

# \$2,888,000 - 276 Fm 2571, Smithville

MLS® #1904645

**\$2,888,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 134.00 Acres

GAZLEY, Smithville, TX

CALL FOR OFFERS - TREMENDOUS PRICE  
DECREASE. WILL REVIEW ALL OFFERS  
FOR A SALE BY NOVEMBER - ESTATE  
SALE

134-acre parcel for sale has direct of 1800'± frontage to the Colorado River, offering unparalleled opportunities for swimming, fishing, and outdoor entertainment. This unique feature enhances the property's appeal, providing endless opportunities to enjoy the natural beauty of riverfront ownership. This exceptional 134-acre property offers unparalleled access to nature and convenience, situated just 1.2 miles from historic downtown Smithville. With a rectangular layout and excellent topography, this tract is a true gem for investors, farmers, equine sanctuary/rehabilitation, ranchers, or those seeking a tranquil retreat. AG EXEMPTION in place. Flood plain. 1800'± Beautiful Colorado River Frontage - LOW taxes, Two Secure Gate Access Points, No Known Restrictions, Bluebonnet Electric At Site, 15" Aqua Water Line (Needs Permit & Meter Set), Excellent Tiered Topo, Large Producing Pecan Trees, Hay Baling, Fenced And Cross-Fenced - AG EXEMPT - Lease through December 2025 with request to extend, 1.8 Miles To Hwy 71 - 12 Minutes To Bastrop - 42 Minutes To Austin, AE Flood Plain (See Survey)



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 1904645     |
| Price     | \$2,888,000 |
| Bathrooms | 0.00        |
| Acres     | 134.00      |
| Type      | Land / Farm |
| Sub-Type  | Ranch       |
| Status    | Active      |

## Water Feature/View

|               |   |
|---------------|---|
| View          | Hills,Pasture,River,TreesWoods,Colorado River |
| Is Waterfront | Yes   |
| Water Body    | Colorado River                                |

## Community Information

|             |             |
|-------------|-------------|
| Address     | 276 Fm 2571 |
| Area        | SV          |
| Subdivision | GAZLEY      |
| City        | Smithville  |
| County      | Bastrop     |
| State       | TX          |
| Zip Code    | 78957       |

## Amenities

|           |   |
|-----------|---|
| Utilities | Above Ground Utilities, Electricity Available, Water Available, Sewer Available |
|-----------|---|

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Cleared, Gentle Sloping, Interior Lot, Native Plants, Orchard(s), Many Trees, Trees Medium Size, Agricultural, Farm, Trees Large Size |
|-----------------|---|

## School Information

|            |                |
|------------|----------------|
| District   | Smithville ISD |
| Elementary | Brown Primary  |
| Middle     | Smithville     |
| High       | Smithville     |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 11th, 2025 |
| Days on Website | 61                |

## Days on Market 54

Property Listed by: Bramlett PartnersThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 11th, 2025 at 7:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.