

Apache Hill Ranch  
Smithville, TX  
Smithville, TX 78940

**\$2,495,000**  
153± Acres  
Fayette County





**Apache Hill Ranch**  
**Smithville, TX / Fayette County**

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**SUMMARY**

**Address**

Smithville, TX

**City, State Zip**

Smithville, TX 78940

**County**

Fayette County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

29.920351 / -96.685198

**Acreage**

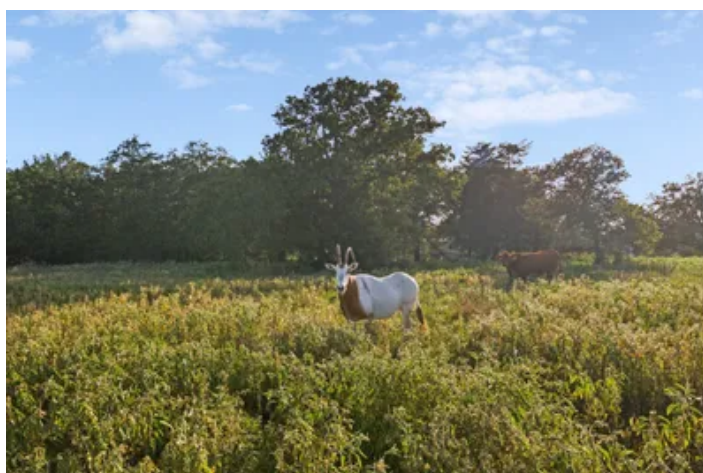
153

**Price**

\$2,495,000

**Property Website**

<https://ttranchgroup.com/property/apache-hill-ranch-fayette-texas/60347/>



**PROPERTY DESCRIPTION**

Description:

Apache Hill Ranch, a coveted 153 +/- acre high-fenced property that embodies the ideal blend of recreation, agriculture, and relaxation. Perfect for hunting, cattle ranching, or simply enjoying a peaceful rural escape, this well-maintained ranch offers endless possibilities for all types of buyers.

Location:

Nestled just south of the town of Smithville, Texas, this charming Fayette County property offers an unparalleled blend of tranquility and accessibility. With its prime location, just off the paved Old Lockhart Road, you'll find yourself within easy reach of three major metropolitan areas. Austin is a close 60 miles and an hour drive. San Antonio is just 100 miles and can be reached within an hour and forty-five minutes. Houston is 117 miles and right under a two hour drive as well.

Improvements:

The property features a generous 3,000 sq ft main house with 3 bedrooms and 2 full bathrooms, designed for both comfort and style. The home includes a welcoming wood-burning fireplace, modern appliances, and a variety of contemporary amenities. Complementing the main residence is a delightful guest house, furnished with two queen beds, a full bath, and a spacious closet. Additionally, the property offers a versatile pump house suitable for storage, and an RV shed provides ample space for your recreational vehicle. Together, these structures enhance the property's appeal and functionality, making it an ideal retreat for both relaxation and hosting guests.

Land:

Apache Hill Ranch offers a balanced landscape with 60% open pasture and 40% lush hardwoods, including majestic old oaks, towering pines, and a touch of cedar. This diverse combination not only enhances the property's aesthetic appeal but also adds substantial value, providing both fertile grazing grounds and a picturesque woodland environment. The soils are primary composed of grudge fine sand soil, chazos loamy fine sand, and edge gravelly fine sandy loam.

Minerals: Contact broker for details

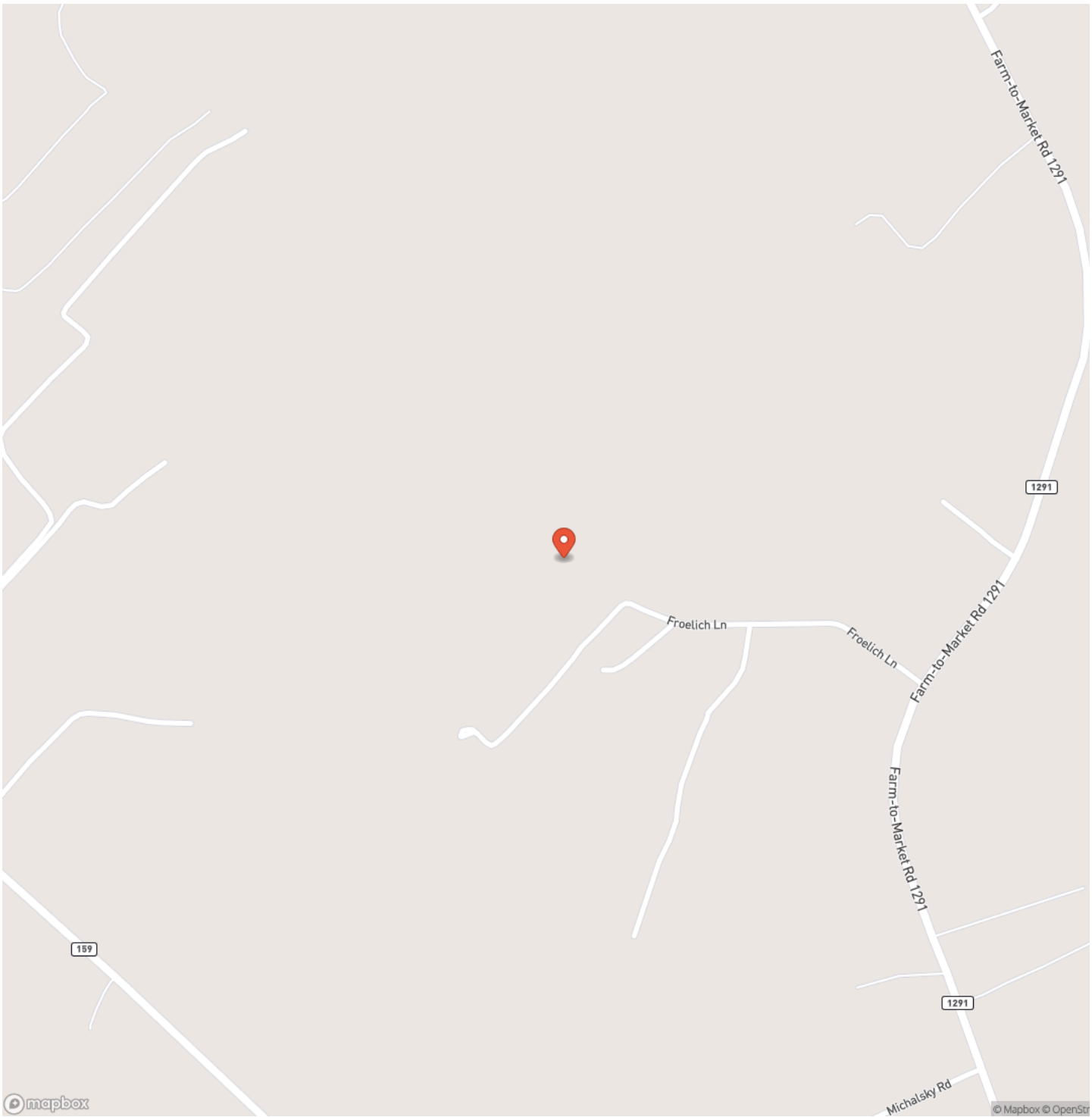


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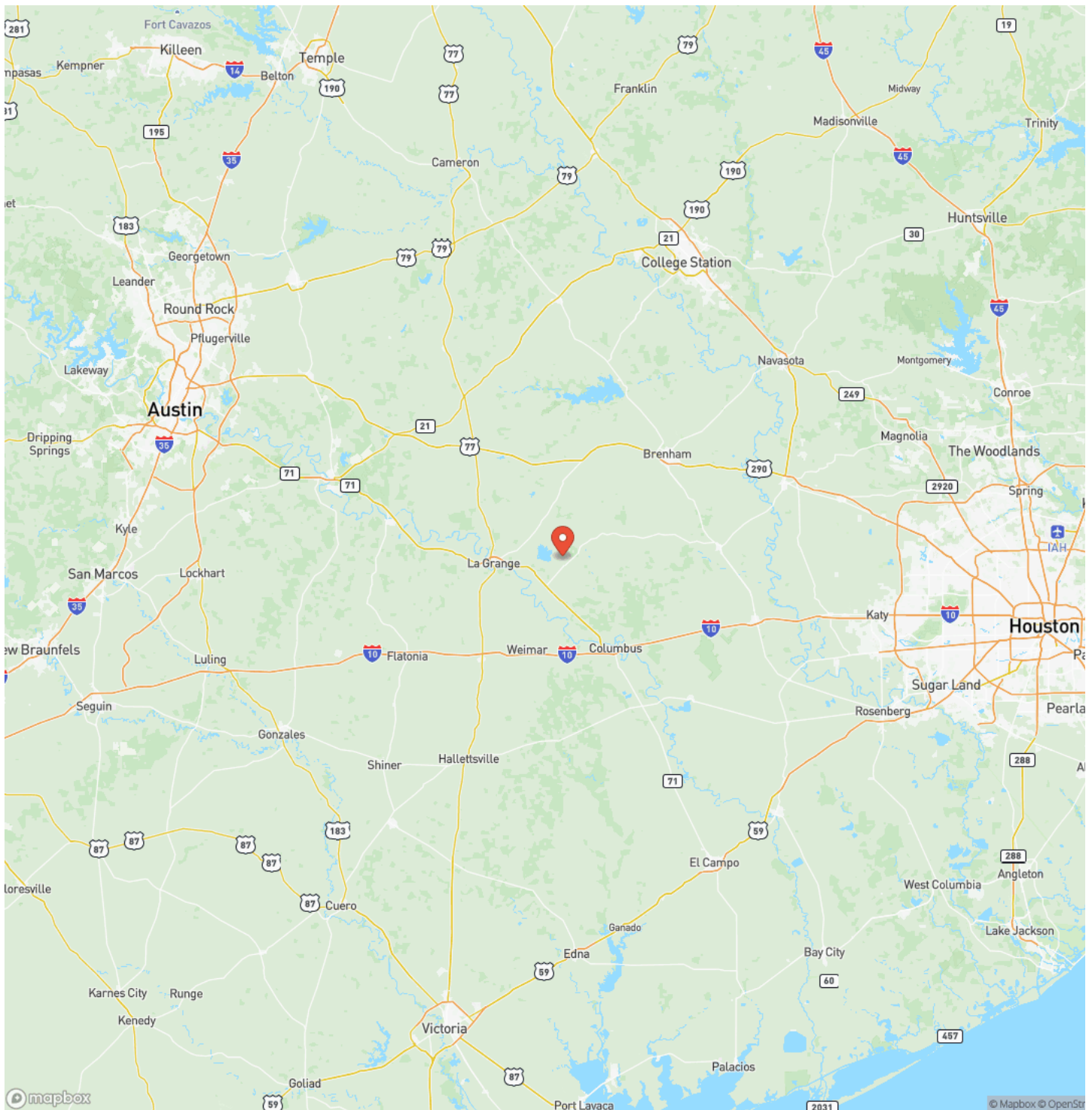


# Locator Map

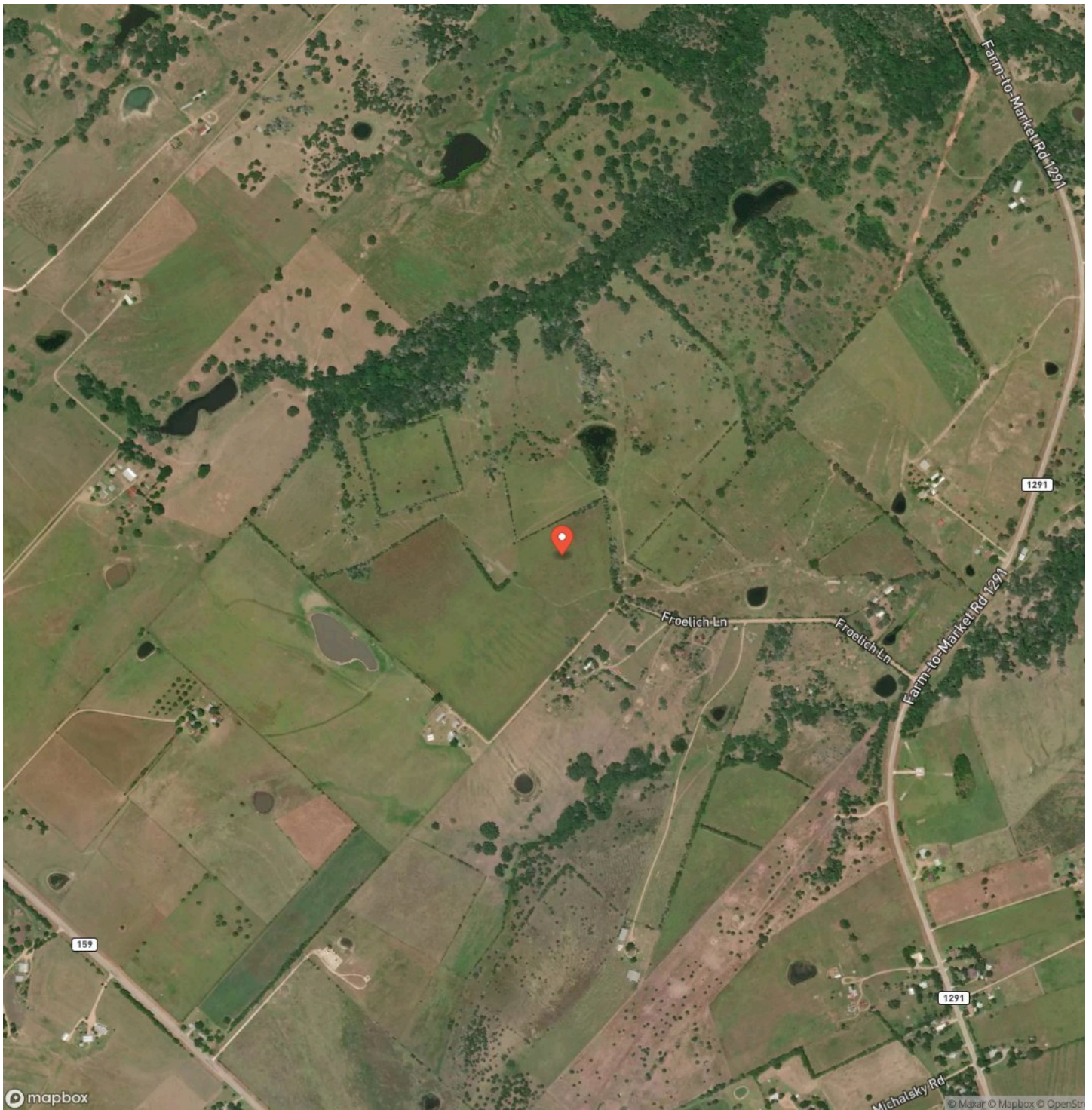




## Locator Map



## Satellite 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

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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.





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