# \$2,285,000 - 256 Greasy Bend Rd, Smithville

MLS® #6593974

\$2,285,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 114.27 Acres

none, Smithville, TX

Unique opportunity to purchase +/-114 acres, including over 265 feet of Colorado river frontage in Bastrop County, TX. This property has been in the same family for many years. The family has recently spent time and money clearing and making the property more accessible and have opened up the river frontage making it very attractive and accessible.

It is located in one of the fastest-growing areas in Texas. Less than 40 miles from the Austin airport. Just 4 ½ miles east of Smithville, 14 ½ miles southeast of Bastrop, and only 50 miles southeast of downtown Austin in eastern Bastrop County. The property features over 265 ft of Colorado River frontage and is on the river's high bank side, reducing the floodplain.

Includes long-range Hill Country and river views. The property is very private and secluded. Improvements include an older well and a hunting cabin. Recent road work and clearing make the property accessible. The property has over 480 feet of frontage on paved Greasy Bend Road.

The river bottom soil is a very productive gravelly, sandy, clay loam and supports huge pecan, sycamore, and oak trees, as well as, other native river bottom trees and grasses. Native wildlife thrives on the property.







The property has oil and gas potential with nearby production from the Austin Chalk play and the Eagle Ford play. Sand and gravel mining is also fairly common in this area with the nearest sand and gravel mining operation only two miles away. The property is currently under a 1-d-1 Agricultural tax valuation which keeps taxes at a very reasonable level.

The current owner has mineral rights and will negotiate whether they are included in the sale.

Potential uses for this property include family recreational, family homesite, or some type of commercial recreational property that takes advantage of the river access.

#### **Essential Information**

MLS® # 6593974

Price \$2,285,000

Bathrooms 0.00

Acres 114.27

Type Land / Farm

Sub-Type Ranch Status Active

#### Water Feature/View

View Hills, River, Colorado River

Is Waterfront Yes

Water Body Colorado River

# **Community Information**

Address 256 Greasy Bend Rd

Area SV

Subdivision none

City Smithville

County Bastrop

State TX

Zip Code 78957

# **Amenities**

Utilities Electricity Available

# **Exterior**

Lot Description Agricultural, Farm, Many Trees, See Remarks, Trees Large Size

## **School Information**

District Smithville ISD

Elementary Smithville
Middle Smithville
High Smithville

#### **Additional Information**

Date Listed May 6th, 2024

Days on Website 373

Days on Market 414

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