

\$1,250,000 - 1286 Highway 95 S, Smithville

MLS® #4992328

\$1,250,000

3 Bedroom, 2.00 Bathroom, 2,416 sqft
Farms and Ranches on 47.92 Acres

Medford, William, Smithville, TX

Beautiful Country Setting! ~ Positioned between the charming historic cities of Smithville and Flatonia, this lovely 47+ acre ranch is the perfect country estate or weekend retreat. A gated entrance provides privacy and the winding road leads you to the charming residence through scattered oaks and pines. The limestone home was thoughtfully designed by the owner and overlooks a 1-1/2 acre stocked pond. Wrap-around porches offer shaded views of the gorgeous pond and woods and is the perfect place to enjoy nature and wildlife. The efficient kitchen is spacious and opens to the dining and family rooms. It is ideal for entertaining with a buffet serving area, and breakfast bar and is definitely the gathering place for friends and family. The focal point of the family room is a wood-burning fireplace with raised hearth and library paneling above the mantle and has a wall of long windows for natural light. The primary suite has two walls of windows and doors to take advantage of the views and to provide access to the side porch. One of the bedrooms is used as an office with built-in cabinets and files and includes a Murphy bed. The ranch has a nice mixture of pasture and woods with rolling terrain and frontage on Barton Creek. The 40X50 barn has 4 overhead doors to accommodate an RV, boats, or plenty of parking for the automobile enthusiast. Recently installed SpaceX StarLink satellite system provides high-speed internet. 2 water wells on the property, one is



filtered for the home and the other has a valve for the pond. Currently under AG Exemption with cattle lease in place. Seller will convey the minerals they own. Conveniently located within an hour of Austin and within two hours of Houston and San Antonio.

Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	4992328
List Price	\$1,250,000
Sale Price	\$1,135,000
Sale Date	August 18th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,416
Acres	47.92
Year Built	1999
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1286 Highway 95 S
Subdivision	Medford, William
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

Amenities

Utilities	Electricity Connected, Propane, Other, Phone Connected, See Remarks
Features	Park, Airport/Runway
Parking	Detached, Drive Through, Outside, RV Access/Parking, RV Garage, Storage
View	Pond, Trees/Woods

Is Waterfront	Yes
Waterfront	Pond, Waterfront

Interior

Interior	Carpet, Concrete, Vinyl
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Oven, Convection Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Plumbed For Ice Maker, Propane Cooktop, Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Level, Many Trees, Trees Large Size, Trees Medium Size, Gentle Sloping, Rolling Slope
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Masonry, Stone
Foundation	Slab

School Information

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville