

Corwin Hills Ranch



CR 404
Spicewood, Texas

Summary

Corwin Hills Ranch has been owned by one family since the early 1960s. With love and respect for the beautiful Texas hill country, it is now being offered as five estate lots ranging in size from 11 to 75 acres. The tracts have been thoughtfully restricted, the goal being the preservation of its natural beauty and wildlife as well as the serenity and privacy so increasingly hard to find.

The ranch is AG exempt under a wildlife management plan. Aside from the obvious conservation benefits the plan serves, it keeps property taxes low.

The ranch has operated with a single well for many years. Water wells in the area run approximately 250 feet in depth and +/- 5 GPM, with some showing 15GPM, per public data on state-permitted wells.

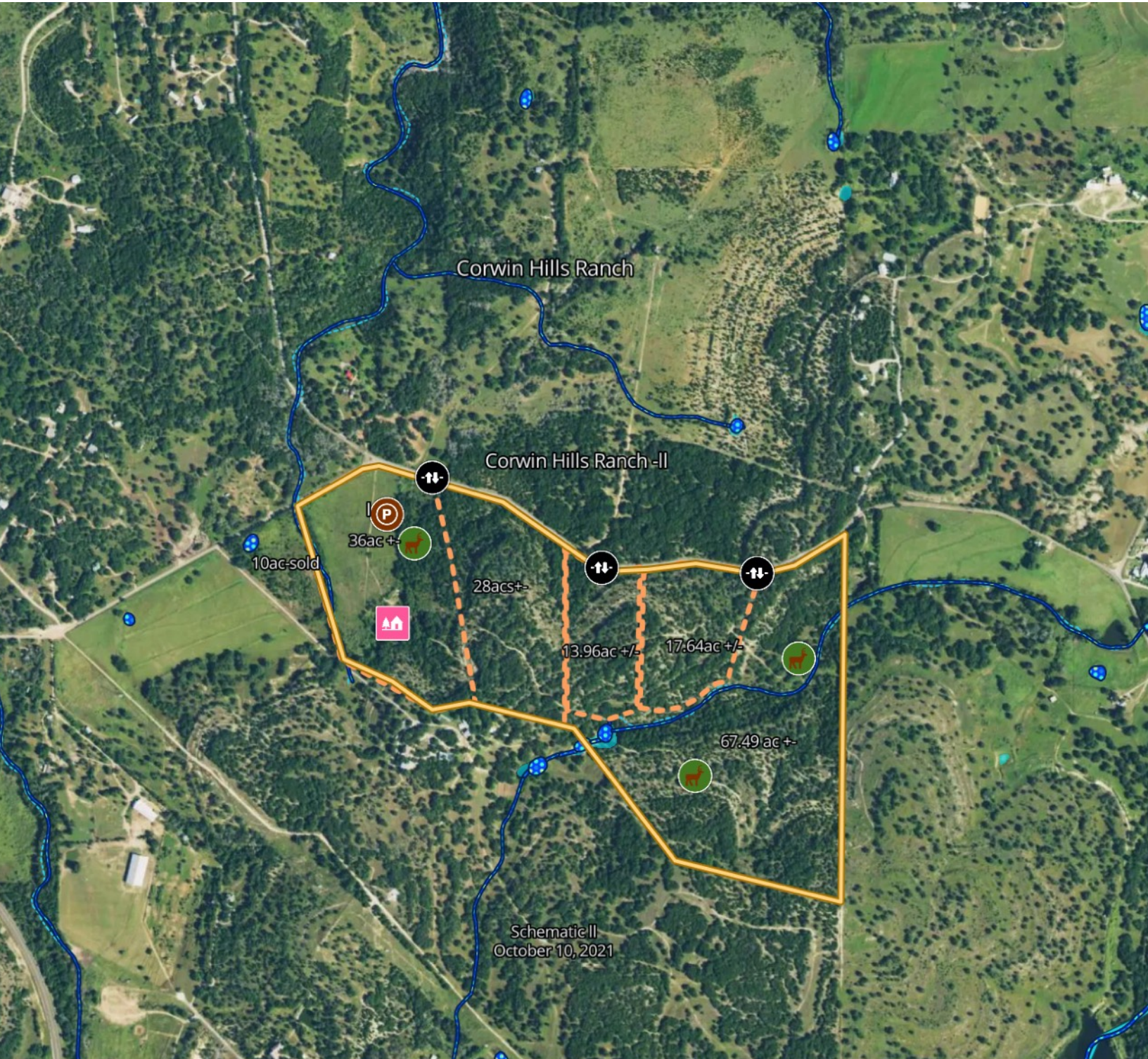
Electric is provided by Pedernales Electric Cooperative.

New entrances are currently being finalized with Burnet County and the approximate locations are staked by our surveyor. The entrances will be wide, with gates offset from the county road to offer ease of access to large vehicles with trailers. The entrances will utilize native landscape plants and materials.

THE RANCH

Corwin Hills is thus named to honor a rich and little-known piece of our state's history. In the latter part of the 1800s, the ranch was at the center of a town by the name of Corwin. According to research performed by the Spicewood Area Historical Focus Group, Corwin grew to a population of around 200 residents, supported by a thriving mill and cotton gin. The ranch was the site of a general store, a grange hall, a church, and a stagecoach stop. Other small towns in the immediate area were Clover, Fall Creek, and Double Horn.

Corwin Post Office was established in 1878 and discontinued in 1899. T.P. Wood served as first postmaster and it was his store, located on or very near the ranch, that served as the stagecoach stop, delivering both mail and people. After the turn of the century, the population began to shift, moving toward larger metropolitan areas. In 1948, the town no longer appeared on official state and U.S. maps. It is now remembered as "The Vanished Town of Corwin, TX."



Corwin Hills Ranch

Corwin Hills Ranch -II

10ac-sold

36ac +/-

28acs +/-

13.96ac +/-

17.64ac +/-

67.49 ac +/-

Schematic II
October 10, 2021