

\$1,100,000 - 2421 Highway 304 Highway, Smithville

MLS® #1950848

\$1,100,000

0 Bedroom, 0.00 Bathroom, 7,500 sqft
Farms and Ranches on 21.77 Acres

Eastland, Smithville, TX

21.771 acres! 1299 feet of frontage on Hwy 304!!! This versatile property is operating as a chemical-free produce farm following organic practices, although it is not currently certified organic. It is perfect for someone who would like to own a thriving commercial farm or could be adaptable to AG business or other commercial use. Property is served by a strong irrigation well producing an estimated 130 gallons per minute. +++ There is a deer fence around the perimeter of the property, a loading dock to the warehouse, easy semi-trailer access in and out from highway to warehouse. The warehouse or shop is 50 X 100 ft, with 4 garage doors, and a 25 X100 ft lean-to. Inside is plenty of work and storage area, a floor gutter system and 4 walk-in coolers; each cooler will hold 15 pallets. The 3 phase electrical system has a transfer switch with the capacity to run critical functions off the grid if you have a tractor and backup generator. The two-bedroom apartment/office is approximately 720 square ft and can also be used for an office or certified kitchen; plus two additional office areas with computer network wiring. The seller would consider selling the 10.89 acres with all improvements for \$ 895,000.

Built in 2014

Essential Information

ListingFeed

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MLS® #	1950848
List Price	\$1,100,000
Sale Price	\$960,000
Sale Date	May 1st, 2024
Bathrooms	0.00
Square Footage	7,500
Acres	21.77
Year Built	2014
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	2421 Highway 304 Highway
Subdivision	Eastland
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

Amenities

Utilities	Electricity Connected, Propane, Other
View	Rural
Waterfront	None
Has Pool	Yes

Interior

# of Stories	1
Stories	One

Exterior

Lot Description	Farm, Garden, See Remarks, Level
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School Information

District	Smithville ISD
Elementary	Brown Primary
Middle	Smithville
High	Smithville