

\$1,095,000 - 187 Fm 2104, Smithville

MLS® #8142298

\$1,095,000

2 Bedroom, 3.00 Bathroom, 1,248 sqft
Farms and Ranches on 40.46 Acres

Isles, Perry B, Smithville, TX

This exceptional 40.46 acre Bastrop County Ranch is a dream come true! Not only is it setup and ready for a RV business, it could also be a great AirBnb income producing property! Build your dream home and enjoy your own private resort! Endless opportunities. Nestled off of FM 2104 in Smithville, Texas. Located just 15 minutes from Bastrop and 45 minutes from Austin. 10 RV site stations complete with RV electric plug-ins, water hook ups and lighting. Darling 1,248 sq ft one bedroom, open concept cottage with built-in computer desks, delightful kitchen, recent appliances, in-house laundry room, sliding glass porch, and separate Jacuzzi room. 22 KW Generac generator and 250 AG Propane tank, Beautiful decking on one side of the cottage, and 8ft fencing perimeter on the other. Outstanding amenities! Beautiful 3.75 acre lake filled with bass and perch. Walking trails through acres of forest, and areas set aside for dry camping. A 40x60 pre-engineered building with 3 roll-up doors, partitioned with one side being a complete, awesome entertainment center! Pool table, basketball game, and a 65" TV with surround sound. Recent A/C installation, and wood burning pot belly stove. Located next door, a covered open air gazebo perfect for BBQs and fire pit gatherings, along with a professionally built skateboard mini ramp for practicing skaters! One additional free standing cabin/guest house w/kitchen/bath/bdrm. This property is AG



exempt. Owner owns a significant amount of minerals. Mineral rights are negotiable. Ground equipment is negotiable. List price: \$1,095,000. Please call listing agent for a private showing.

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	8142298
List Price	\$1,095,000
Sale Price	\$1,050,000
Sale Date	October 19th, 2023
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,248
Acres	40.46
Year Built	2012
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	187 Fm 2104
Subdivision	Isles, Perry B
City	Smithville
County	Bastrop
State	TX
Zip Code	78957

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Available, See Remarks, Underground Utilities, Water Available, Water Connected
Features	Barbecue, Deck/Porch, Dog Park, Fishing, Game Room, Lake, Pet Amenities, Park, Storage Facilities, See Remarks, Trails/Paths

Parking	Additional Parking, Gravel, Lighted, Parking Lot, RV Access/Parking, See Remarks, Storage, Workshop in Garage, Guest, Deck
# of Garages	3
View	Lake, Panoramic, Pond, Pasture, Trees/Woods
Waterfront	Pond, See Remarks

Interior

Interior	See Remarks, Tile, Vinyl
Appliances	Bar Fridge, Dryer, Electric Cooktop, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Refrigerator, Microwave, See Remarks, Washer
Heating	Central, Electric, Propane, See Remarks
Cooling	Central Air, See Remarks, Wall/Window Unit(s)
Fireplaces	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Dog Run, Exterior Steps, Kennel, Lighting, Private Entrance, Private Yard, Rain Gutters, RV Hookup, See Remarks, Uncovered Courtyard, Fire Pit
Lot Description	Agricultural, Back Yard, Cleared, Farm, Level, Moderate Trees, Open Lot, Many Trees, See Remarks, Few Trees, Trees Medium Size, Trees Small Size
Windows	Blinds, Insulated Windows, Screens, See Remarks
Roof	Aluminum, See Remarks
Construction	Metal Siding, See Remarks, Vertical Siding
Foundation	See Remarks, Block

School Information

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville