

# CENTURY 21

Judge Fite Company



## 137 SHADY OAKS LOOP

CEDAR CREEK, TX 78612



\$1,800,000



1 acres

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## DESCRIPTION

Discover Chapman Ranch, a rare 96-acre offering positioned perfectly between Bastrop and Austin, directly in the path of explosive regional growth. This ranch remains largely untouched, showcasing mature hardwoods, native vegetation, and the privacy that comes with true, undisturbed countryside. A 1950s farmhouse, moved onto the property in the 1980s, still stands as a reminder of the ranch's history. While it needs significant restoration, it provides a foundation for a unique renovation project or future homesite. The land features a reliable, spring-fed pond that has never gone dry, adding both beauty and utility to the property. There are active oil wells on-site, all well-maintained, with the tank battery cleanly tucked away along the southwest boundary for minimal impact on the land's usability. With a strong offer, the seller is open to conveying minerals, currently producing approximately \$600 per month, offering a compelling investment upside. Whether you're looking for a long-term hold, a future development opportunity, or a private ranch getaway, Chapman Ranch offers location, character, and potential—all in one exceptional package.

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**800.451.8055**

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 1523001

**YEAR BUILT:**

**COUNTY:** Bastrop

**TRACT OR SUBDIVIION:** Litton, Addison

**LIST DATE:** 01/08/2026

**AREA:** BW

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 96.96

**LOT SIZE (SQFT):** 4,223,490

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- None

### YARD/GROUNDS:

- None

### FENCING:

- BarbedWire

## UTILITIES

### UTILITIES:

- ElectricityConnected

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- None

**LISTED BY:** Matthew Gruetzner

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