,935

Bedrooms / Bathrooms

3 / 2.5

Acreage

40

Price

\$950,000

Property Website

<https://ranchrealestate.com/property/rafter-rose-ranch-bastrop-texas/113236/>



PROPERTY DESCRIPTION

1454 Red Town Road | Rafter Rose Ranch | 40 +/- Acres | Bastrop County, Texas

Rafter Rose Ranch is forty acres just outside Elgin, set up as a working cutting horse ranch with the infrastructure already in place. Between the stable, riding arena, round pen, horse walker, and cattle working pen, this property is ready to run the day you close, on top of a freshly updated home, a mix of open pasture and wooded cover, and a pond.

Improvements: A residential home built in 1984 sits on the property with 1,935 square feet of living space, central air and heat, and a masonry fireplace. Every bathroom has been newly renovated with new flooring, new showers, and new vanities, so the home is move-in ready.

This place was run as a cutting horse operation, and the facilities show it. A pole barn houses equipment, tractors, and tools, with two horse stalls built into the back side. A separate barn and stable offers 8 additional stalls, a feed room with a roll-up door for easy loading and unloading of feed and hay, and a tack room in the back. Outside, you'll find a riding arena, a round pen, a horse walker, and paddocks, plus a squeeze chute for working cattle. Whether you're continuing the cutting horse business or just need a place already built for horses and livestock, the bones are all here.

Red Town Road is paved county road frontage, so access in and out is easy year-round.

Land & Wildlife: The acreage is a mix of open, mostly cleared pasture and wooded cover, giving you room to graze and enough tree cover for shade, privacy, and habitat.

Surface Water: A pond sits on the property, adding both a water source for livestock and a nice feature for the place.

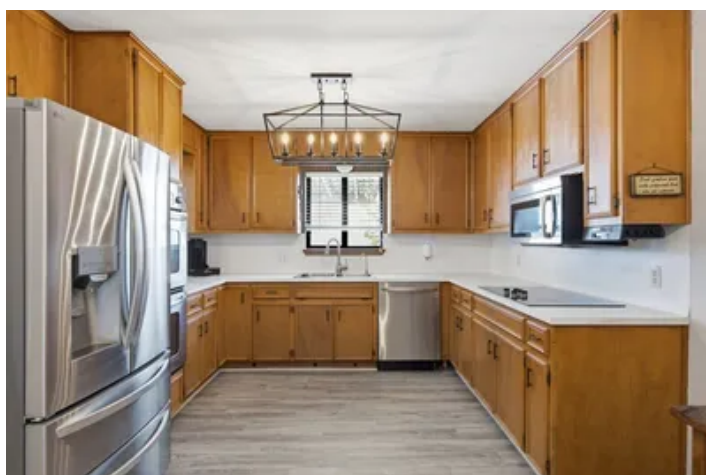
Tax Status: The property is currently classified agricultural by Bastrop County. Buyers should verify current exemption status with the county appraisal district.

Forty acres with a freshly renovated home, a full set of equine and cattle facilities already built, pasture and woods in the right mix, water on the ground, and easy paved access just outside Elgin. That's a hard combination to find this close to town.

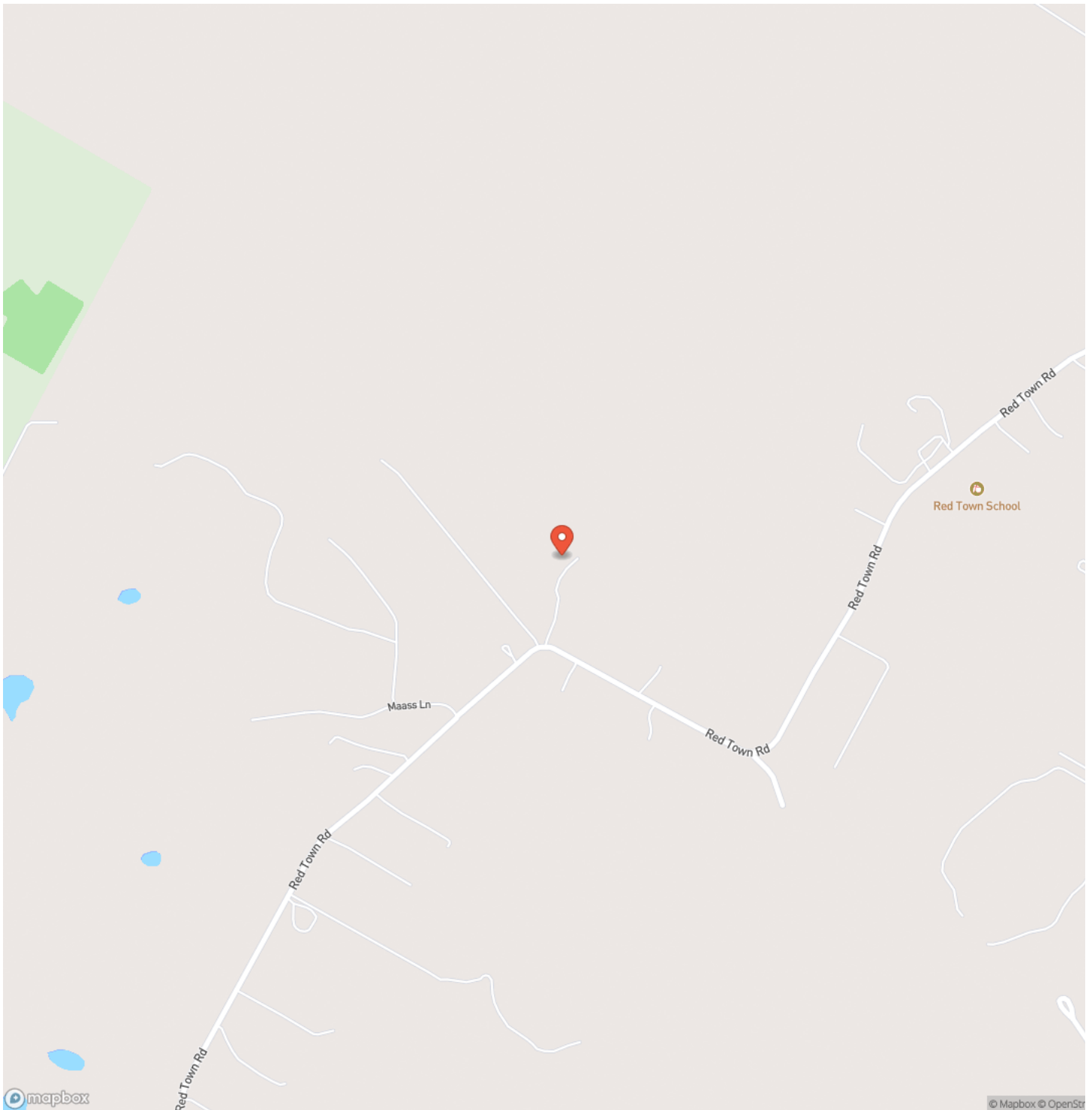
Local Area: Elgin is just a few miles away, known for its sausage and small-town feel, with everyday shopping and dining. Austin is roughly 30 miles west via US-290, putting the property within easy reach of the city while keeping true country acreage.

Parcel ID: 81408 (000000081408) | **Legal Description:** A19 Casner, Isaac, Acres 40.0000 | **Subdivision:** Casner, Isaac

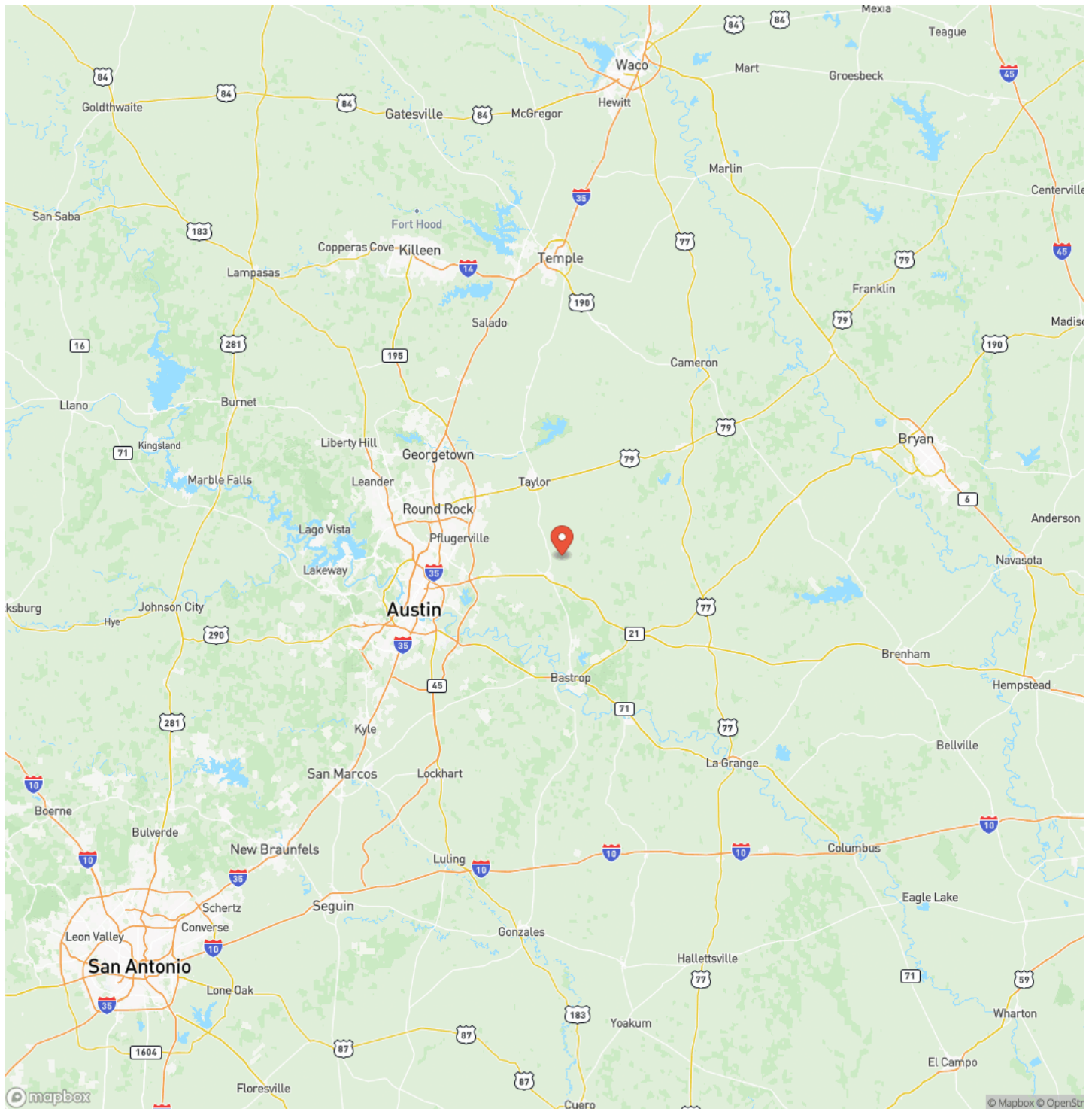
Rafter Rose Ranch
Elgin, TX / Bastrop County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hudson Loyd

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City / State / Zip

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NOTES

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DISCLAIMERS

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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