

\$3,290,770 - Tbd Fm 108, Smiley

MLS® #1708515

\$3,290,770

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 441.71 Acres

N/A, Smiley, TX

Welcome to the Smiley Ranch - This heritage property and has recently been partitioned off to be sold as 441.714 acres of stunning livestock ready pasture. This Ag exempt property is a year-round hunting habitat, with lots of frontage on FM 108. This property backs to Elm Creek with 90 +/- acres of creek bottom. Perimeter fenced, cross fenced & divided into 4 pastures with lots of Klein, King Ranch Bluestem & other native grass in the front pasture, as well as a wonderful mix of mature live oaks & post oaks throughout. The Elm Creek drainage provides tremendous travel corridors for various animals including whitetail deer, feral hogs, wild turkey, bobwhite quail, morning & white wing dove. A small stock tank in the front is still holding water in this summer heat and will provide much needed water to your herd. A newly tested water well is in place - just needs power and you're cattle ready! The Smiley Ranch at one time had a registered FAA private airstrip designation. Power lines in 2 locations. An amazing property where you can raise cattle, hunt, & just get away from the city.



Essential Information

MLS® #	1708515
Price	\$3,290,770
Bathrooms	0.00
Acres	441.71

Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd Fm 108
Area	3100
Subdivision	N/A
City	Smiley
County	Gonzales
State	TX
Zip Code	78159

Amenities

Utilities	Electricity
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School Information

District	Not Applicable
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	285
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Listing Details

Listing Office	Brand X Land and Ranch
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