



PEACH CREEK RETREAT

1217 Peach Creek Rd, Waelder, TX 78959

20 Acres

\$574,950



PAVED FRONTAGE

MATURE OAKS

LARGE PORCH

FULLY FURNISHED

This recreational getaway or permanent residence nestled inside a beautiful Post Oak forest is located in southern Bastrop county. The 2 /2 home comes fully furnished with a large porch overlooking the landscape, an attached garage that can easily be converted to a 3rd bedroom, and includes a detached workshop with additional covered parking. Easy access off HWY 304, while only 25 minutes from Bastrop/Smithville, and under an hour to Austin and 2 hours to Houston.

The 1248sqft energy efficient and meticulously maintained home features 2 bedrooms and 2 bathrooms with opportunity to add on a 3rd bedroom or convert the existing attached garage. Easy to maintain level loop carpet in the main areas and neutral tile provide great flooring for the heavy indoor/outdoor use. A wood burning stove perched on a limestone hearth provides as much charm as it does warmth on a cold night. Four large sliding glass doors provide an abundance of natural light, outdoor views, and direct access to the porch perfect for entertaining or enjoying the outdoors indoors. Each bedroom has an en suite and a dedicated sliding door with direct access to the porch. The home is fully equipped and furnished. Everything you see conveys.

The water well is 380ft, using 5" PVC casing with 8" UV resistant sleeve, a 3hp 20gpm submersible pump with a Pentair con-stant pressure controller, and a 4.8 gallon pressure tank. This well is connected to high end water filtration system with hydrogen peroxide cleaning system, multiple filters, and water softener. The water system is also connected to Aqua Water Supply and can be switched from the either source easily. The well and filtration system is enclosed in structure that matches the house with plank siding and is on a slab. Entering the property off paved Peach Creek road, you'll find an all weather gravel road that leads to the homesite. The water line runs parallel to the gravel road and has multiple risers with spigots to allow for easy irrigation of the landscape. The perimeter fencing is 5 strand barbed wire in great condition. Electricity is provided by Bluebonnet Electric Co-op. TV/Internet is satellite based, and a WiFi booster has been installed.

Most of the needs of a landowner can be found less than 30 minutes away in Bastrop, Lockhart, or Smithville. Major retailers such as HEB, Home Depot, Academy, Walmart, and Tractor Supply are just a few located in Bastrop. Ascension Seton just opened a 40,000 Sq. Ft. medical center in Bastrop as well.

The property is currently qualified under the Wildlife Management Tax Valuation, see agent for details.

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John Melnar

Partner / Broker

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(512) 497-8284



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TREES

Post Oak, Blakjack Oak,
Spanish Oak, Hackberry,
Eastern Red Cedar

GRASSES

Native

SHRUBS

American Beautyberry,
Yaupon,
Dewberry

WATER

Water Well
Water Filtration System
Multiple Water Spigots

WILDLIFE

Whitetail Deer
Songbirds
Small Mammals

UTILITIES

Aqua Water Supply
Bluebonnet Electric Co
Septic On Site
Satellite TV/Internet
WiFi Booster

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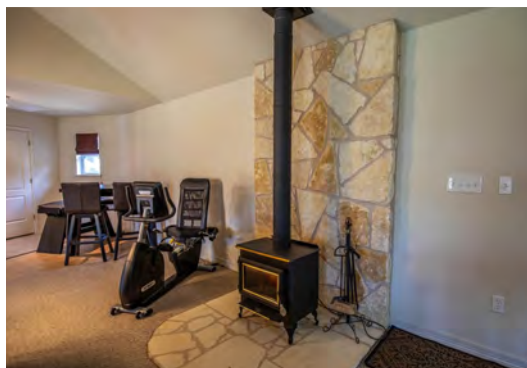


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LOCATION

Bastrop County

16 miles to I-10, 20 miles to Smithville, 23 miles to Lockhart, 25 miles to Bastrop, 40 miles to Austin-Bergstrom International Airport.

DIRECTIONS

From Rosanky, TX, head south on TX-304. In 2.4 miles turn left onto Peach Creek Rd. The property is 5.6 miles on the left. Sign on gate. Do not enter the property without permission.

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1217 Peach Creek Rd. Waelder, Tx. 78959 (Bastrop County)

Home and 20 Acres

Home

- Green Built home 2"x 6" exterior walls w/blown-in insulation
- Living area attic has 6" batted insulation
- 572 sq. ft. attached 2 car garage with remote opener (pick-up fits)
- 452 sq. ft. porch with two Hunter brand ceiling fans
- Rain gutters all the way around home
- Free-standing wood-burning stove with rock wall and hearth
- Concrete approach to 2 car garage
- Fully Integrated Home Entertainment System-Ready includes
- Living Area Surround Sound
- Bose Speakers on front porch
- Cable ready
- Local TV Antenna in attic
- Washing Machine (recently updated)
- Dryer (electric)
- Dish Washer
- Microwave Oven (built-in)
- Free-standing electric range
- Refrigerator
- Ceiling Fans throughout (Hunter brand multi-speed w/lights)
- 50 Gal. Electric hot water heater
- Vaulted ceilings in living room
- 250 sq. ft. Of storage area above 2 car garage
- WiFi Booster

Land

- 20 Acres
- Perimeter fully fenced (5 strand barbed wire fence)
- Wildlife exemption (current)
- Maintained fence lines
- Road-Base material for circle driveway and into shop area
- Covered parking areas
- Multiple water spigots along driveway to house (approx. every 100')
- Deer feeder w/solar panel (approx. 160 lb. capacity)
- Zero Turn Mower
- Gas powered log splitter

Work Shop

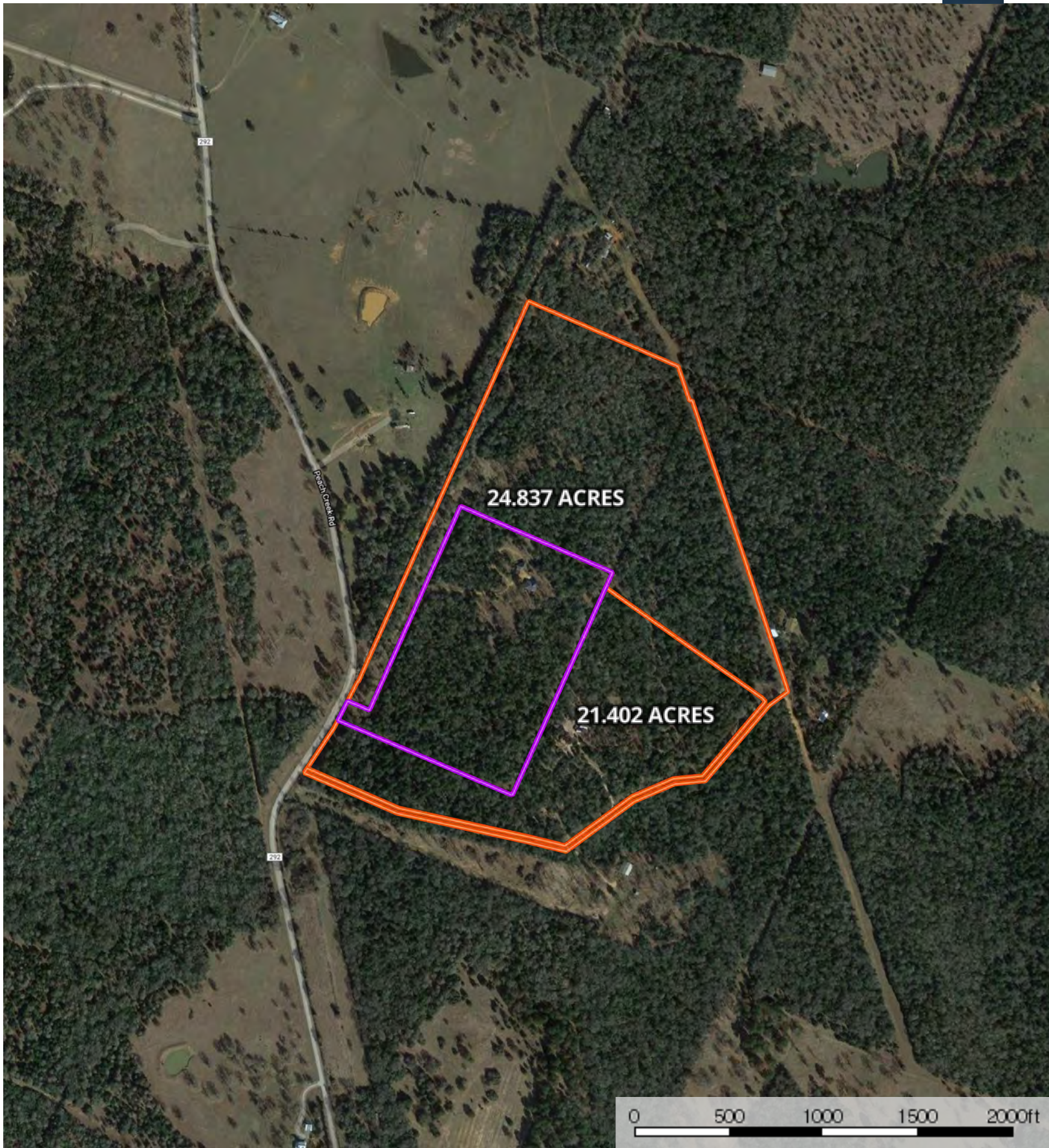
- **Approx. 480 sq. ft. fully enclosed work shop w/remote opener**
- **Work bench and industrial grade shelving**
- **Water and Electricity**
- **Two approx. 360 sq. Ft. Covered parking/storage area (attached to shop)**
- **Rain gutters on entire shop**

Water Well

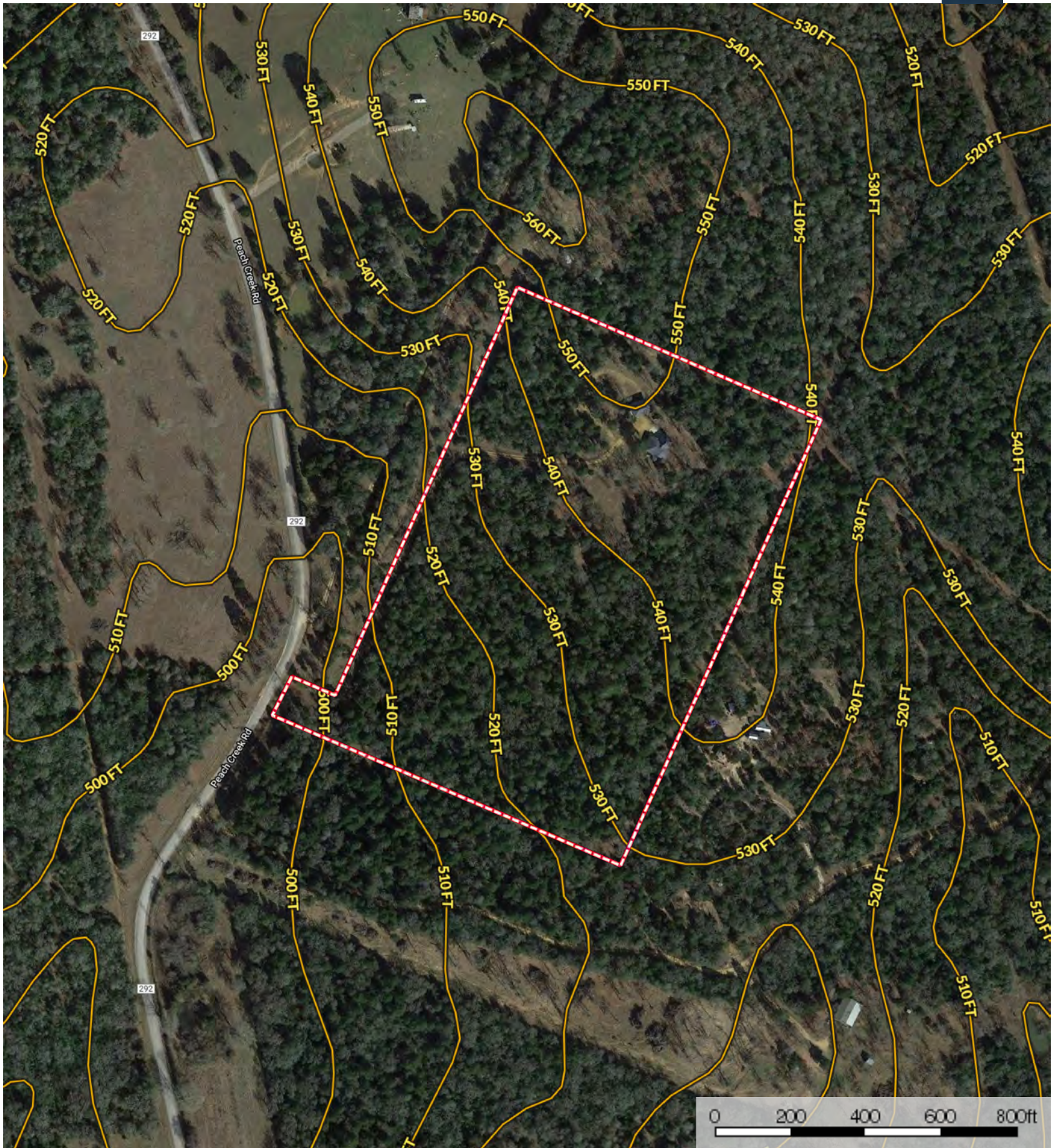
- **Hardi-plank water well house (matches home) on slab**
- **Electricity and heat lighting inside**
- **Aqua Water Supply pressure reducer that enable use of well or meter**
- **Industrial grade water filtration system**
- **Hydrogen Peroxide cleaning system**
- **3 cu. ft. AG Plus filter w/automatic back flush**
- **Two 2 cu. ft. Activated carbon water filter w/auto back flush**
- **2 cu. ft. Calcite/Corosex Blend filter w/auto back flush**
- **48K Dot Matrix Ion Water softener w/auto back flush**



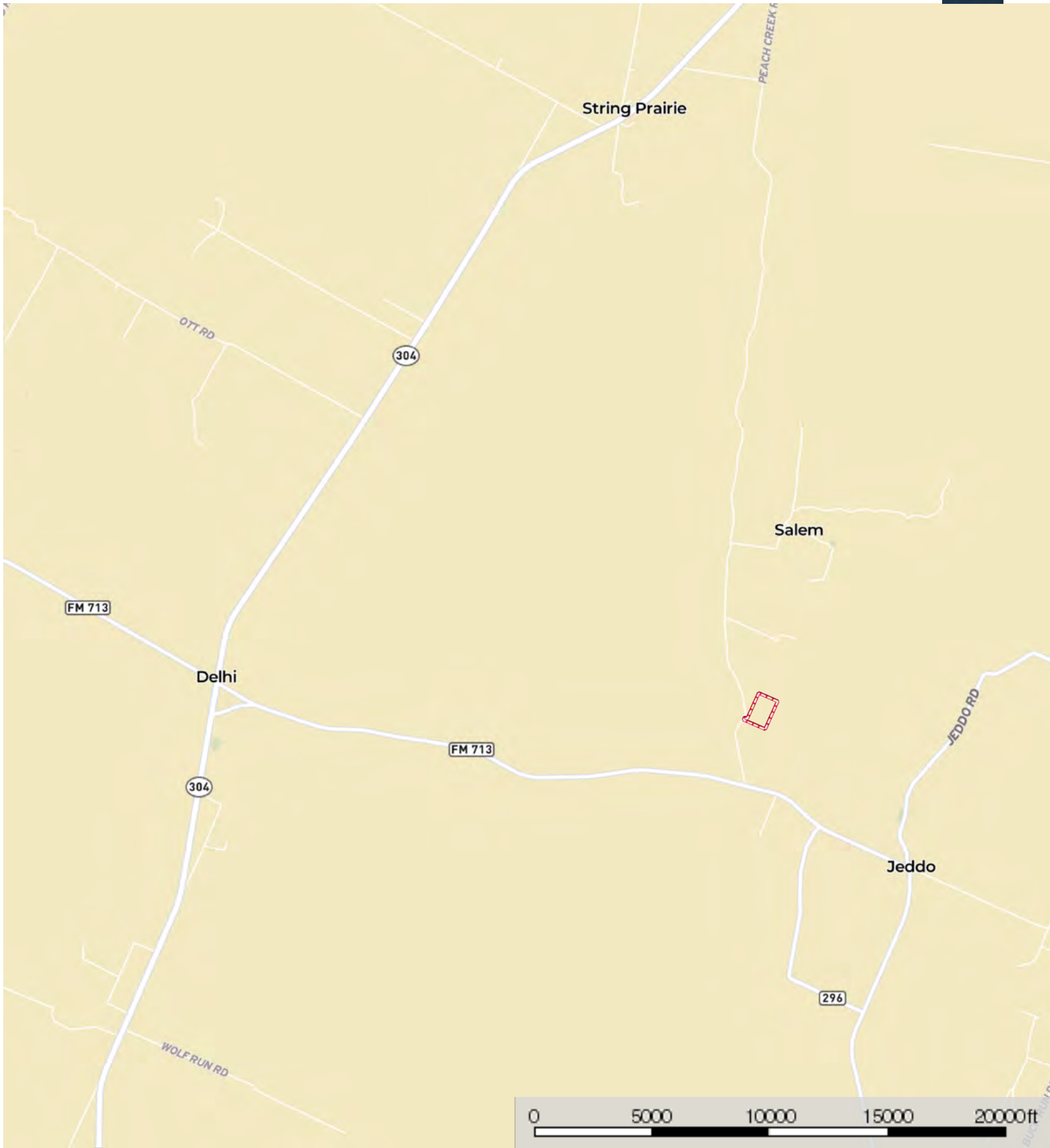
Boundary



- Subject Property
- Neighbor Boundary
- Boundary



Boundary



Boundary

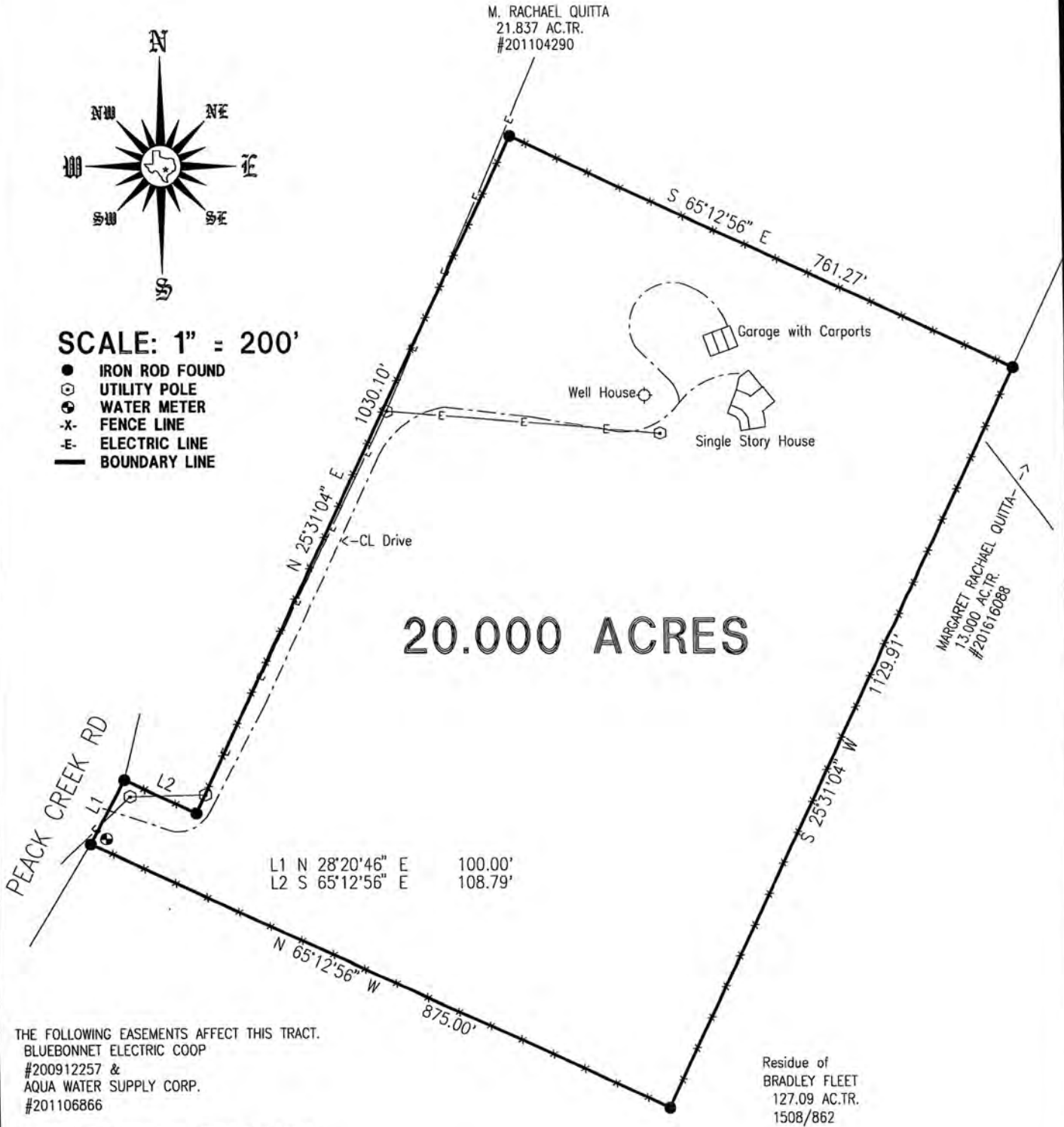
THOMAS J. HARDEMAN SURVEY, A-259



SCALE: 1" = 200'

- IRON ROD FOUND
- UTILITY POLE
- ⊙ WATER METER
- X- FENCE LINE
- E- ELECTRIC LINE
- BOUNDARY LINE

M. RACHAEL QUITTA
21.837 AC.TR.
#201104290



THE FOLLOWING EASEMENTS AFFECT THIS TRACT.
BLUEBONNET ELECTRIC COOP
#200912257 &
AQUA WATER SUPPLY CORP.
#201106866

THE FOLLOWING DOES NOT AFFECT THIS TRACT.
LO-VACA GATHERING CO.
162/688

FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF SEAL IS PRESENT

Michael D. Olson
MICHAEL D. OLSON
REG. NO. 5386
OLSON SURVEYING
DATE: 06.30.20



OLSON SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of a 20.000 ACRE TRACT in the
THOMAS J. HARDEMAN SURVEY,
A-259, BASTROP COUNTY, TEXAS.

SCALE:	1" = 200.00'	DAVID E. PAYNE		
DRAFTSMAN:	D. BROOKS			
DATE:	30 JUN 20	DISK-FILE	87-1_1	ORDER # 20-87-1_1
GF#		PLAT FILE #		-0-

OLSON SURVEYING
Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 20.000 ACRE TRACT IN THE THOMAS J. HARDEMAN SURVEY IN BASTROP COUNTY, TEXAS.

BEING a 20.000 acre tract or parcel of land out of and being a part of the Thomas J. Hardeman Survey, A-203, in Bastrop County, Texas, being all of that certain 20.000 acre tract described in a deed from Ray Rische to Randall S. Case, recorded in Doc. No. 200800045, Bastrop County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of Peach Creek Road for the southwest corner of this tract.

THENCE with the east line of Peach Creek Road, N 28 deg. 20 min. 46 sec. E, 100.00 feet to a 5/8 inch iron rod found at the southwest corner of a 21.837 acre tract described in a deed to M. Rachael Quitta, recorded in Doc. No. 201104290, for an angle corner of this tract.

THENCE with the south line of the Quitta 21.837 acre tract, S 65 deg. 12 min. 56 sec. E, 108.79 feet to a 5/8 inch iron rod found for an interior corner of this tract.

THENCE N 25 deg. 31 min. 04 sec. E, 1030.10 feet to a 5/8 inch iron rod found for the northwest corner of this tract.

THENCE S 65 deg. 12 min. 56 sec. E, 761.27 feet to a point in the west line of a 13.000 acre tract described in a deed to Margaret Rachael Quitta, recorded in Doc. No. 201616088, the upper southeast corner of the 21.837 acre tract and the northeast corner of this tract.

THENCE with the west line of the 13.000 acre tract and interior line of that certain 127.09 acre tract described in a deed to Bradley Fleet, recorded in Vol. 1508, Page 862, Bastrop County Official Public Records, S 25 deg. 31 min. 04 sec. W, 1129.91 feet to a 5/8 inch iron rod found for the southeast corner of this tract and interior corner of the Fleet tract.

THENCE with a lower north line of the Fleet tract, N 65 deg. 12 min. 56 sec. W, 875.00 feet to the POINT OF BEGINNING, containing 20.000 acres of land.



Michael D. Olson
Reg. Pro. Land Surveyor 5386



Order# 20-87-1

Date Created: 7-9-20

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