

\$2,223,600 - Tbd Davis Road, Smithville

MLS® #1316641

\$2,223,600

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 204.00 Acres

N/A, Smithville, TX

DESCRIPTION: This ranch is prime for development or investment. Beautiful country with big trees, open pasture and heavy wooded areas and 6 ponds with one being over 2 acres. The ranch is located in the most eastern portion of Bastrop County with a small portion in Fayette County just east of Smithville and has nearly 3000 feet of road frontage. This one won't last long!



LOCATION: On Davis Road with a 16 minute drive east from Smithville, Texas.

IMPROVEMENTS: The property has no structural improvements other than an old but usable set of cattle pens.

EQUIPMENT TO BE CONVEYED: None

WATER: The ranch consists of 6 ponds with one being over 2 acres. There is also a wet weather creek on the eastern boundary. Average rainfall is 37.62" annually according to US Climate Data (USClimateData.com).

TERRAIN/HABITAT: Elevations range from about 320' to just over 360' above sea level with a slight rolling slope from the west to the east. Tree cover is great. It has scattered large old trees in the open pasture with several areas of dense thick tree cover which are shown in our aerial photos. Soil is mostly sandy loam. There is improved and native

grass that is great for livestock. The current lease tenant runs about 50 mama cows on the ranch.

WILDLIFE: Wildlife will consist of whitetail deer, turkey, wild pigs and dove.

EASEMENTS: Pipeline easement.

MINERALS: Seller does own some minerals. Although this offering is surface only, the minerals can be negotiable.

SUMMARY: This is a great ranch in a great location. It will be a good prospect for development, homestead, or investment. Call Anthony to schedule a showing!

Essential Information

ListingFeed	abor_vow
MLS® #	1316641
List Price	\$2,223,600
Sale Price	\$1,915,000
Sale Date	February 17th, 2023
Bathrooms	0.00
Acres	204.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd Davis Road
Subdivision	N/A
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

Amenities

Utilities	None
View	Pasture, Creek/Stream, Trees/Woods, Rural
Waterfront	Creek, Pond

Exterior

Lot Description	None
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School Information

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville