Apache Hill Ranch
3233 West Old Lockhart Road
West Point, TX 78963

353± Acres
Fayette County







SUMMARY

Address
3233 West Old Lockhart Road

City, State Zip
West Point, TX 78963

County
Fayette County

Type
Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
29.900493 / -97.087332

Acreage
353

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

Apache Hill Ranch offers the perfect balance of recreation, agriculture, and relaxation. The ranch features a main lodge, a guest house, multiple barns for storage, and several scenic ponds. Whether you're an invester seeking land in a rapidly appreciating corridor, a recreational buyer wanting a ready-to-enjoy retreat, or a ranch operator looking for a functional, well-improved property, Apache Hill Ranch delivers immediate utility and long-term upside.

Location

Nestled just south of Smithville, Texas, this charming Fayette County property offers a perfect blend of tranquility and convenience. Ideally situated just off the paved Old Lockhart Road, the location provides easy access to three major metropolitan areas. Austin is only 60 miles away-about an hour's drive. San Antonio lies 100 miles to the southwest and can be reached in approximately an hour and 45 minutes. Houston is just 117 miles away, with a drive time of just under two hours.

Improvements

The Main Lodge boasts a luxurious master bedroom on the main floor, complete with a spacious shower, a soaking tub, and double vanities topped with marble countertops. Also on the first floor, you'll find a convenient half bath and a laundry room. Upstairs, four generously sized bedrooms await, three of which feature private ensuite bathrooms. Designed with entertaining in mind, the Lodge showcases a stunning grand chandelier, a modern, fully equipped kitchen, and an expansive living room-perfect for hosting gatherings. To complete the experience, a large, stylish bar offers an inviting space for socializing and entertaining guests.

The Guest House offers 3,000 square feet of comfortable living space, featuring three bedrooms and two bathrooms. Highlights include a cozy wood-burning fireplace, modern appliances throughout, and a private suite with two queen beds, a full bathroom, and a large walk-in closet-making it ideal for hosting friends and family.

The property also includes multiple barns, offering ample storage to suit a variety of needs. There are six barns scattered around the main residence: one livestock barn ideal for working animals, two pole barns perfect for storing hay, the largest barn currently used for ATVs and hunting equipment, and two additional barns designated for tools, equipment, and tractors. Additionally, the property includes two RV ports. With this extensive storage capacity, the ranch is well equipped for efficient working operations.

Land

Apache Hill Ranch offers a nice mix of about 60% open pasture and 40% hardwood trees, including large oaks, tall pines, and some cedar. This variety makes the property both attractive and functional, with good grazing land and peaceful wooded areas. Two ponds on the property provide opportunities for fishing and recreation, with one featuring a dock and seating area-perfect for enjoying Texas sunsets. The soils on the property are primarily comprised of Grudge fine sand, Chazos loamy fine sand, and Edge gravelly fine sandy loam.

Minerals

Contact broker for details.


Eat



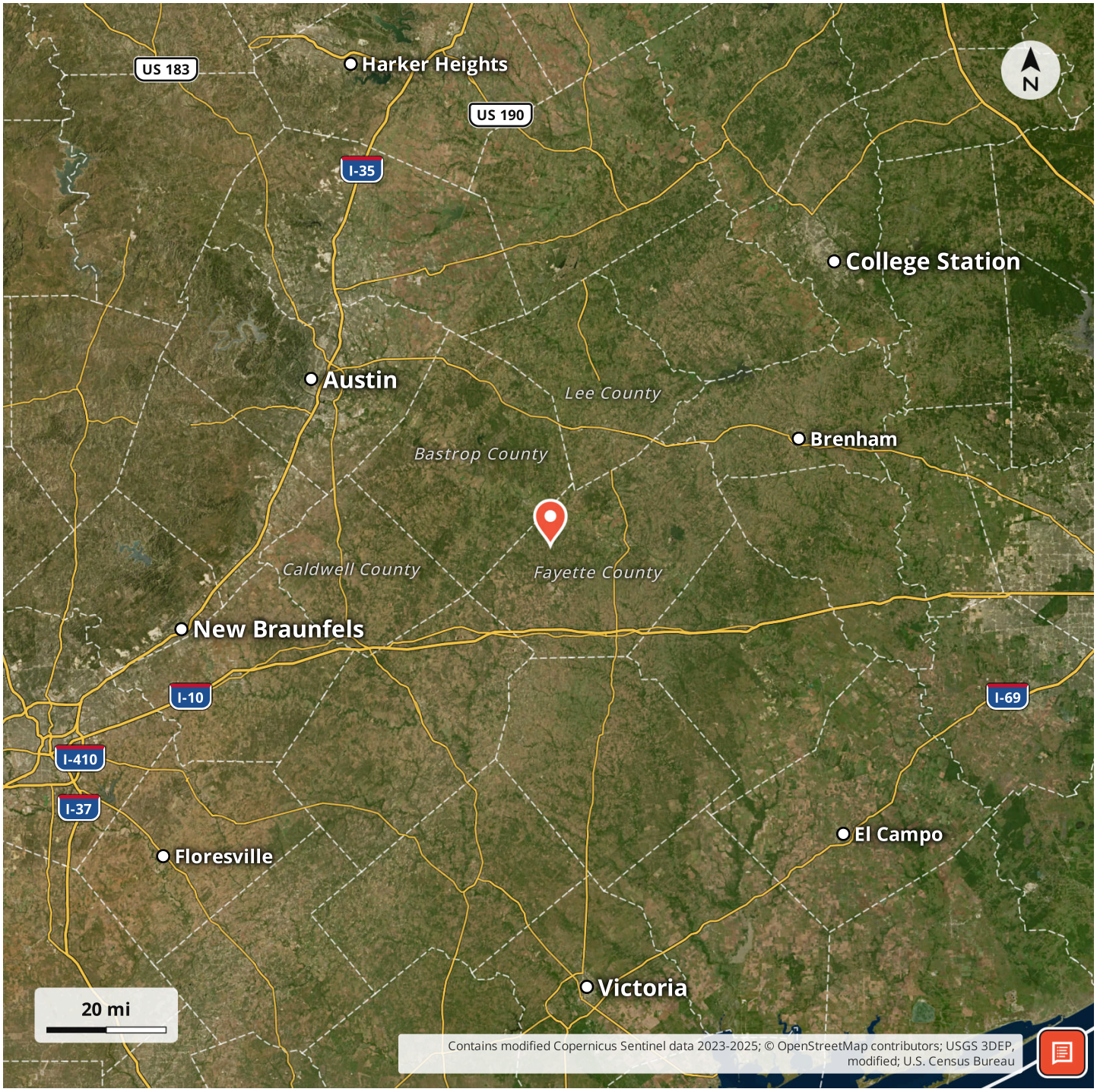




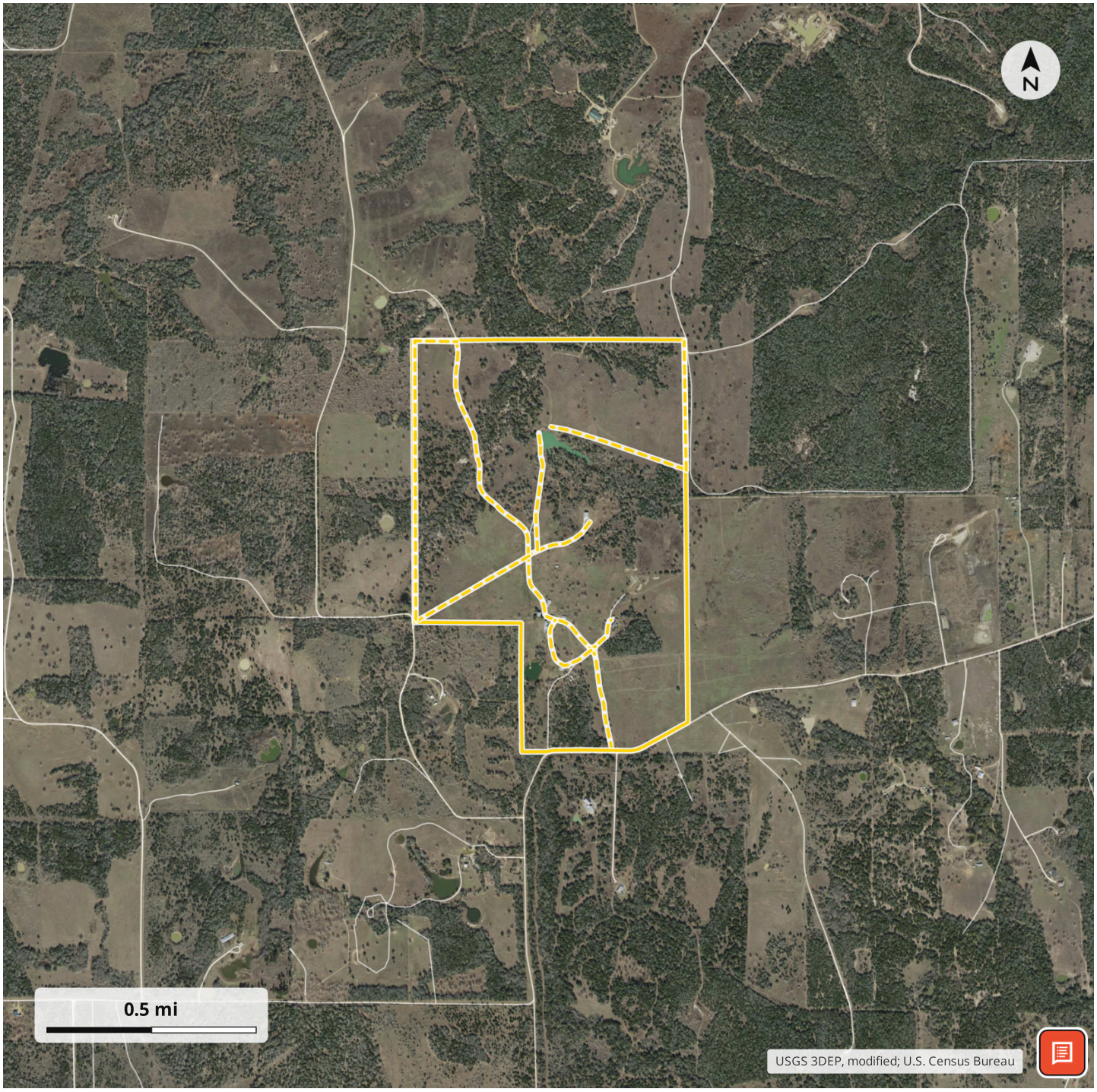




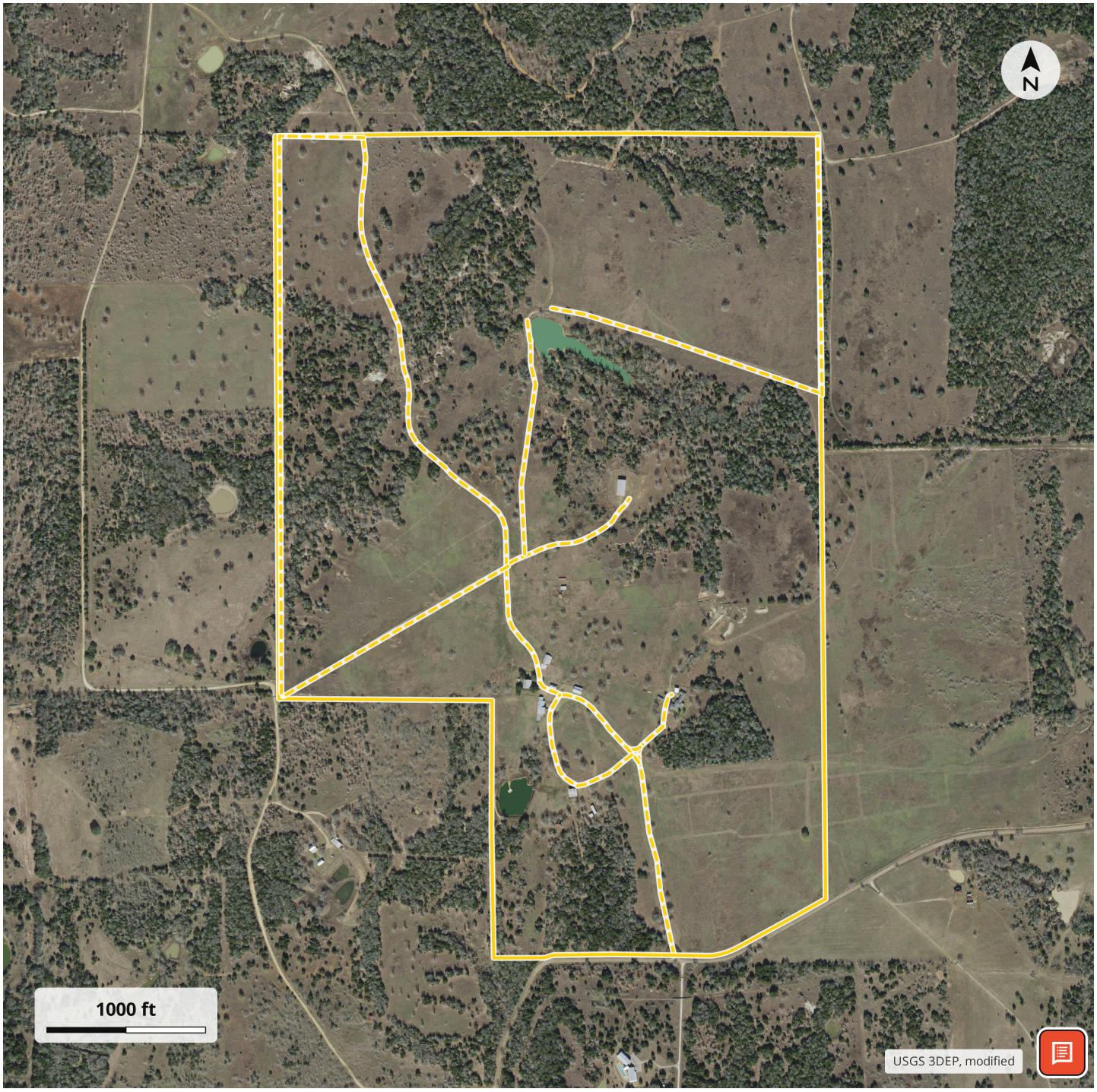
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
TT Ranch Group

Mobile
(214) 396-9692

Office
(214) 396-9692

Email
info@ttranchgroup.com

Address
3131 Turtle Creek Blvd.

City / State / Zip
Dallas, TX 75219

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 396-9692
https://ttranchgroup.com/