

*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 +/-

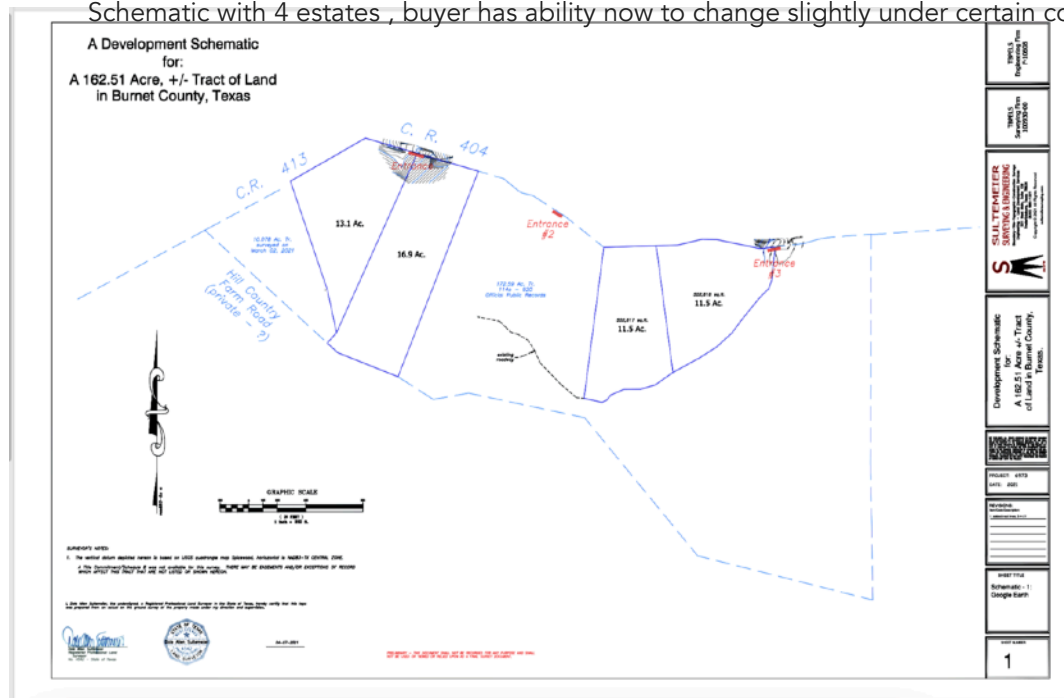
11.5 ac +/-

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

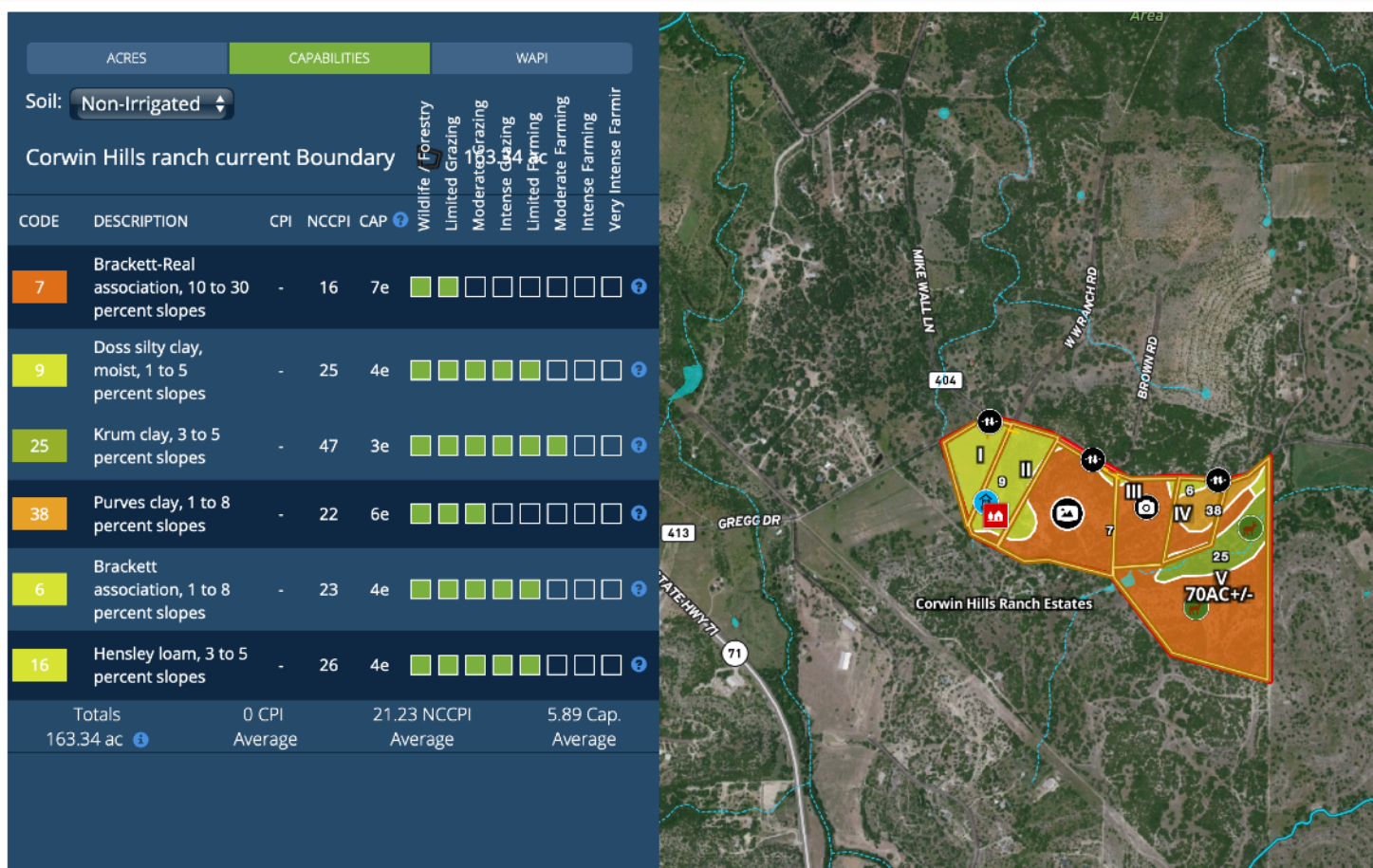
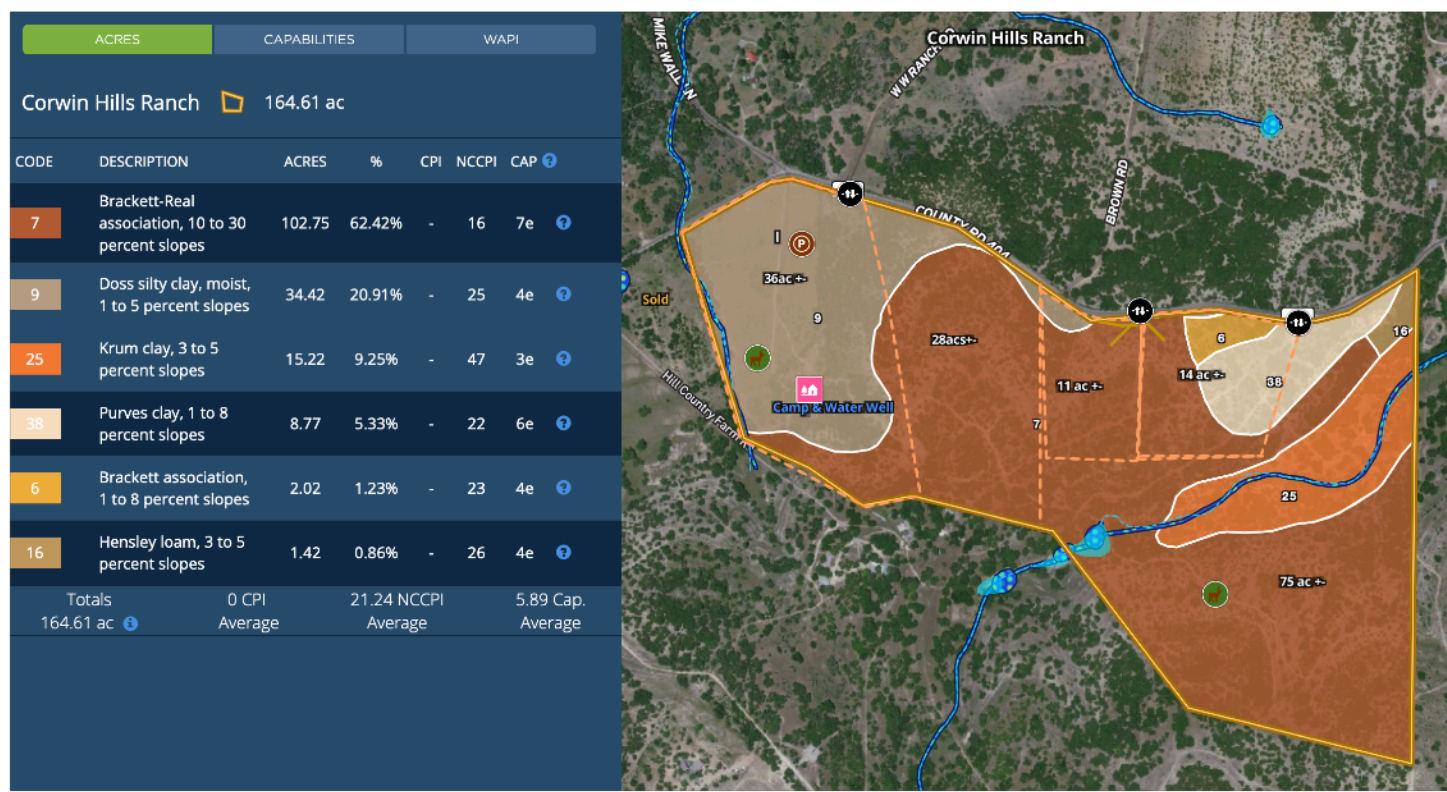


Water well	One water well at cabin and horse paddock, feeds trough , cabin and wildlife water, dating to original ranch purchase.
Septic	Believed to be in cattle trap around cabin area, but no data is known by owner on status, it was used by former Hunting lease tenants with RV's.
Electric	LCRA
Wildlife	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



SURVEYOR'S NOTES:

- The vertical datum displayed herein is based on 1985 orthometric mean sea level as indicated by NAVD83-84 DATUM, 2011.
- The Surveyor/Engineer is not responsible for this survey. NOTE: ANY OF THE SURVEYOR'S AND/OR ENGINEER'S OF RECORD WHICH ATTEST THIS TRACT ARE NOT LEGAL OR OTHER RECORD.

I, John Lee Sulzmeier, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this map was prepared from an actual on the ground survey of the property herein under my direction and supervision.



20-427-0027

PREPARED BY: JOHN LEE SULZMEIER, REGISTERED PROFESSIONAL LAND SURVEYOR AND SHALL NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN CONSENT.

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Sulzmeier & Parn  
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**SULZMEIER**  
**SURVEYING & ENGINEERING**  
11000 N. Highway 100, Suite 100  
Burnet, Texas 78611  
Cell: 817.251.1000  
Fax: 817.251.1001  
www.sulzmeier-engineering.com

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

PROJECT: 0779  
DATE: 05/11

NO. 100000  
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SHEET TITLE:  
Schematic - 1:  
Google Earth

1