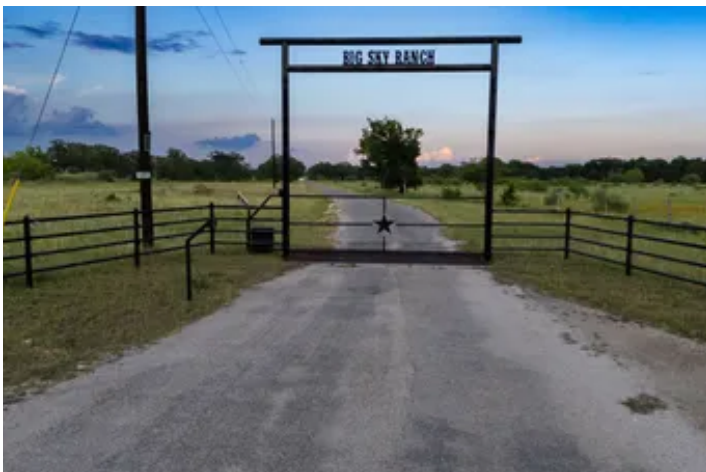


Big Sky Ranch
1395 S Highway 95
Smithville, TX 78957

\$550,000
21.460± Acres
Bastrop County



Big Sky Ranch
Smithville, TX / Bastrop County

SUMMARY

Address

1395 S Highway 95

City, State Zip

Smithville, TX 78957

County

Bastrop County

Type

Farms, Ranches, Business Opportunity, Horse Property, Hunting Land

Latitude / Longitude

29.922952 / -97.190795

Acreage

21.460

Price

\$550,000

Property Website

<https://ranchmanproperties.com/detail/big-sky-ranch-bastrop-texas/107172/>



Big Sky Ranch Smithville, TX / Bastrop County

PROPERTY DESCRIPTION

21.46± ACRES | BIG SKY RANCH | SMITHVILLE, TEXAS

ARCHITECTURAL TIMBER FRAME, WATER, AND PRIVACY JUST MINUTES FROM AUSTIN

Located within the gated Big Sky Ranch community just south of Smithville, this 21.46± acre tract combines usable land, water features, and a one-of-a-kind timber-frame structure that sets it apart from typical Central Texas acreage. With proximity to Austin, Bastrop, and Smithville, the property offers both convenience and seclusion in a highly desirable corridor.

IMPROVEMENTS

At the heart of the property is a Roman basilica-inspired pole barn constructed with massive Bastrop County yellow pine timbers set deep in concrete and anchored to a heavy-duty slab. The structure features clerestory-style design that brings in natural light and creates an open, architectural feel rarely found in ranch improvements. Ideal for a workshop, event space, barndominium conversion, or weekend gathering place.

A well-appointed utility setup includes a water well, filtered water system, and an insulated, air-conditioned well house. The well house is fenced and configured for secure storage, pets, or equipment use.

LAND & WATER

The property offers a diverse mix of open pasture, scattered hardwoods, and wooded creek corridors. A pond near the front of the property enhances the entry and provides year-round visual appeal and wildlife attraction.

A wet weather creek runs along the rear boundary, adding natural privacy and supporting native wildlife movement. Multiple potential homesites are available throughout the tract, allowing flexibility for future improvements or layout design.

LOCATION

This property is positioned in a strong growth corridor with excellent access to Central Texas destinations:

- * Approximately 7 minutes to Smithville
- * Approximately 20 minutes to Bastrop
- * Under 1 hour to Austin

Convenient access off State Highway 95 provides ease of travel while still maintaining a quiet ranch setting inside a gated community.

UTILITIES

- * Water well (approx. 10 GPM production reported)
- * Filtered water system
- * Bluebonnet Electric Cooperative
- * Insulated, air-conditioned well house
- * Gated community access (Big Sky Ranch)

NOTES

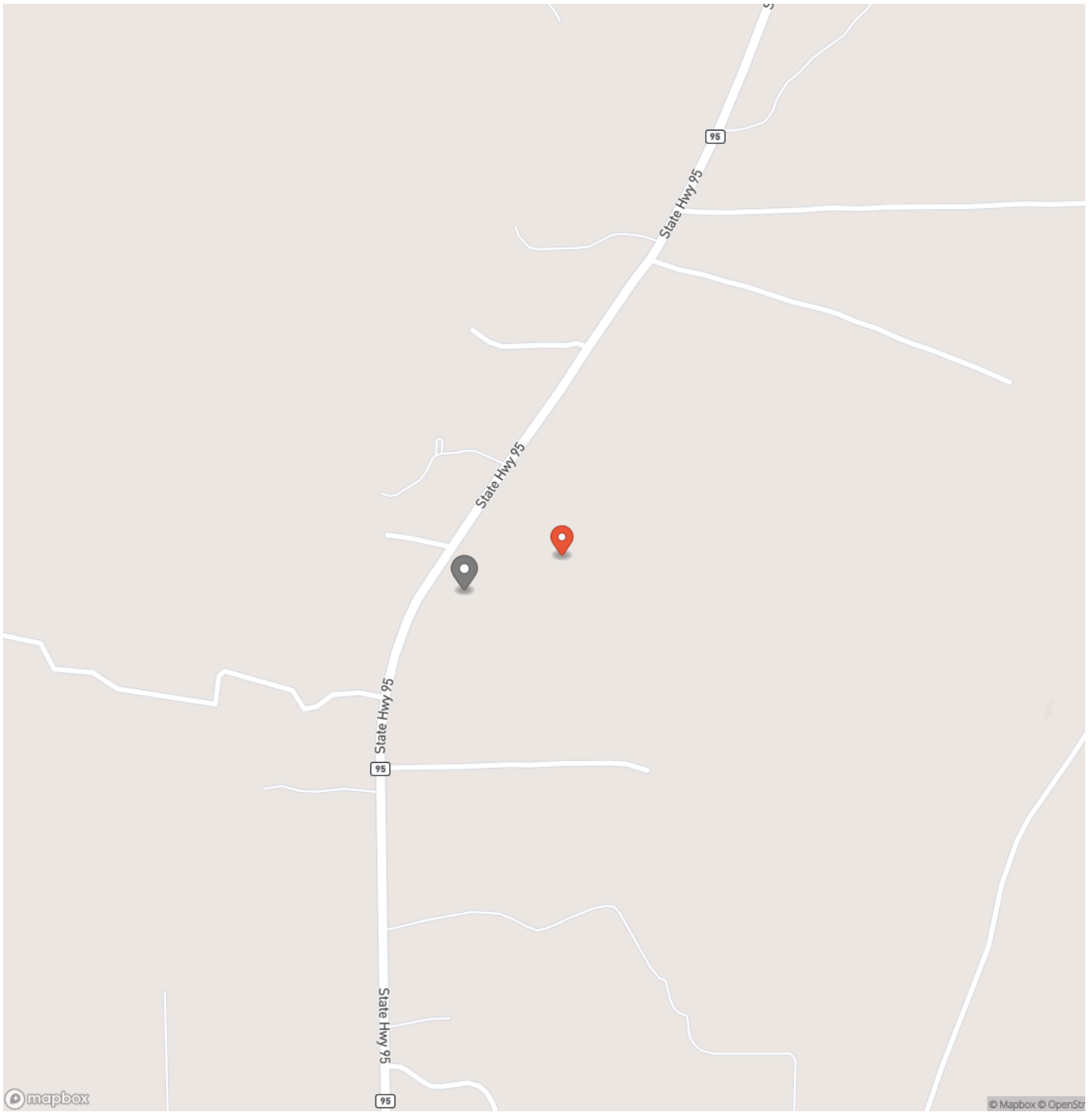
This is a highly usable acreage tract with a rare combination of infrastructure, water, and architectural improvements. The pole barn alone creates a unique identity for the property that can be leveraged for recreational, residential, or investment positioning.



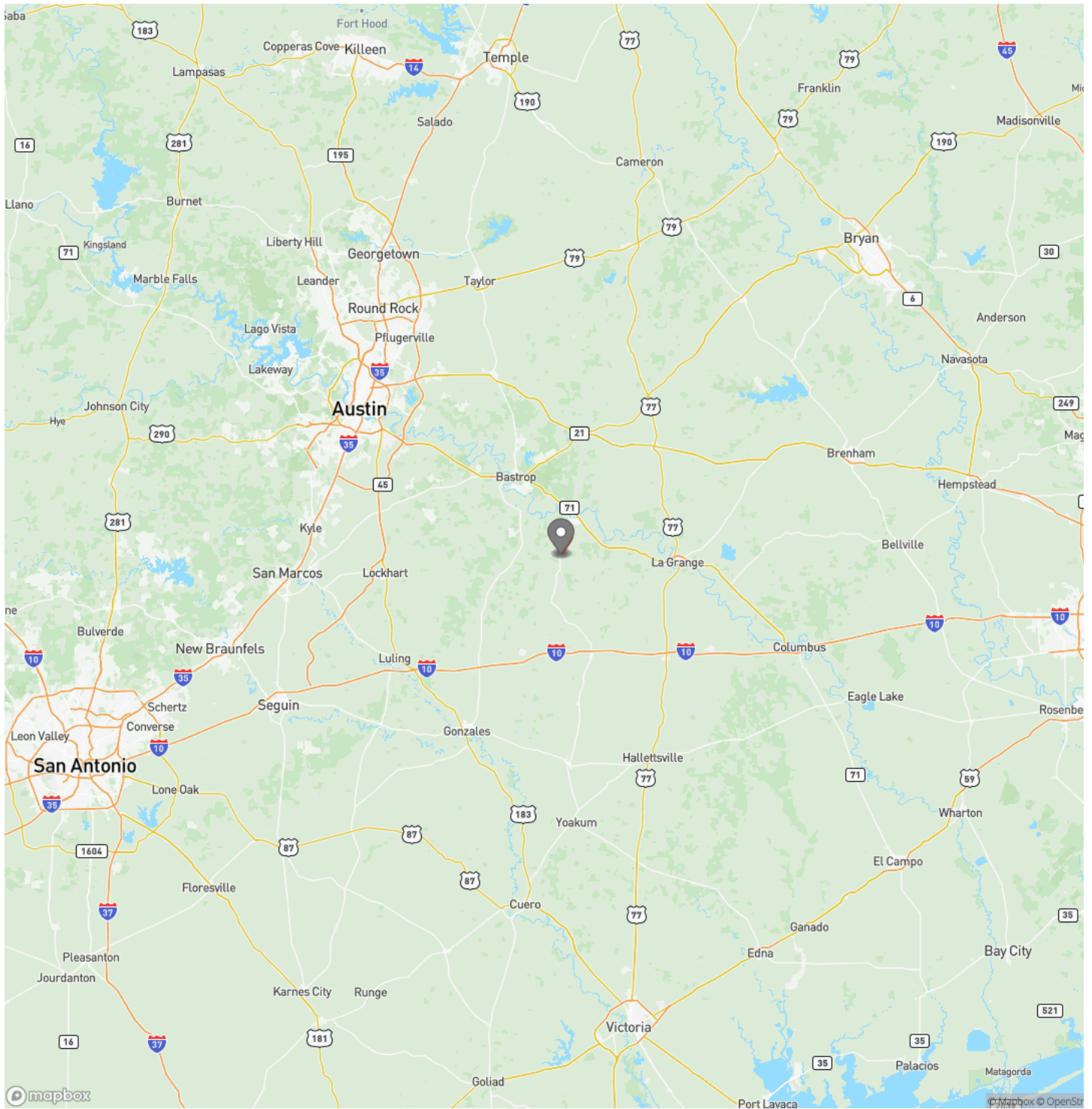
Big Sky Ranch
Smithville, TX / Bastrop County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

All information deemed reliable but not guaranteed. Buyer and buyer's agent responsible for due diligence.



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