

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

**\$1,950,000**  
48± Acres  
Fayette County



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

1,891

**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**

**Highly Motivated! Will consider all offers**

**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.

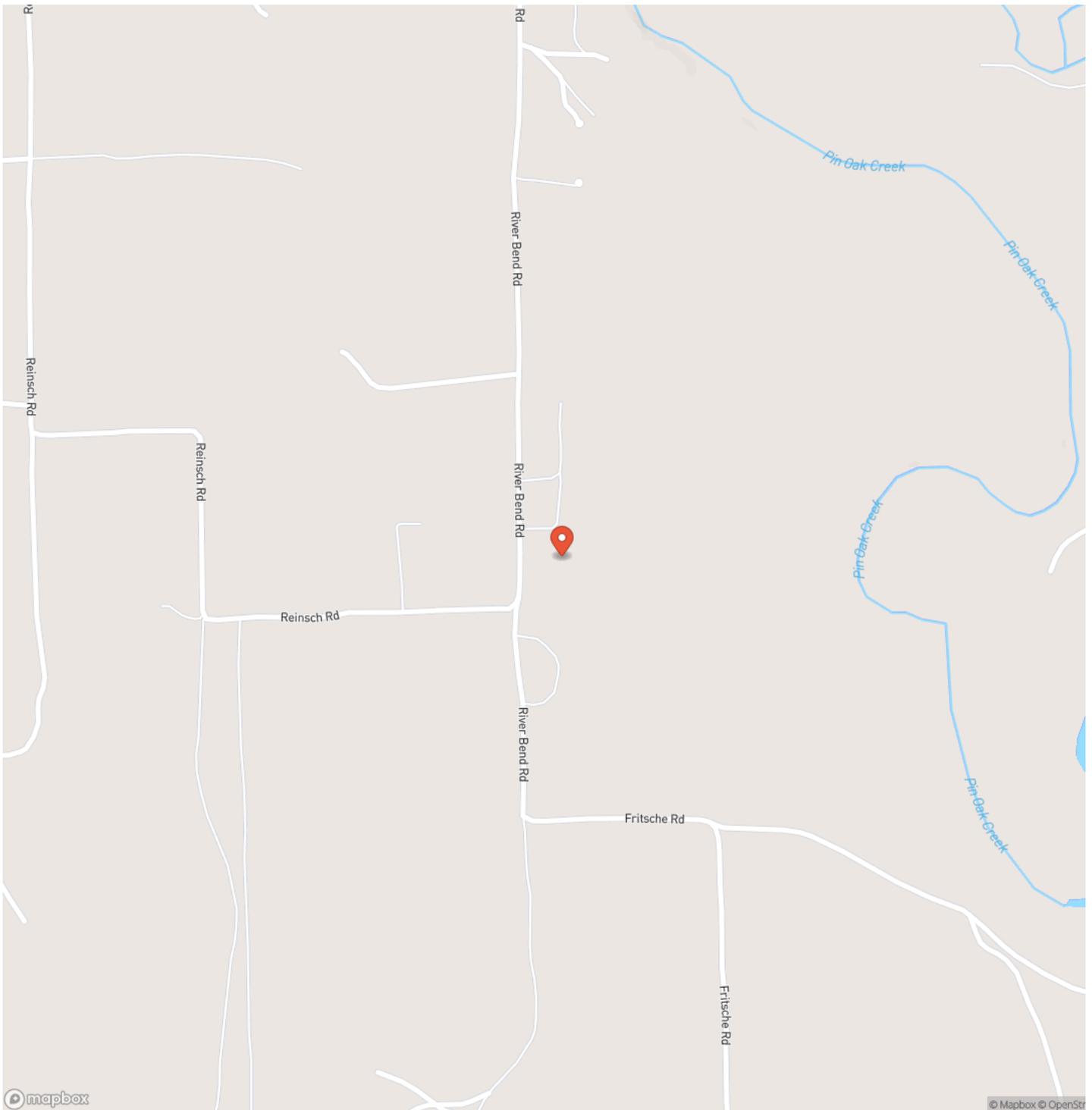
### **AG EXEMPT**

- 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.

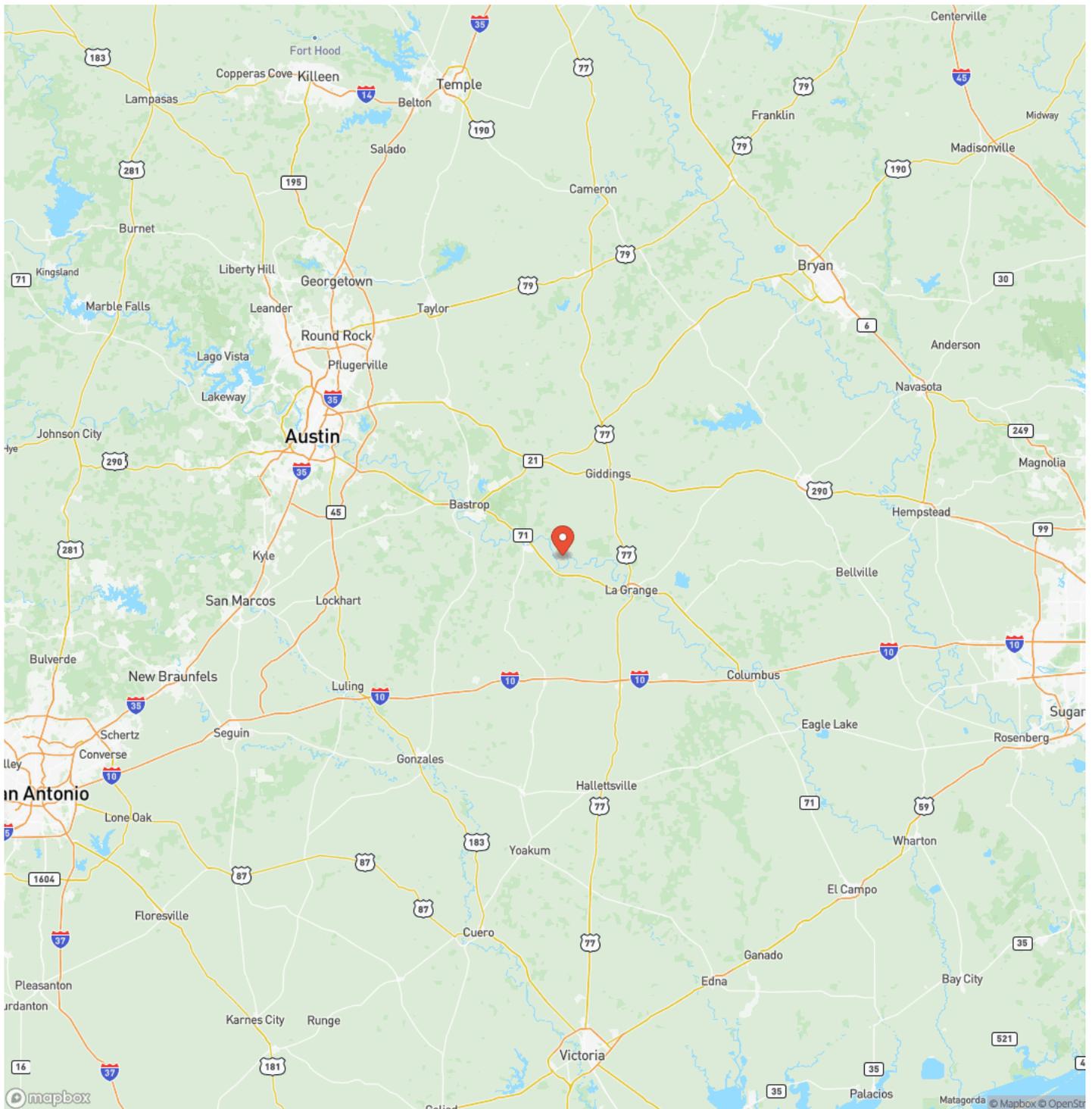
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## Locator Map



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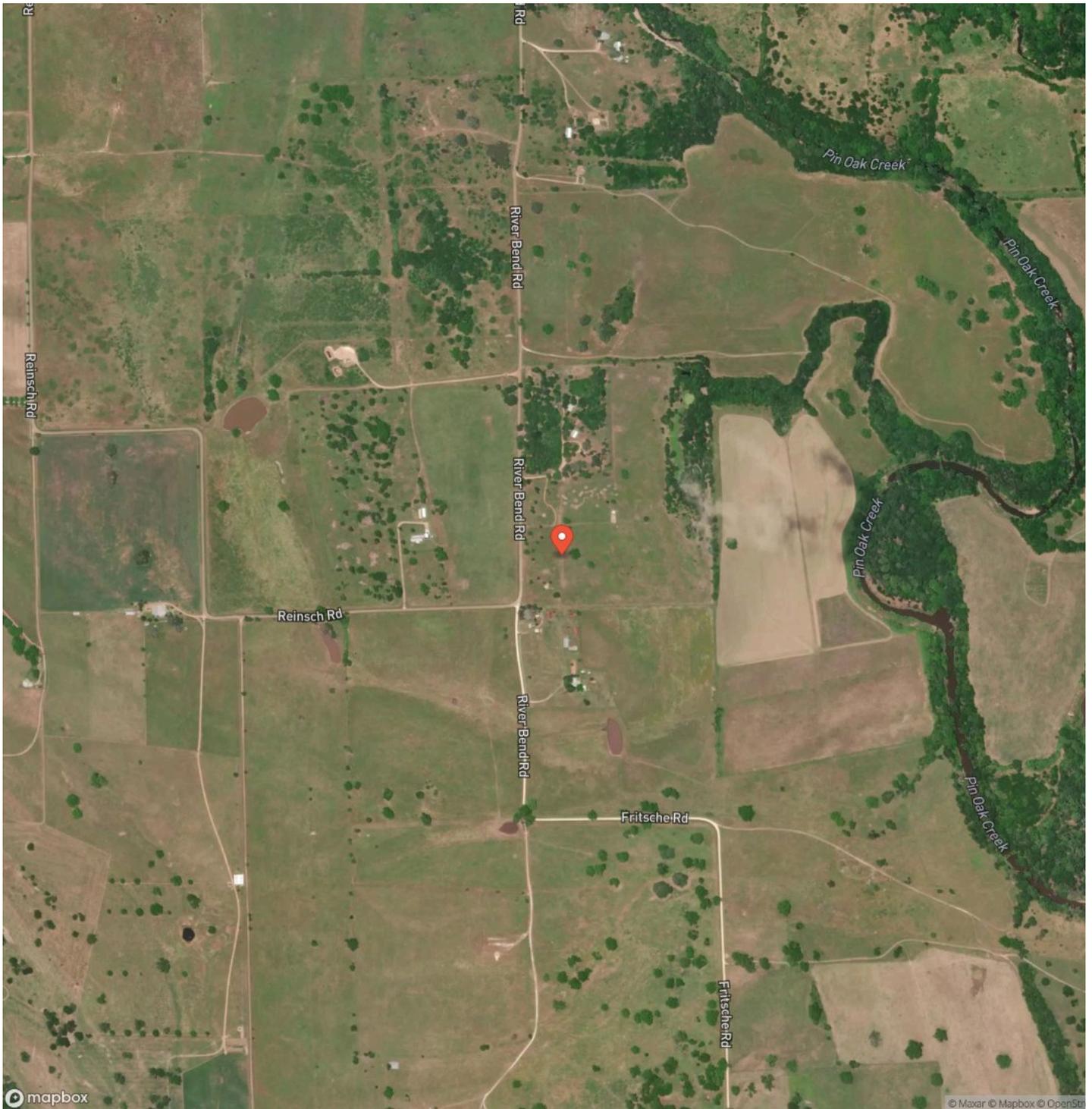


**MORE INFO ONLINE:**

**Mockranches.com**

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## Satellite Map







## **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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