

# \$2,000,000 - 1307 Fm 969, Bastrop

MLS® #9827062

**\$2,000,000**

4 Bedroom, 5.00 Bathroom, 3,134 sqft

Residential on 15.50 Acres

Josiah Wilbarger, Bastrop, TX

Incredible opportunity to own 15.5 acres of private, Ag-exempt land in the high-growth corridor of Bastrop, just 2.3 miles from several Elon Musk owned companies including Starlink/SpaceX, The Boring Company, and X. With prime FM 969 frontage, this property offers great potential for future commercial use, business development, or sectioning off for additional income-producing opportunities. The back acreage offers peaceful seclusion, where a thoughtfully designed 2020 Modern Custom built 3 bedroom, 2.5 bath, 2494 SF, Farmhouse and guest cottage await. The main home features a standing seam metal roof, hardwood floors, hickory custom cabinetry, and an open layout ideal for everyday living and entertaining. The kitchen boasts a 5-burner gas range, walk-in butler's pantry, and expansive counter space. The primary suite is a private sanctuary with dual walk-in closets, clawfoot tub, and spacious walk-in shower. A dedicated home office and covered back porch add comfort and functionality. Perfect for multi-generational living or guests, the detached 1BD/1.5BA, 640SF Guest Cottage/Casita includes a full kitchen, dining and living area. Landscaped with ornamental trees and Zoysia grass, the estate is sustained by a water well. Additional features include a gated entry, raised gardens, potting shed, cattle pen, and a 60x40 workshop, which has approx. 700 sq ft. climate control area, ideal for hobbies, auto storage, or business needs. Ag exemption is in place via a



cattle lease with the adjacent parcel. (Note:  
SF, Bed/Bath, #Living/Dining is combination of  
Main House and Guest House)

Built in 2020

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 9827062                 |
| Price          | \$2,000,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 3                       |
| Half Baths     | 2                       |
| Square Footage | 3,134                   |
| Acres          | 15.50                   |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|      |                           |
|------|---------------------------|
| View | Garden,Pasture,TreesWoods |
|------|---------------------------|

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1307 Fm 969      |
| Area        | BA               |
| Subdivision | Josiah Wilbarger |
| City        | Bastrop          |
| County      | Bastrop          |
| State       | TX               |
| Zip Code    | 78602            |

**Amenities**

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Propane, Other, Sewer Connected, Water Connected |
| Features     | See Remarks                                                             |
| Parking      | Detached Carport, Garage, Garage Faces Side, Outside                    |
| # of Garages | 2                                                                       |
| Garages      | Garage Door Opener                                                      |

## Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Interior     | Tile, Wood                                                                                                   |
| Appliances   | Dishwasher, Electric Oven, Electric Water Heater, Disposal, Refrigerator, Self Cleaning Oven, Water Purifier |
| Heating      | Central, Electric                                                                                            |
| # of Stories | 1                                                                                                            |
| Stories      | One                                                                                                          |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | No Exterior Steps, Rain Gutters                                                                |
| Lot Description   | Agricultural, Front Yard, Garden, Level, Native Plants, Sprinklers Automatic, Trees Large Size |
| Roof              | Metal                                                                                          |
| Construction      | Frame, HardiPlank Type, Spray Foam Insulation                                                  |
| Foundation        | Slab                                                                                           |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 28th, 2025 |
| Days on Website | 127             |
| Days on Market  | 90              |

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