

*Corwin Hills Ranch Summary*  
*Spicewood, Texas*

*A 162 acre acre Ranch*

---

*Gould Land Company*

*Michelle Segall Bassett owner/agent*  
*(512)-695-3206*



## 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."

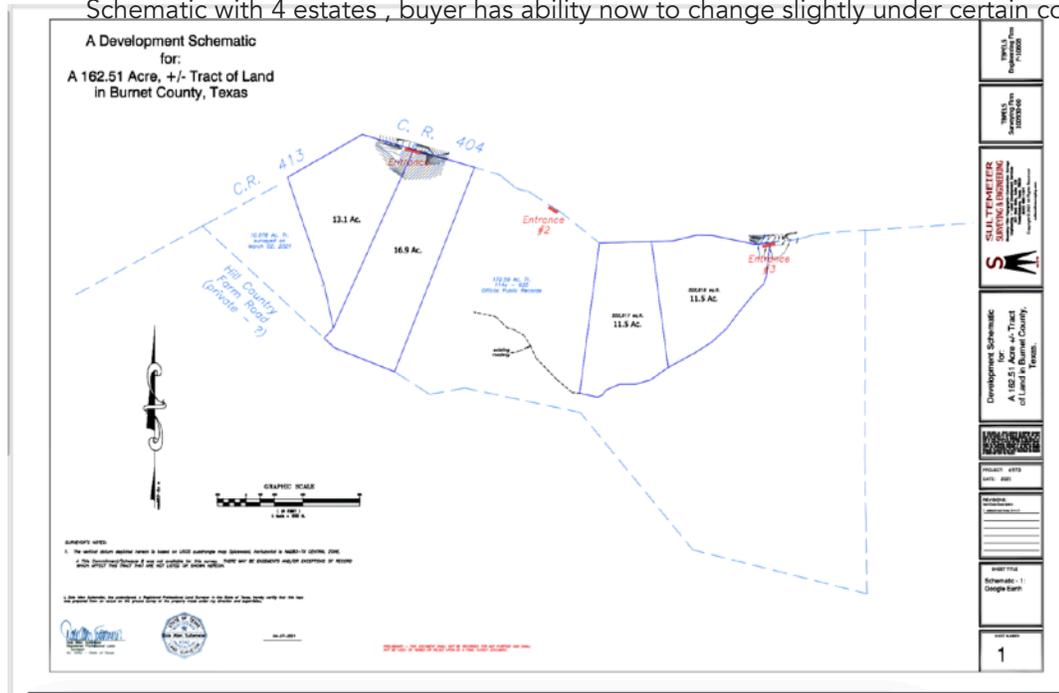
### Ranch Estates available [using current east & west CR 404 gates

- 13.1 ac +/-
- 16.9 ac +/-
- 11.5 ac +/-
- 11.5 ac +/-

\*Gates and entrances will be replaced, the general new look will be 4"x4" net wire on large cedar posts, with cedar stays, all set back from road at a 45 degree angle to allow trailer and trucks ample room to pull in/out onto the roadway, with new 16ft heavy duty red pipe gates, a landscape plan will be discussed with new owners before construction

\* Ranch has deed restrictions in place from a 10+/- acre sale on the west end in 2020, The current restrictions are available for review, and owner may add additional

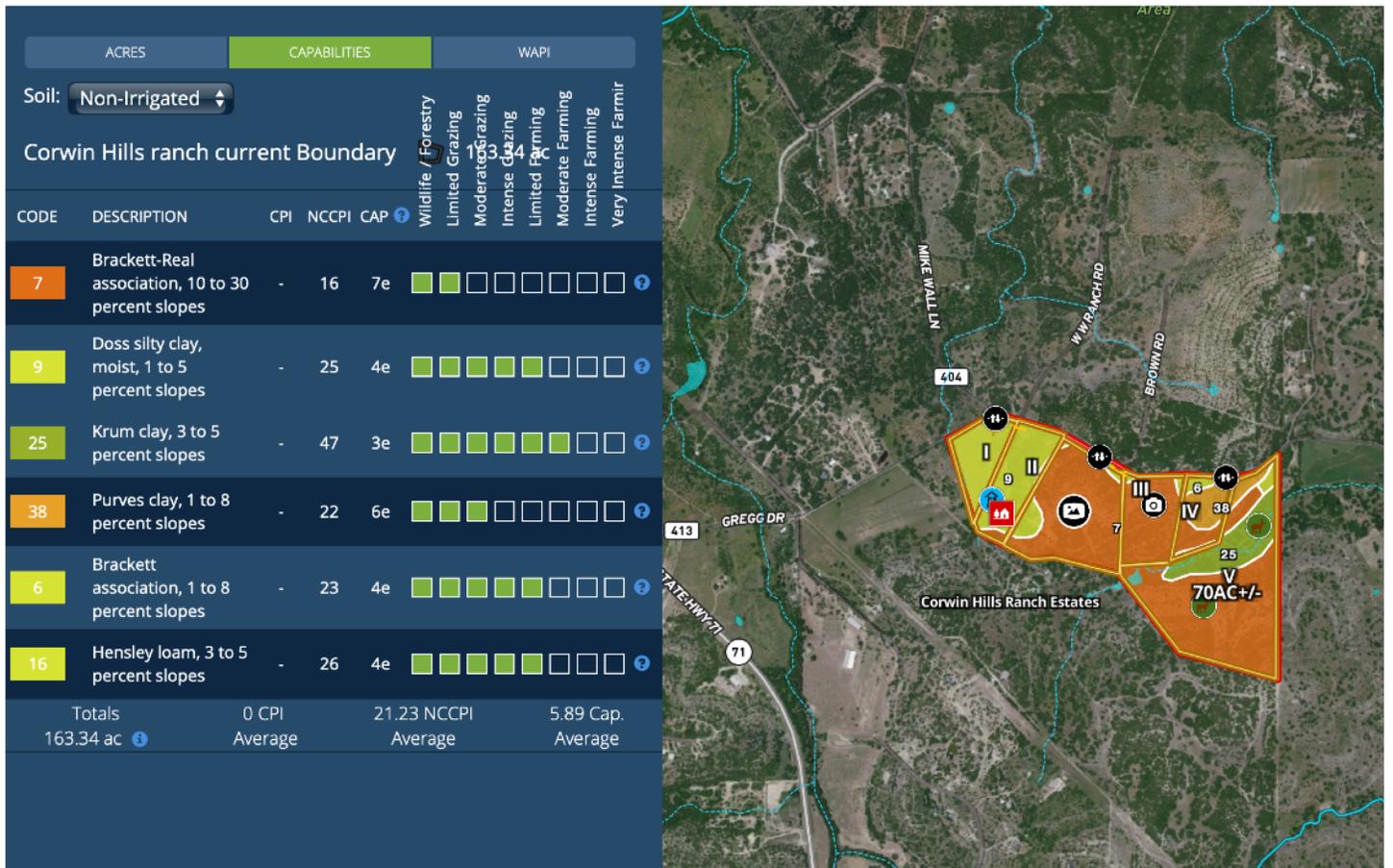
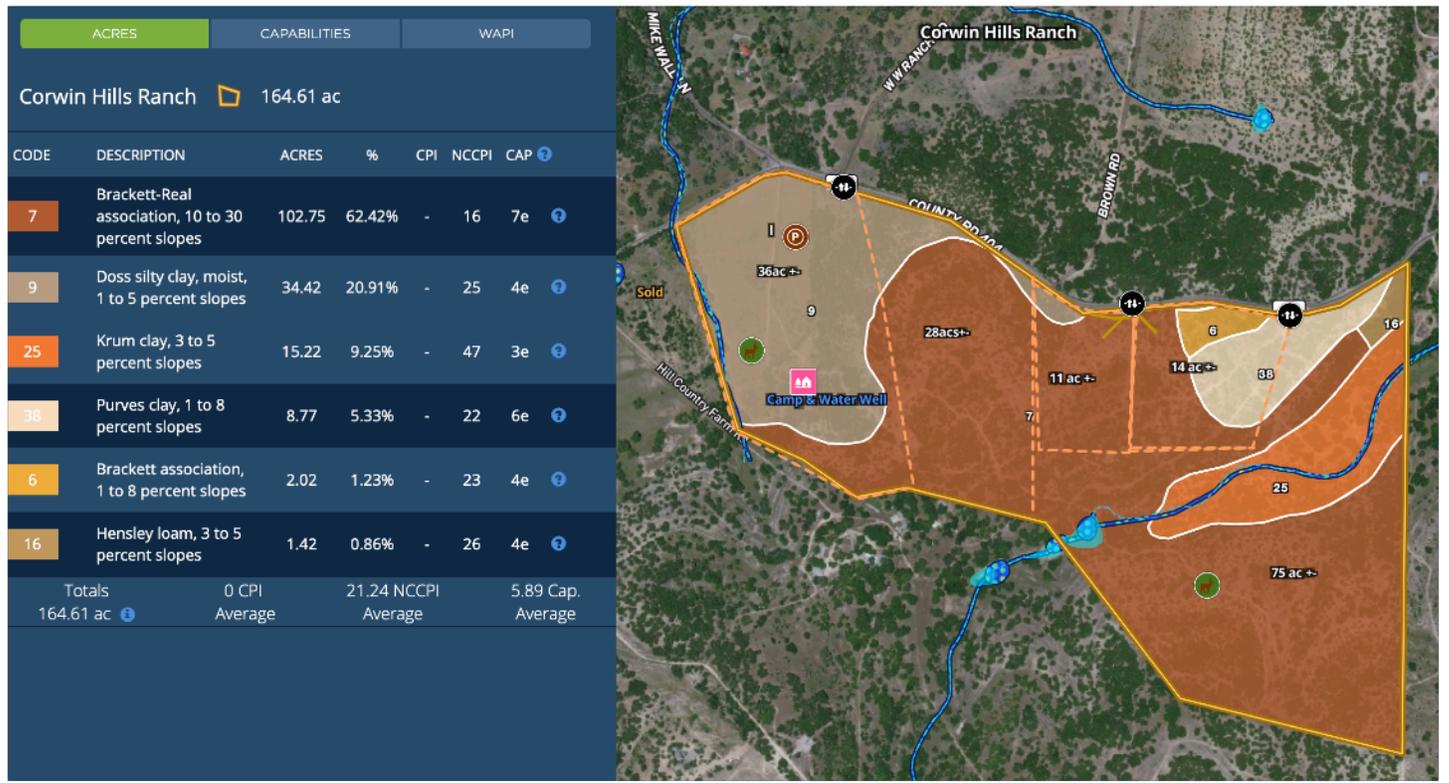
Schematic with 4 estates , buyer has ability now to change slightly under certain conditions



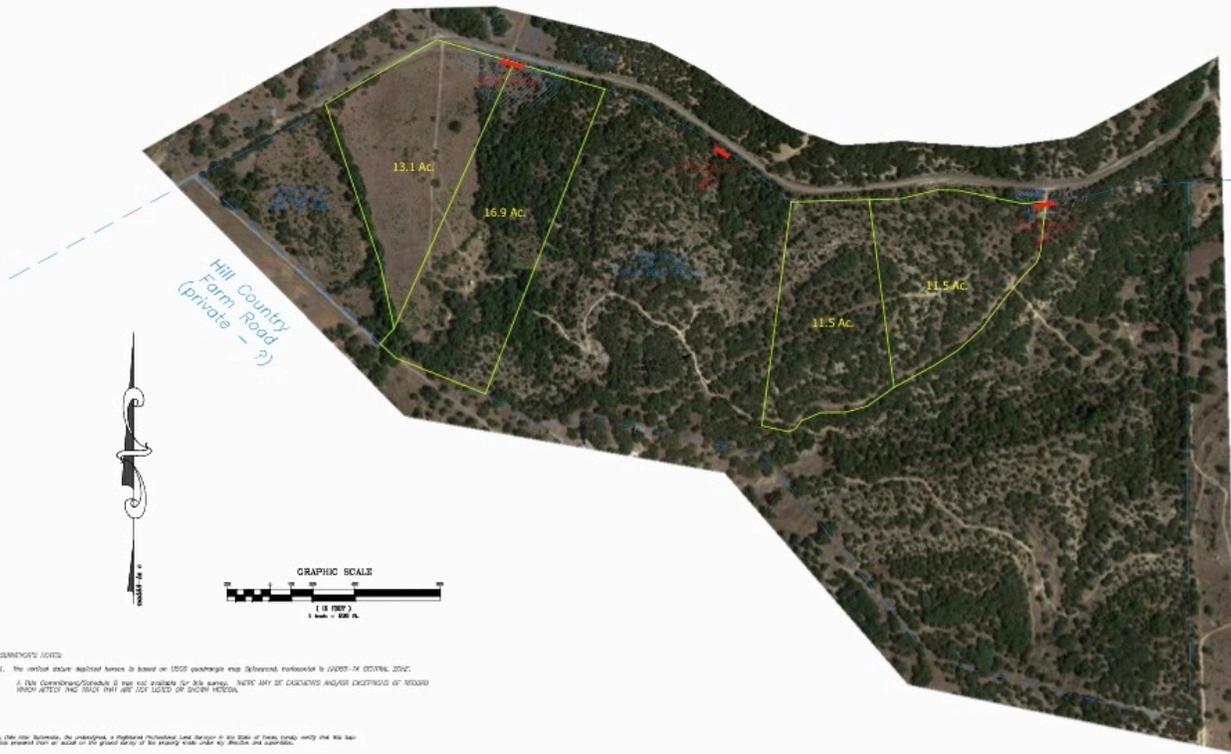
- Water well      One water well at cabin and horse paddock, feeds trough , cabin and wildlife water, dating to original ranch purchase.
- Septic            Believed to be in cattle trap around cabin area, but no data is known by owner on status, it was used by former Hunting lease tenants with RV's.
- Electric          LCRA
- Wildlife          The ranch operates under an Ag Exemption , Wildlife currently, feeding year round
- Terrain          Corwin Hills has fields and good soils on the west ends and is very suitable for horses, Many trails meander through the hills offering stunning views, some points Lake Travis can be seen. The east portion, about 70 acres could be purchased per the owner.
- Views            The ranch has lots of wooded areas, and many vista points, some cedar mulching has been completed to show these areas, however it is in a natural state, Neighbors to east and south still operate as ranches.

[contact us for details on purchasing the entire 162 acre ranch] via Letter of Intent offer

# Corwin Hills Ranch - Spicewood, Texas CR 404



A Development Schematic  
for:  
A 162.51 Acre, +/- Tract of Land  
in Burnet County, Texas



**DISCLAIMER NOTES:**  
1. The vertical datum indicated herein is based on 1985 orthometric mean sea level, indicated by **NAVD83 - 3M GEOTIDAL 2012**.  
2. This Development Schematic is not to be used for any purpose. **NOTE: ANY USE OF THIS Schematic AND/OR EXISTENCE OF RECORDS WHICH AFFECT THIS TRACT THAT ARE NOT LISTED OR SHOWN HEREON.**

1. This map Schematic, as undertaken, is a Professional Mechanical Land Survey at the State of Texas, dated 08/20/2024 and this map has been prepared from an aerial or GIS ground survey of the property shown, under the direction and supervision.



08-07-2024

PROVISIONS AND RESTRICTIONS APPLY TO THIS Schematic AND SHALL BE MADE A PART OF ANY CONTRACT FOR THESE SERVICES.

<p><b>SULTEMEIER SURVEYING ENGINEERING</b> 11000 Burnet Road, Suite 100 Burnet, Texas 78611 Copyright © 2024 by Sulzmeier Surveying &amp; Engineering, P.C.</p>
<p>Development Schematic for: A 162.51 Acre +/- Tract of Land in Burnet County, Texas.</p>
<p>PROJECT: 0773 DATE: 08/21/24</p>
<p>NO. 00000000 SHEET NUMBER: 1 OF 1</p>
<p>SHEET TITLE: Schematic - 1: Google Earth</p>
<p>1</p>