

WELSH RIVER FARMS

231± Acres | Bastrop County, Texas



CAPITAL
RANCH  SALES

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HIGHLIGHTS

1,935± FT OF COLORADO RIVER FRONTAGE

SPRING-FED SEASONAL CREEK & A POND

PRODUCTIVE PASTURELAND

PERIMETER FENCED & CROSS-FENCED

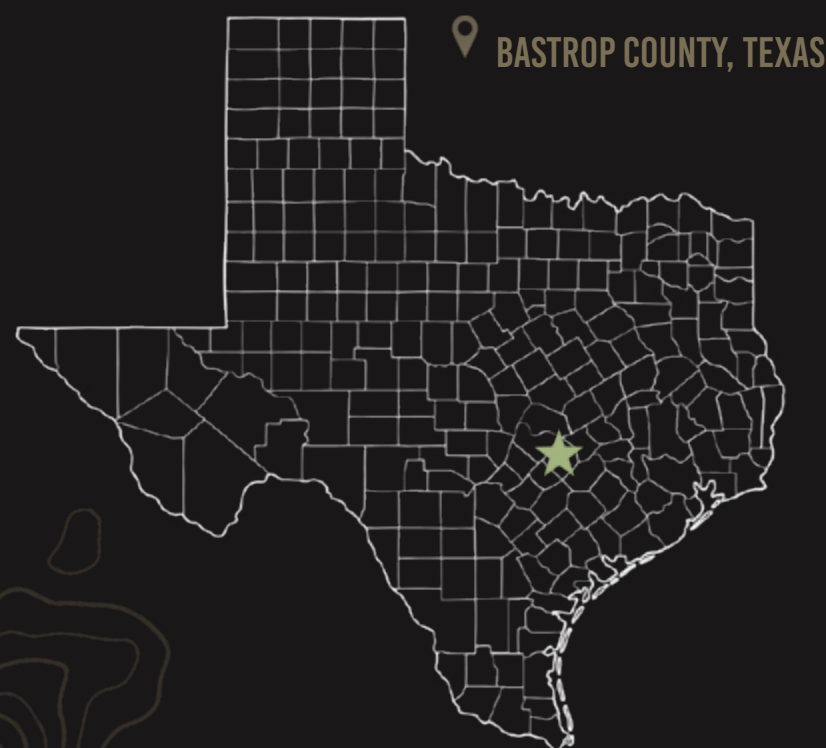
2 HUNTING BLINDS & 2 FEEDERS

AG EXEMPT

8± MILES TO BASTROP

OVERVIEW

Welsch River Farms is a 231± acre riverfront ranch located in Bastrop County, Texas, offering a rare opportunity to create a versatile cattle, hunting, and recreational property in a highly desirable corridor near Austin. The ranch features productive pastures, mature hardwood cover, and exceptional water features, making it well suited for agricultural use, weekend enjoyment, or long-term investment.





WATER FEATURES



Designed for elevated outdoor enjoyment, the property offers exceptional opportunities for fishing, kayaking, boating, and canoeing.





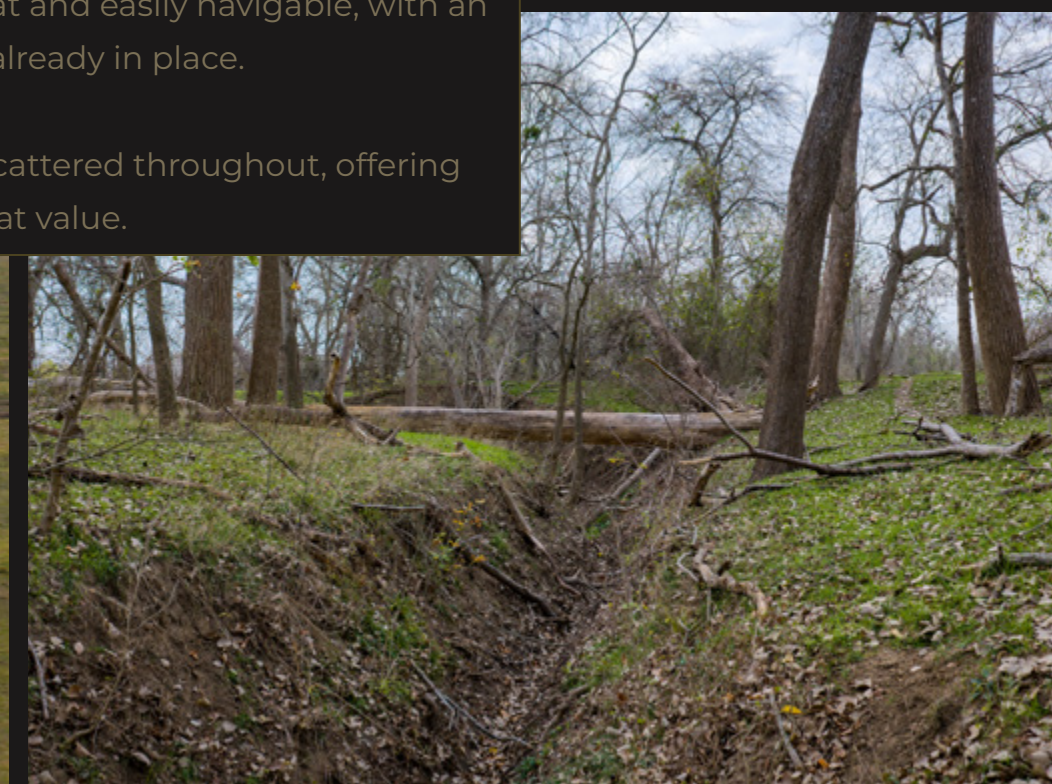
LAND & TOPOGRAPHY



The property is currently planted in oats and native grasses, providing excellent grazing and wildlife habitat.

The terrain is primarily flat and easily navigable, with an established trail system already in place.

Mature hardwoods are scattered throughout, offering shade, beauty, and habitat value.

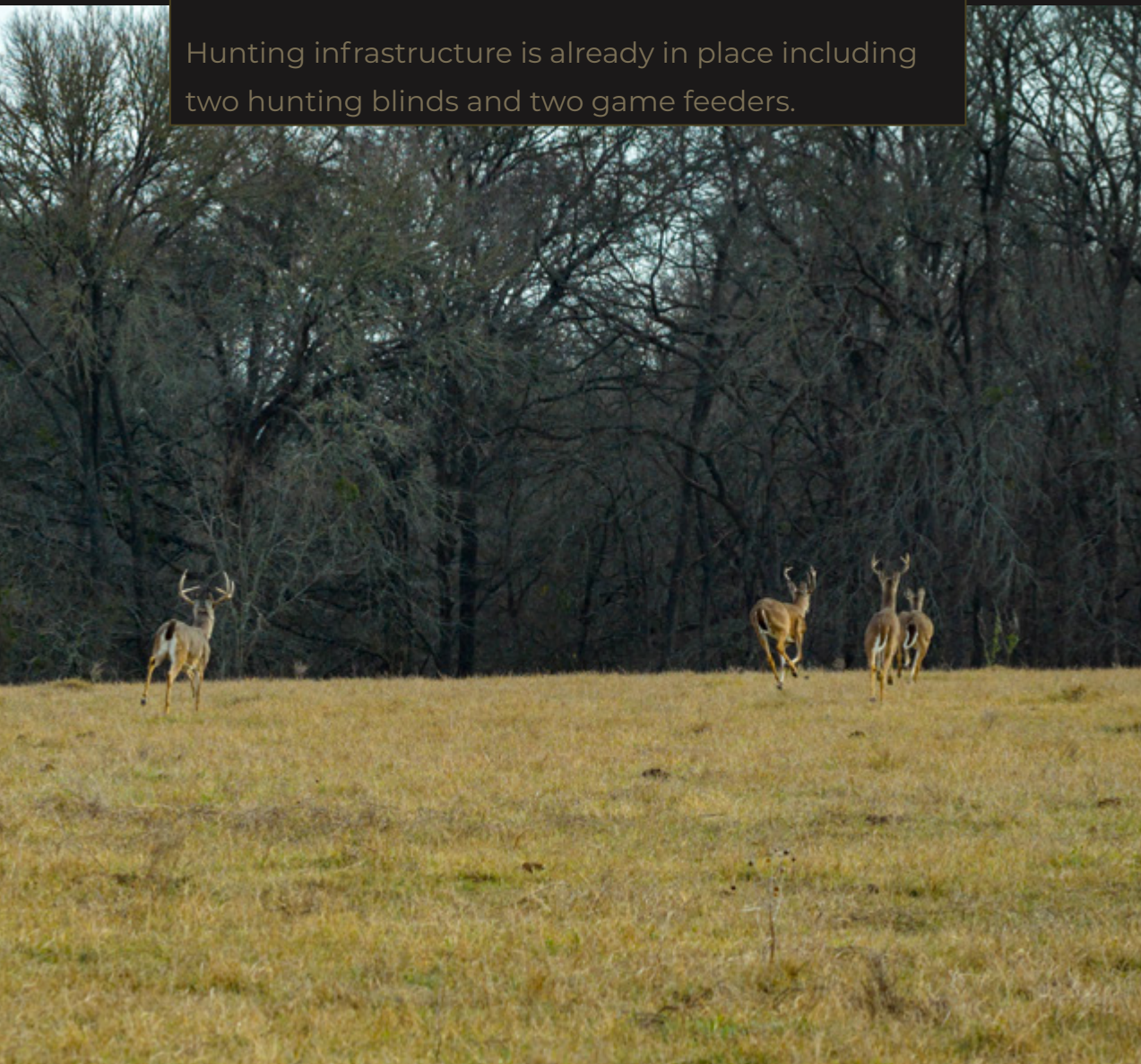




WILDLIFE & HUNTING



The ranch supports a healthy population of Whitetail Deer and Turkey, along with Dove and Hogs.



Hunting infrastructure is already in place including two hunting blinds and two game feeders.







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LAND. LEGACY. LIFESTYLE.



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