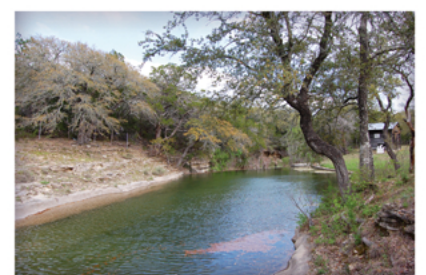
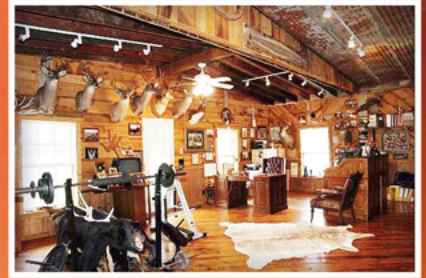


# SMILIN V RANCH

## HORSE & RECREATIONAL RANCH



- ◆ **Acres:** 83.16 acres, can be divided into two separate tracts.
- ◆ **Location:** Williamson County, approx. 8 mi. west of Liberty Hill on a paved dead end county road. This tract is surrounded by large acreage owned by U.S. Fish & Wildlife. 20 - 30 minutes from all major restaurants and shopping malls. 55 miles from ABIA.
- ◆ **Description:** PRIME horse property! Smilin V Ranch has a gated entry, is fully fenced, and is located on a paved, dead end road. The property is very quiet, private, secluded, but yet very accessible. Property could easily be converted to almost anything or just for personal recreation.
- ◆ **Wildlife:** Deer, dove, fish, quail, turkey.
- ◆ **Water:** 3 water wells and 2 ponds, 1 creek, 1 large natural swimming hole with pump.
- ◆ **Improvements:**
  - 2,500 sq. ft. house with hot tub and pool, 1,200 sq. ft. employees living quarters.
  - 900 sq. ft. guest cabin "the honeymoon cottage", pens, and great fences.
  - 10,800 sq. ft. lighted pavilion.
  - 768 sq. ft. his and her restroom facility.
  - Approx. 3 acres parking lot fishing dock, feeder, paddle boats, deer feeder and pens.
  - Horse Facilities: 8 stall lighted barn with A/C tack room, holding pens, wash racks and loft area, horse walker, roping arena with grandstand & roping machine (Buford).
  - Other Buildings: Shop/office w/ septic, water, wood floors in office with rustic decor.
  - Pole barn & equipment shed, electric and water.
- ◆ **Minerals:** All will convey.



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