

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

MLS® #6593974

\$2,285,000

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

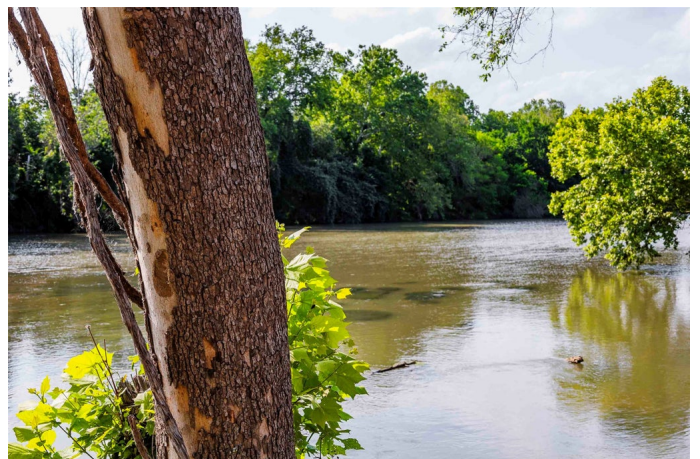
none, Smithville, TX

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
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Exterior

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

District	Smithville ISD
Elementary	Smithville
Middle	Smithville
High	Smithville

Additional Information

Date Listed	May 6th, 2024
Days on Website	352
Days on Market	326

Property Listed by: Keller Williams - Lake TravisThe 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 12th, 2025 at 4:01am 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.