

\$1,700,000 - 1540 N State Highway 95 Highway, Bastrop

MLS® #8680630

\$1,700,000

2 Bedroom, 2.00 Bathroom, 4,736 sqft

Land / Farm on 19.78 Acres

Barker, Leman, Bastrop, TX

This is a fantastic opportunity you don't want to miss! With 19.78 acres of land per the survey, you'll have ample space to build your dream home or business in a serene setting. The existing house, built in the 1940s with original wood floors 2b/2b (owners living in) no central air, electric heater and window units, second home is a teardown and property is being sold as-is, giving you a blank canvas to create your vision. Wildlife exemption and is abundant in this area, making it perfect for nature lovers. Older horse barn for getting out of the weather. Needs cleanup but has over 300' of road frontage. Perfect for Storage units, RV Park, Mobile home park, so many opportunities. Owner is open to subdivide the property and open to selling back section of the property with a driveway lane on right side of property, approx. 5 acres.

Enjoy the best of both worlds—peaceful country living with the convenience of being just a short drive to Lake Bastrop, Post Pines, and Bastrop Town Center. Great space for RV park, storage, mobile home park, distribution, warehousing business location. The city of Bastrop also hosts numerous events throughout the year, fostering a strong sense of community. Nice oaks on the property and also has mesquite trees.. Creek runs through back area of property and there is about 3 acres on other side of creek easy to access as rarely has water in creek only runs with heavy



rains. Bastrop is known for its breathtaking pine and oak trees, offering a picturesque landscape. Plus, with a low tax rate and easy access to modern conveniences, this property is the perfect place to call home. Don't miss out on this incredible investment opportunity! Approx. 9.5 miles from Elgin and 7.5 miles out of Bastrop.

Built in 1940

Essential Information

MLS® #	8680630
Price	\$1,700,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	4,736
Acres	19.78
Year Built	1940
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Pasture,Rural
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Community Information

Address	1540 N State Highway 95 Highway
Area	BA
Subdivision	Barker, Leman
City	Bastrop
County	Bastrop
State	TX
Zip Code	78602

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
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Features	None
Parking	Shared Driveway

Interior

Interior	Linoleum, Vinyl, Wood
Appliances	Free-Standing Electric Oven
Heating	Space Heater
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Agricultural, Gentle Sloping, Level, Many Trees, Trees Medium Size, Rolling Slope
Roof	Metal
Construction	Concrete, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Bastrop ISD
Elementary	Mina
Middle	Bastrop
High	Bastrop

Additional Information

Date Listed	February 3rd, 2025
Days on Website	272
Days on Market	169

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