

2656 River Bend Rd, Smithville, Texas 78957
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Smithville, TX 78957

\$1,950,000
48± Acres
Fayette County



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Smithville, TX / Fayette County

SUMMARY

Address

2656 River Bend Rd

City, State Zip

Smithville, TX 78957

County

Fayette County

Type

Farms, Ranches, Recreational Land, Hunting Land, Single Family, Residential Property

Latitude / Longitude

29.98473682 / -97.06151934

Dwelling Square Feet

1891

Bedrooms / Bathrooms

2 / 2

Acreage

48

Price

\$1,950,000

Property Website

<https://www.mockranches.com/property/2656-river-bend-rd-smithville-texas-78957-fayette-texas/92152/>



PROPERTY DESCRIPTION

Welcome to the Jewel of Smithville!

48 +/- acres nestled in a beautiful mix of hardwoods and open pasture, this luxurious retreat offers the opportunity to have a virtually turn-key ranch boasting 3 homes with income earning potential!

Key Features

Main Home

- Spacious 1740 sq. ft. home built in 2023
- Open floor plan
- 2 bedrooms, 2 baths, office, mud room
- Quartzite and soapstone counter tops, Stainless appliances, vaulted ceilings
- Amazing natural light, windows highlight the view of the ranch
- Covered porch and Port-O-Cachere with wood accents
- Central Heat and Air
- Propane and electric (Bluebonnet)
- High Speed Internet
- Well on property with Silo Pump house, with an outdoor shower - 550' deep, pump at 450', with a hand pump and sand filter
- Septic Sewer

The Bunkhouse

- Built in 2014
- Cedar finished
- Covered porch
- 1 bedroom, 1 bathroom apartment, with kitchenette
- All electric appliances
- Spacious upstairs loft capable of sleeping 6, with 1/2 bath and porch overlooking the ranch
- High Speed Internet
- 2 separate garage/workshops
- Tractor shed
- All furnishings convey

The Cabin

- Spacious 950 sq. ft. Built in 2014
- 2 bedroom, 2 bath
- Cedar finished
- Covered front porch, screened in back porch
- All furnishings convey
- Well services cabin
- Electric Appliances

- 2 Mini Split air conditioning and heating
- High Speed Internet
- Separate electric meter
- Septic Sewer
- Accessible by separate gate

The Ranch

- 48+/- acres nestled amongst Century Oaks and Pecan trees.
- Fences are excellent.
- 2 ponds on the property.
- Partial flood zone in pasture area.
- Cattle, cattle pens, tractors & equipment are negotiable.

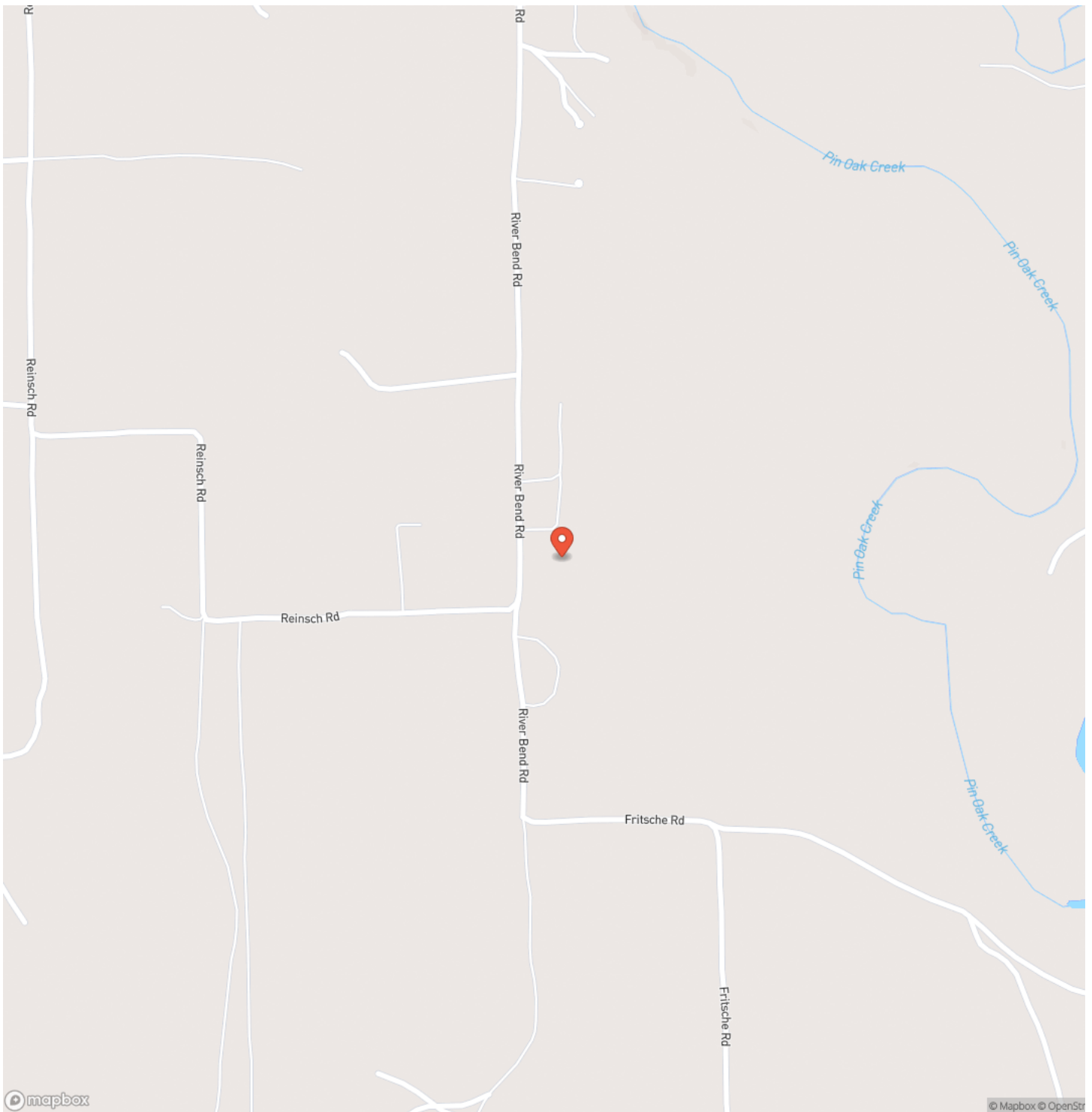
AG EXEMPT

- 2024 Taxes approximately \$3,184.00
- Fayette County
- 12 miles to Smithville, 21 miles to Bastrop and La Grange, 32 miles to Round Top, 47 miles to Austin.

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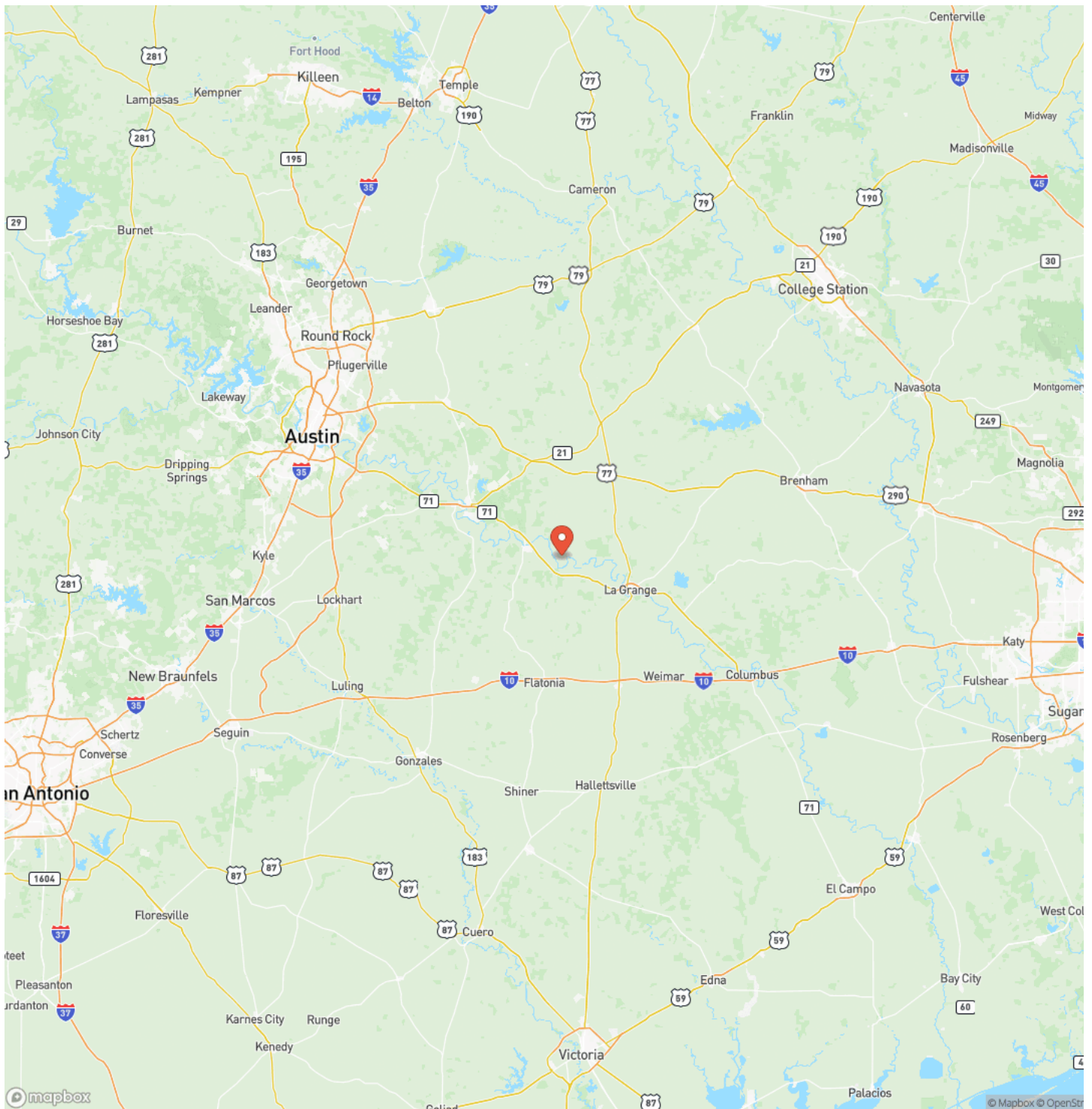


Locator Map



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Locator Map



MORE INFO ONLINE:

Mockranches.com

2656 River Bend Rd, Smithville, Texas 78957
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Dwayne Baker

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Address

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City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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