

\$5,625,000 - 000 Old Smithville Road, Smithville

MLS® #6569588

\$5,625,000

0 Bedroom, 0.00 Bathroom,
Farm on 499.77 Acres

none, Smithville, TX

Description:

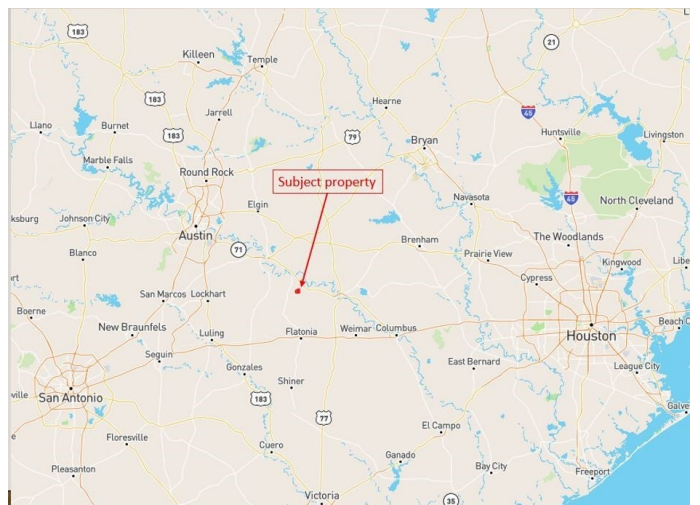
Unique recreational ranch only 52 miles from downtown Austin, Texas. Roughly 500 total acres located on the western edge of Fayette County, about half way between Bastrop and La Grange. The nearest city is Smithville which is about 7 miles to the North. The property is fenced and cross fenced and is currently used for grazing, hunting and recreation. It includes ~3300 feet of frontage on paved Old Smithville Rd.

Improvements:

In addition to fencing, electricity is available on the property and along the roadway. A water well provides drinking water and water for stock. There is a good internal road system, cattle working pens complete with squeeze chute and runway, two 60â€™™ shipping containers, one modified as a hunting cabin and the other for storage. Also includes two large stock ponds surrounded by giant pine trees.

A sandy loam soil supports numerous native trees such as Oaks, Elms, Cedars, Mesquites and Pine trees. The terrain is gently rolling with some deeper wet weather creek areas. Many native grasses are also in place and thriving.

There are numerous small ~10-acre ranchettes along the southern and eastern boundary of the property. A water line also



runs along this boundary providing water to the ranchettes.

All owned minerals to be conveyed.

Location: Only 52 miles to downtown Austin, about 7 miles South of Smithville, 20 miles SE of Bastrop, 22 miles to La Grange, 105 miles to San Antonio and 122 miles to downtown Houston.

Essential Information

MLS® #	6569588
Price	\$5,625,000
Bathrooms	0.00
Acres	499.77
Type	Farm
Sub-Type	Ranch
Status	Active Under Contract

Community Information

Address	000 Old Smithville Road
Area	FC
Subdivision	none
City	Smithville
County	Fayette
State	TX
Zip Code	78957

Amenities

Utilities	Electricity Available, Electricity Connected
View	Pasture, Pond, Rural, Trees/Woods, Water
Waterfront	Creek, Pond, Seasonal

Exterior

Lot Description	Many Trees, Agricultural, Gentle Sloping, Rolling Slope, Trees Large Size, Trees Medium Size, Trees Small Size, Views
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School Information

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville

Additional Information

Date Listed	July 30th, 2023
Days on Market	292

Listing Details

Listing Office	Keller Williams - Lake Travis
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