



RILEY-MCLEAN

Central LAND Texas

SPLIT OAK RANCH

\$1,695,000 • 70.555 Acres • Bastrop County • Texas

SPLIT OAK RANCH

LOCATED ON SPLIT OAK ROAD IN SMITHVILLE

LOCATION:

This property is located just 15 minutes southwest of Smithville, off of Split Oak Rd, near the intersection of FM 535 and High Crossing Road. Conveniently located less than a half hour from Bastrop, an hour from downtown Austin, 45 minutes from Austin Bergstrom International Airport and 2 hours from Houston.

SIZE:

70.555 Acres

ZONING:

The property is not zoned.

FRONTAGE:

The property has approx. 1,478 ft of frontage on Split Oak Rd (paved to the main gate).

UTILITIES:

The property is supplied by an AQUA WSC line in the Split Oak Road Row and Bluebonnet Electric Co-op provides power. Water and power are connected to the barn.

SCHOOL DISTRICT:

Smithville ISD (Smithville Elementary School, Smithville Junior High School & Smithville High School)

PARCELS:

Bastrop County parcel #19149

TAXES:

The property taxes in 2021 were \$608.26. The property is currently ag exempt.

LAND FEATURES:

Split Oak Ranch has gently rolling topography featuring loblolly pines and mixed stands of oak, yaupon, cedar and other native species. Approximately 46 acres of the property are densely wooded, offering peace and tranquility throughout the tract.

IMPROVEMENTS:

There is a concrete-floor, high-ceiling metal building/barn of approximately 1,575 square feet of which ~675 square feet is fully enclosed, insulated and conditioned. 900 square feet of the barn is covered but open on two sides. The building also includes two oversized rollup garage doors, two walk doors, operational windows, ceiling fans and electrical outlets. The seller cleared about two winding miles of well-marked dirtbike/hiking/ATV trails throughout the property. There are two wet-weather stock ponds.

DISTANCES:

Smithville - 8 miles

Bastrop - 21 miles

ABIA- 38 miles

Austin - 45 miles

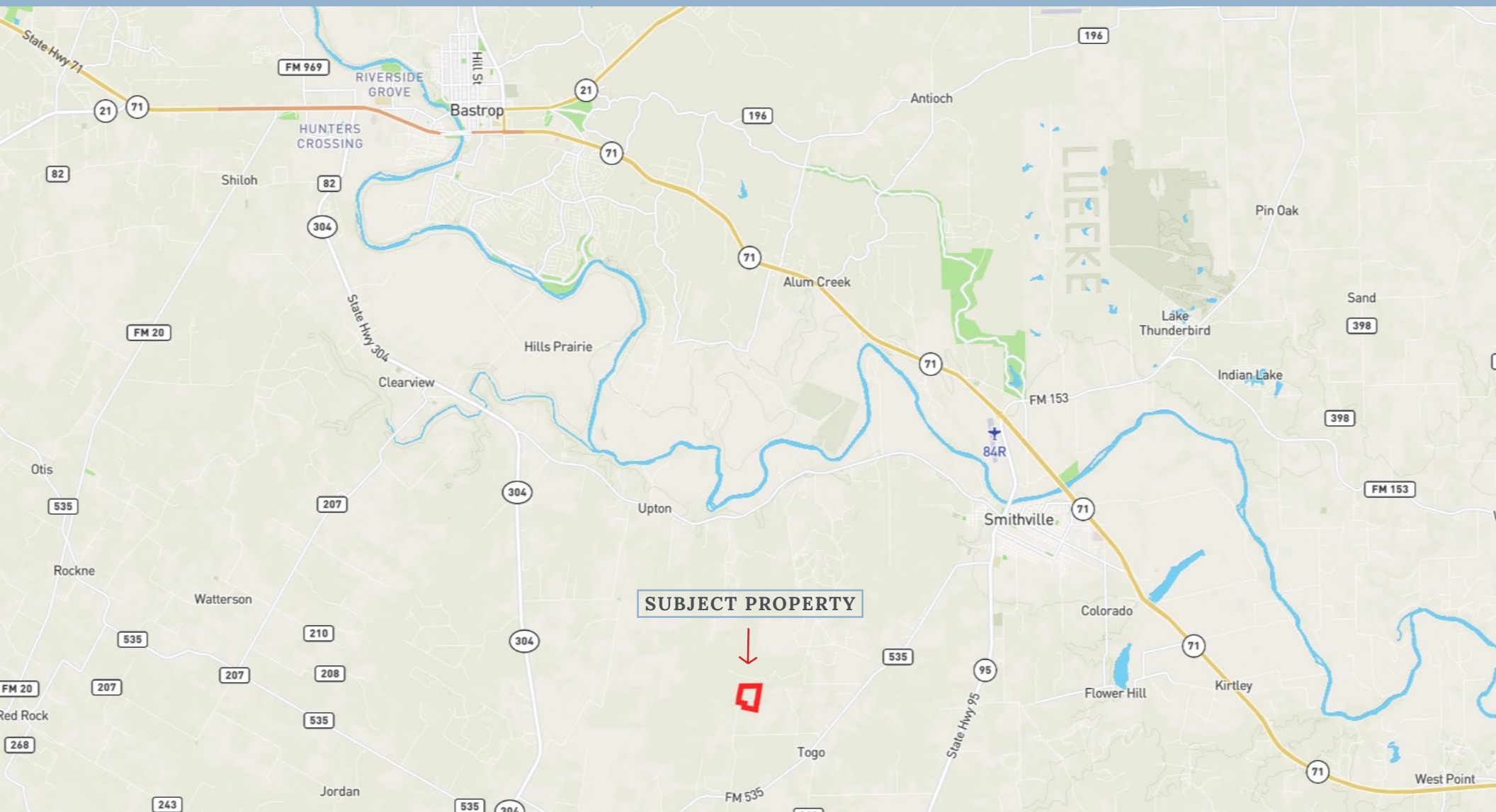
Houston - 129 minutes

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

SPLIT OAK RANCH



SUBJECT PROPERTY

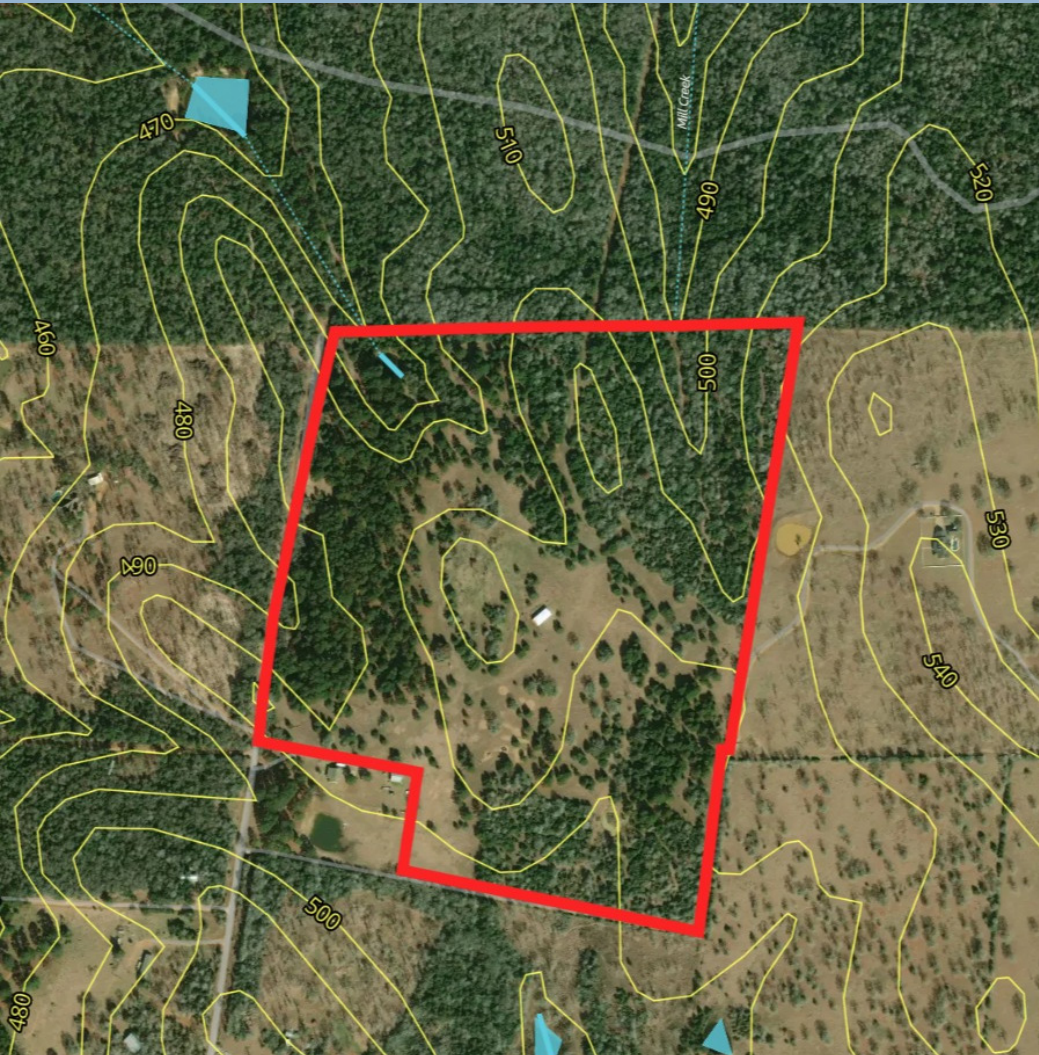
LOCATION MAP

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DETAIL MAP

 PROPERTY BOUNDARY  CONTOUR LINES
 WATER FEATURES



AERIAL MAP

 PROPERTY BOUNDARY

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