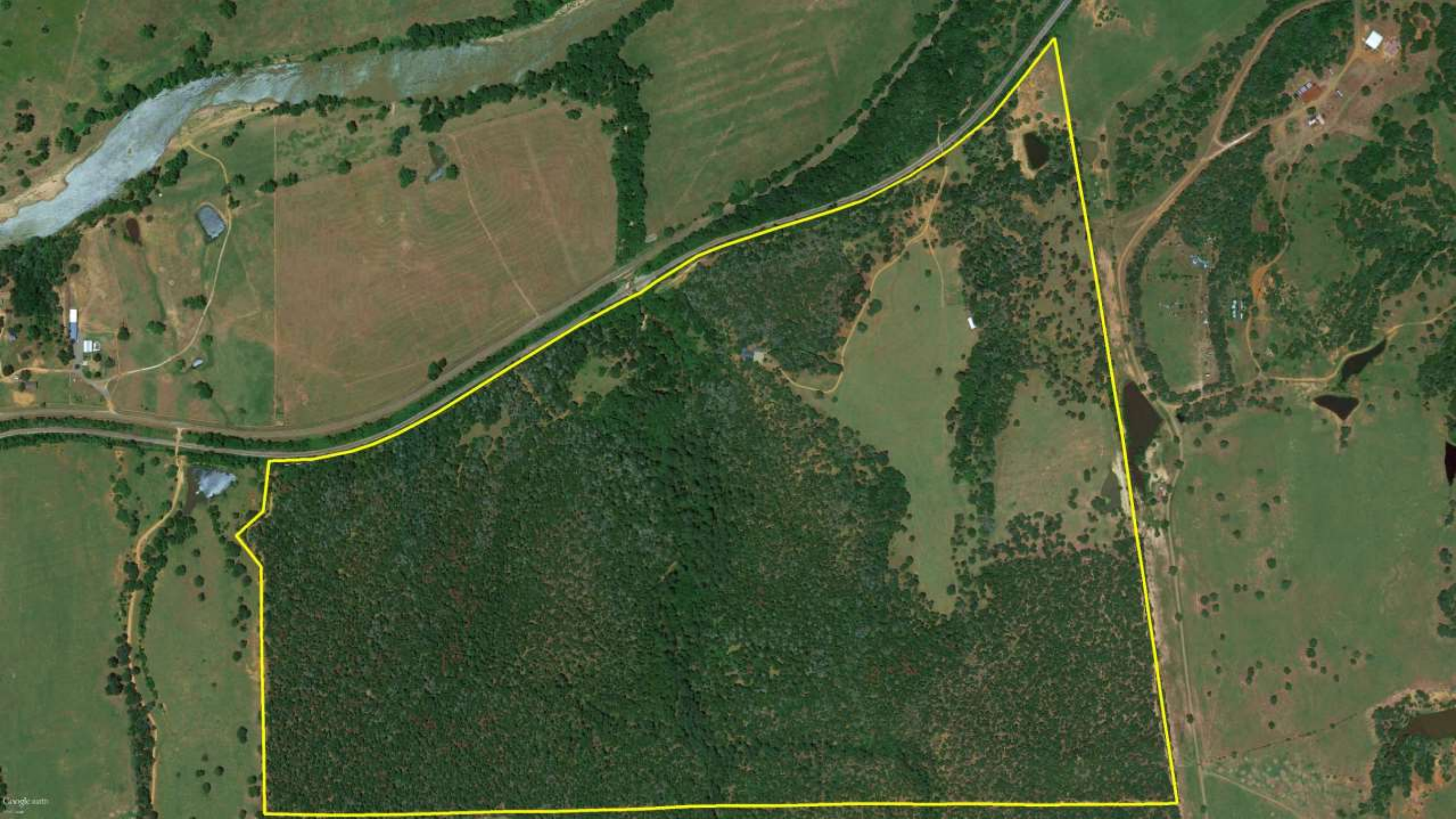
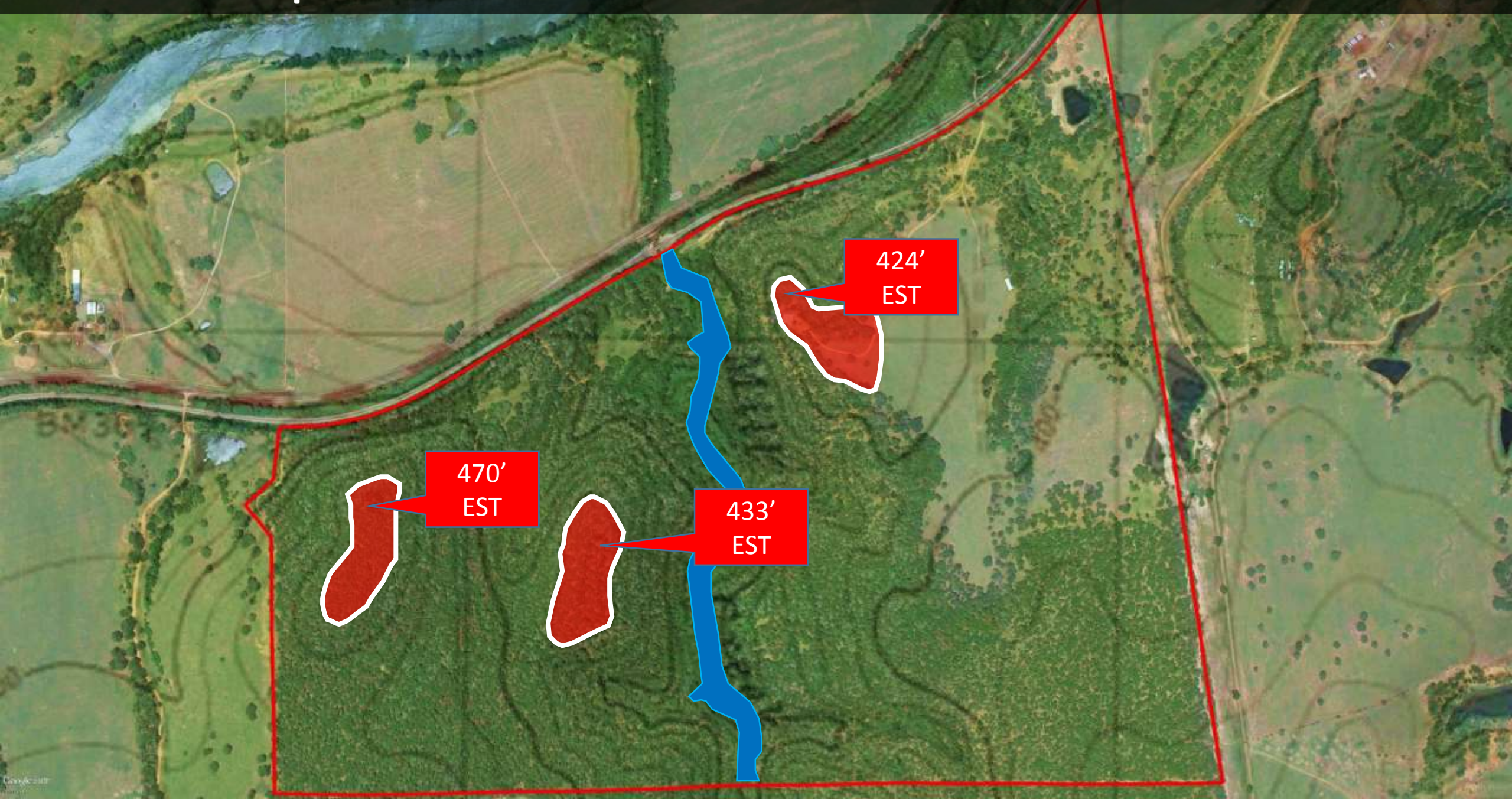




Austin Ten Thousand Oaks Ranch | 293+ acres | 1005 FM 2671 Smithville



Three hilltops with unobstructed views over Colorado River



Austin Ten Thousand Oaks Ranch | Three offerings

Property	Price	Acres*	Hilltops	Unobstructed Views	River Views	Home & Related Improvements
Entire Ranch	\$ 3,300,000	293.34	3	Yes	Yes	Yes
East Ranch	\$ 2,300,000	177.12	1	Yes	Yes	Yes
West Ranch	\$ 1,200,000	116.22	2	Yes	Yes	No

Acres* Entire Ranch per Survey. East Ranch & West Ranch acreage estimated subject to final survey

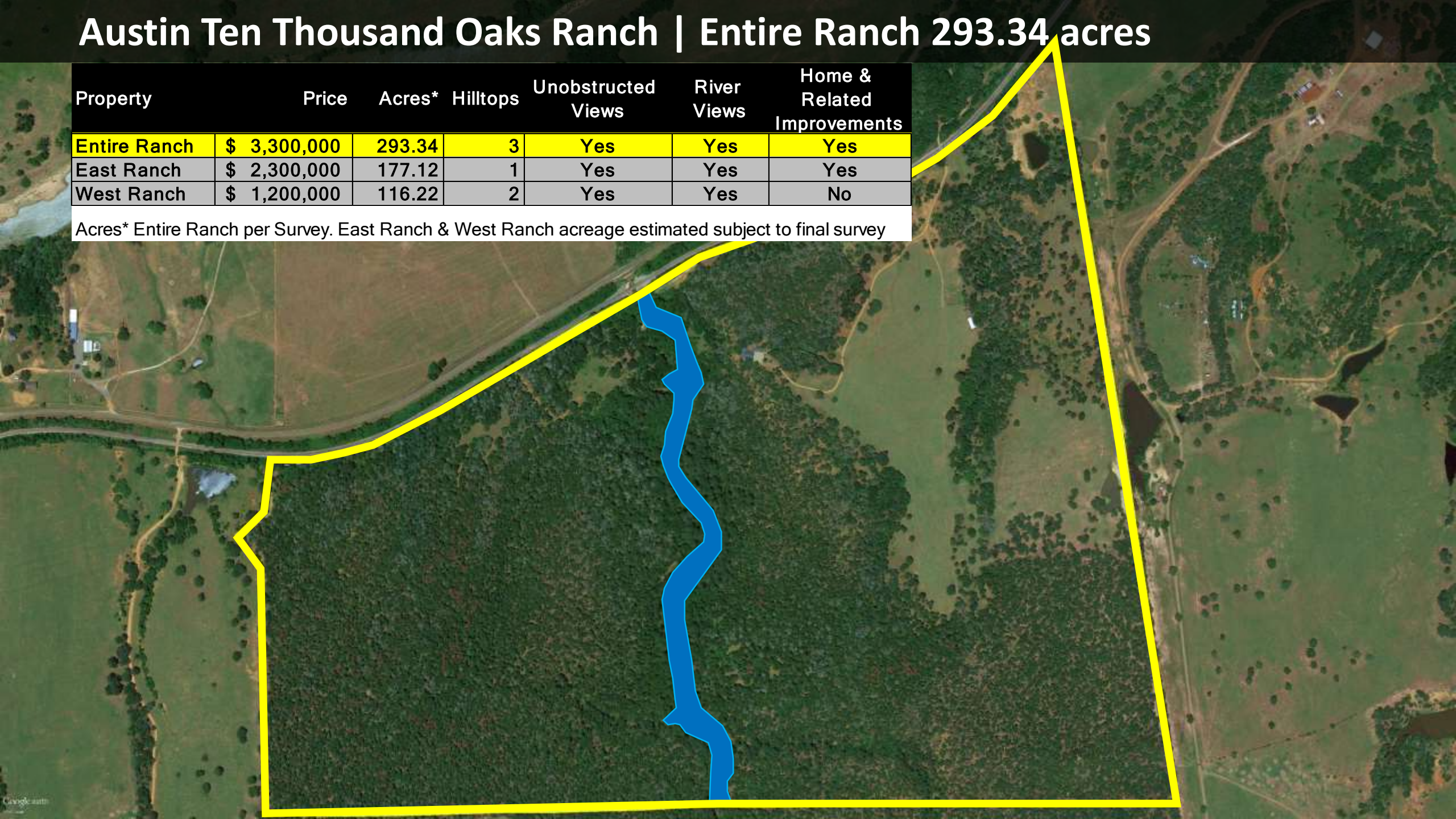
West Ranch
116.22 Est Acres

East Ranch
177.12 Est Acres

Austin Ten Thousand Oaks Ranch | Entire Ranch 293.34 acres

Property	Price	Acres*	Hilltops	Unobstructed Views	River Views	Home & Related Improvements
Entire Ranch	\$ 3,300,000	293.34	3	Yes	Yes	Yes
East Ranch	\$ 2,300,000	177.12	1	Yes	Yes	Yes
West Ranch	\$ 1,200,000	116.22	2	Yes	Yes	No

Acres* Entire Ranch per Survey. East Ranch & West Ranch acreage estimated subject to final survey



Austin Ten Thousand Oaks Ranch | East Ranch 177.12 EST acres

Property	Price	Acres*	Hilltops	Unobstructed Views	River Views	Home & Related Improvements
Entire Ranch	\$ 3,300,000	293.34	3	Yes	Yes	Yes
East Ranch	\$ 2,300,000	177.12	1	Yes	Yes	Yes
West Ranch	\$ 1,200,000	116.22	2	Yes	Yes	No

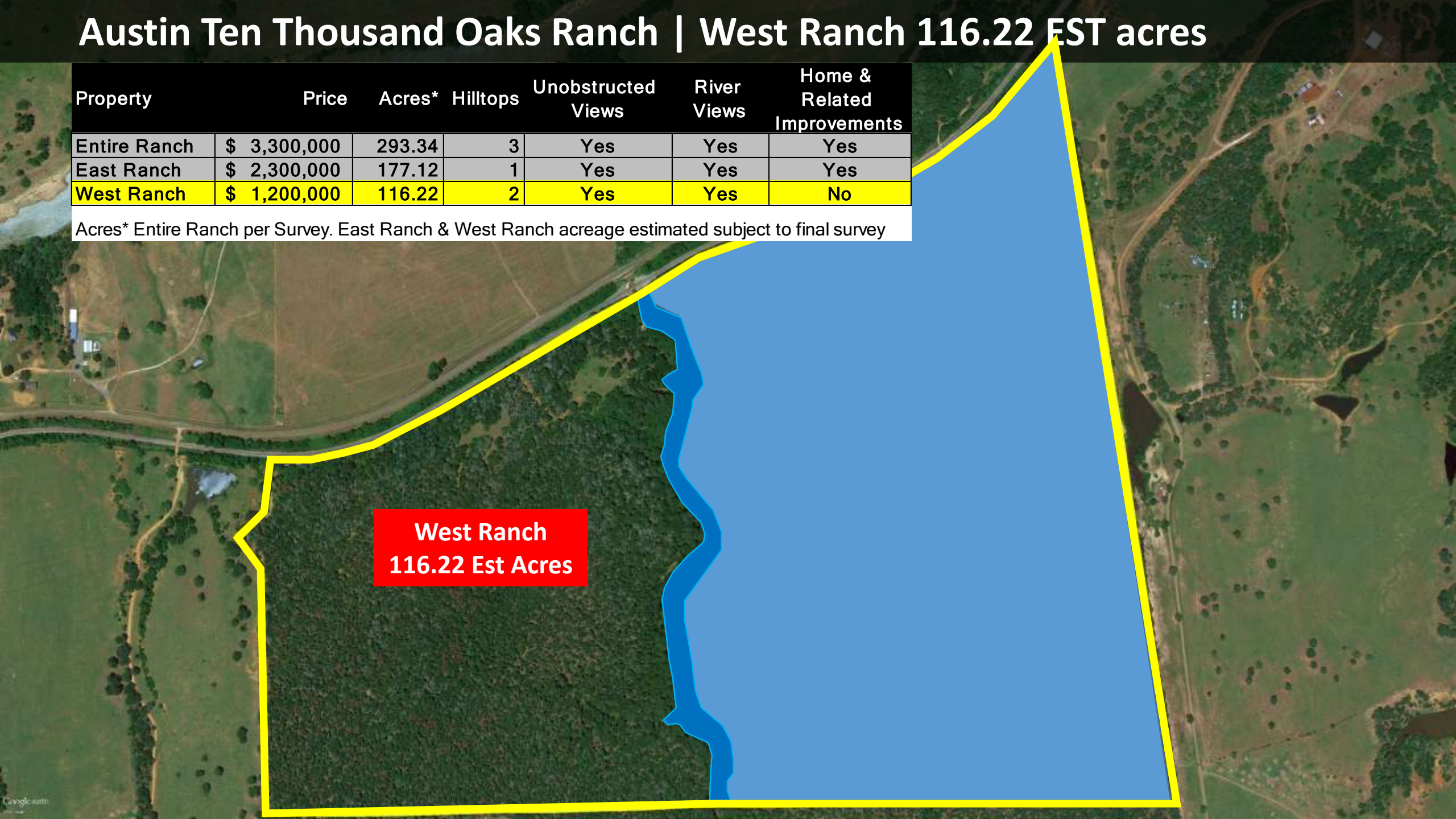
Acres* Entire Ranch per Survey. East Ranch & West Ranch acreage estimated subject to final survey

East Ranch
177.12 Est Acres

Austin Ten Thousand Oaks Ranch | West Ranch 116.22 EST acres

Property	Price	Acres*	Hilltops	Unobstructed Views	River Views	Home & Related Improvements
Entire Ranch	\$ 3,300,000	293.34	3	Yes	Yes	Yes
East Ranch	\$ 2,300,000	177.12	1	Yes	Yes	Yes
West Ranch	\$ 1,200,000	116.22	2	Yes	Yes	No

Acres* Entire Ranch per Survey. East Ranch & West Ranch acreage estimated subject to final survey

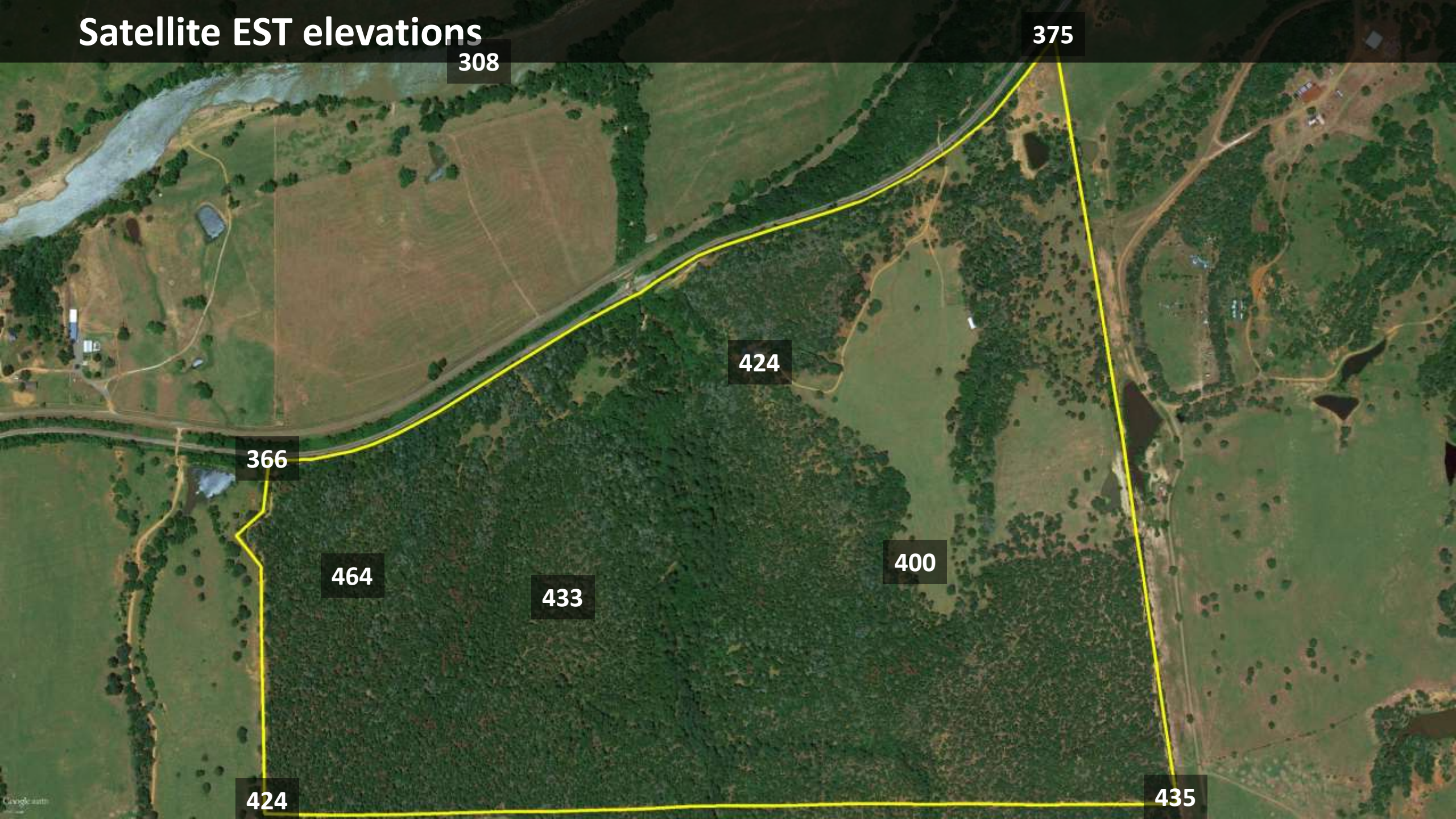


**West Ranch
116.22 Est Acres**

Satellite with contour lines overlay



Satellite EST elevations



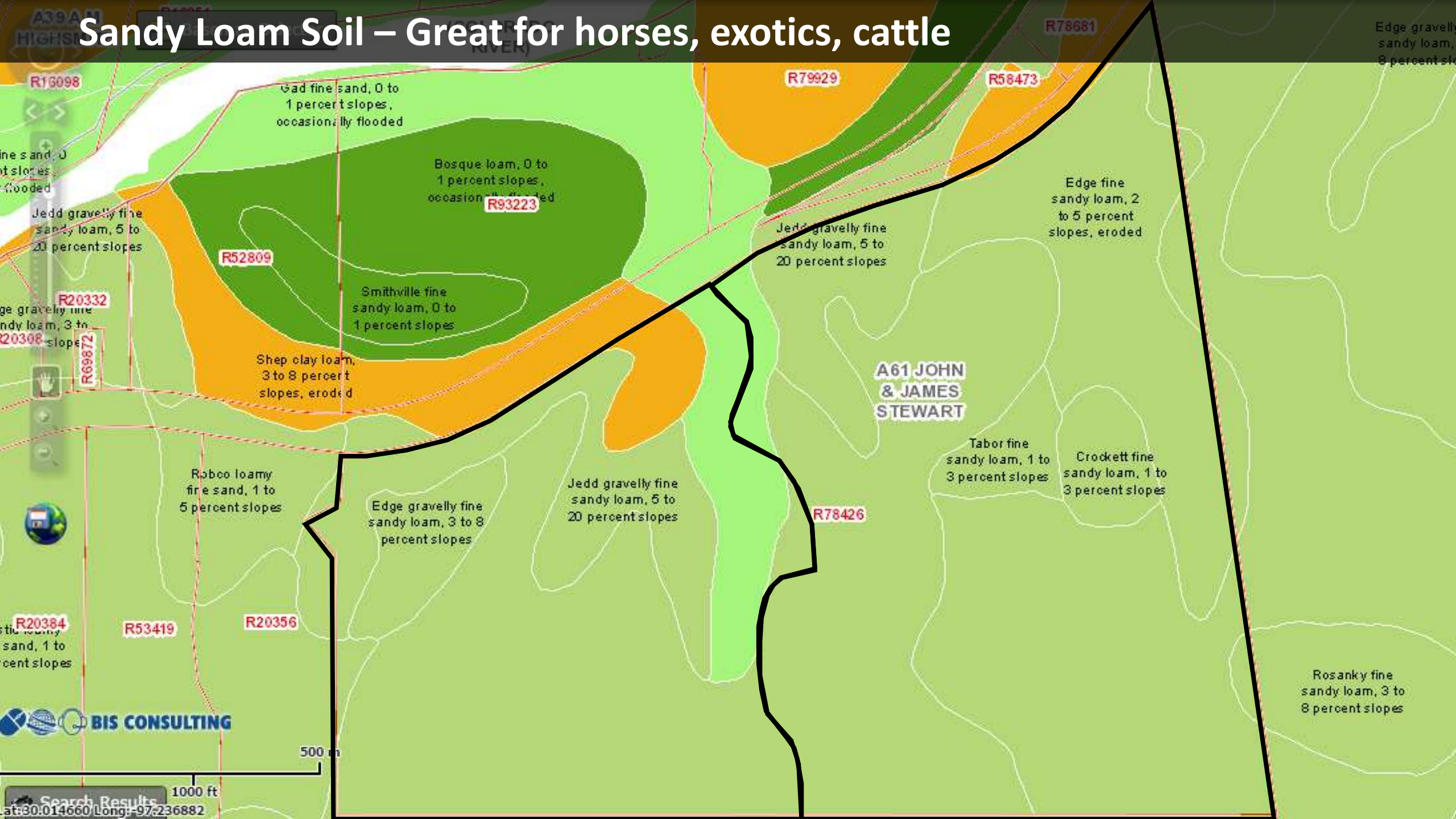
Hybrid EST elevations



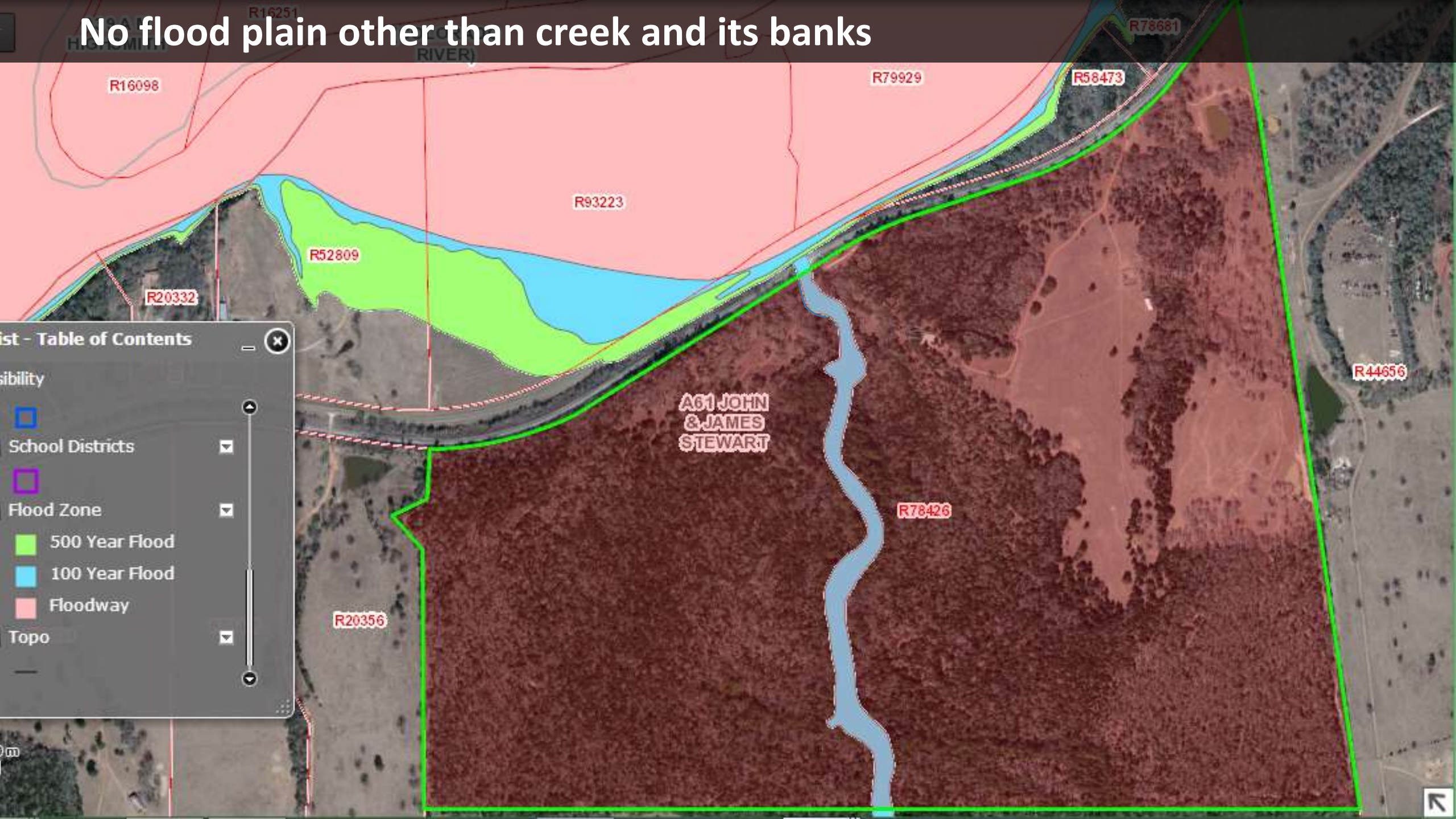
Topo EST elevations



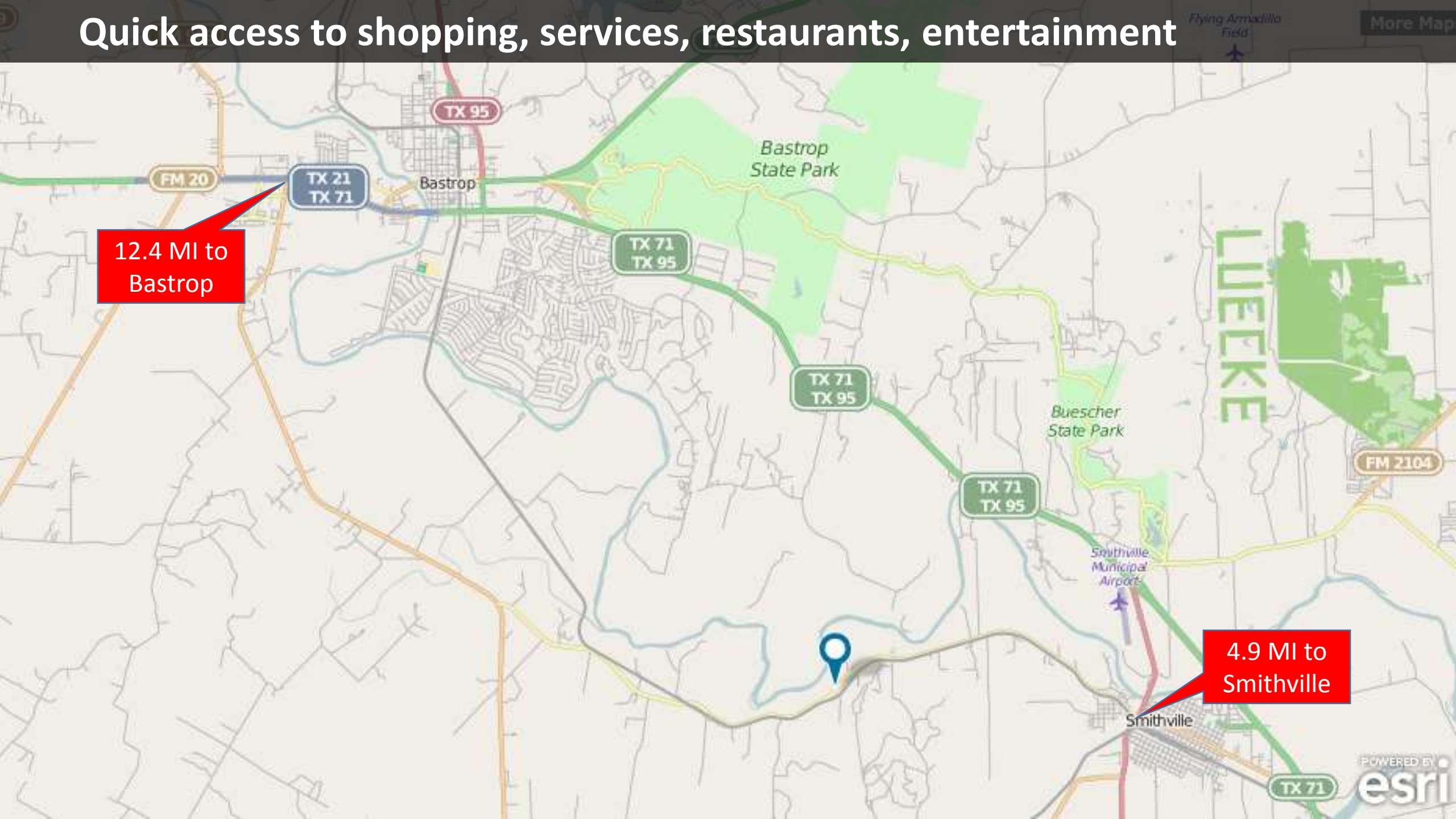
Sandy Loam Soil – Great for horses, exotics, cattle



No flood plain other than creek and its banks



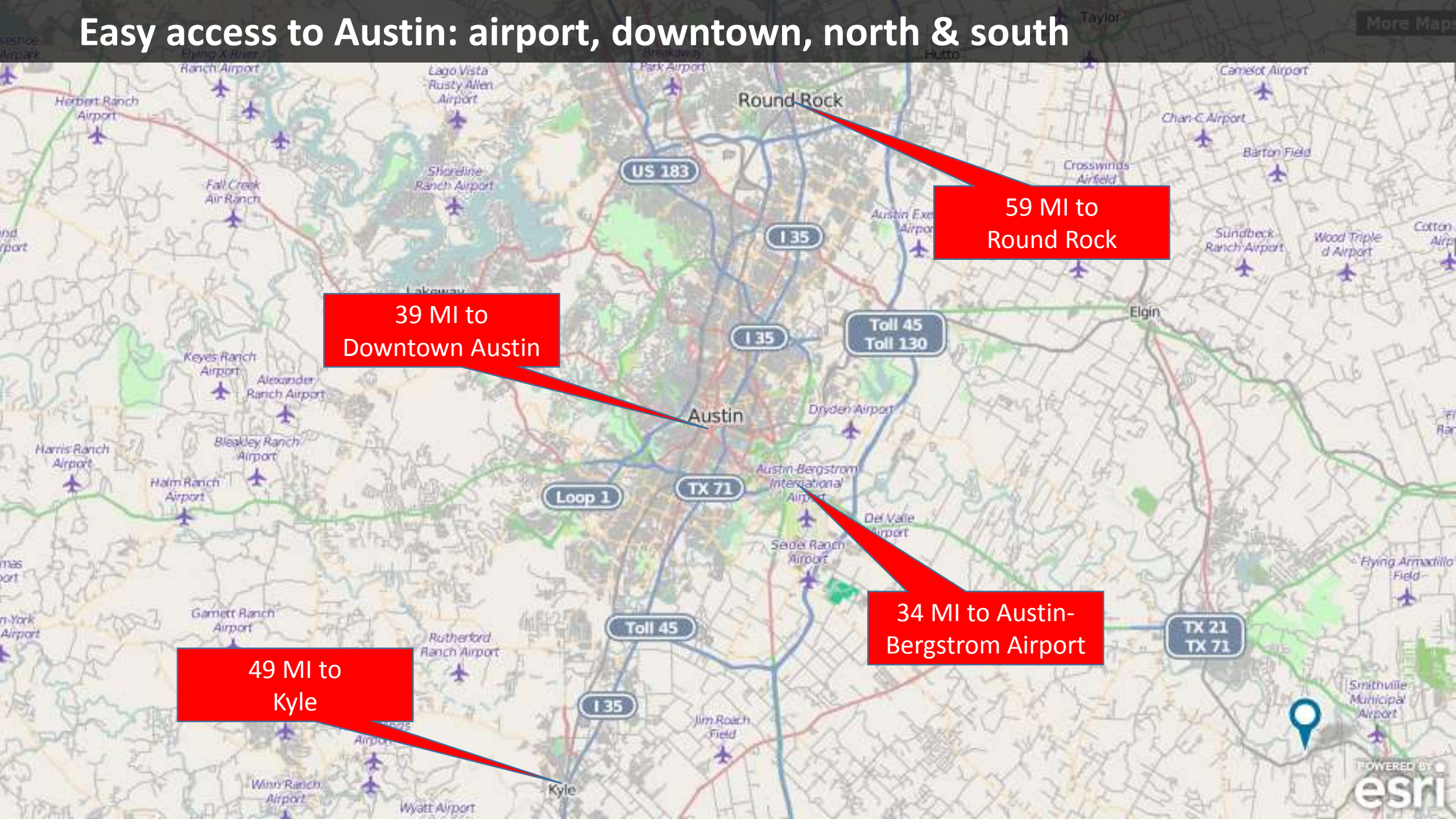
Quick access to shopping, services, restaurants, entertainment



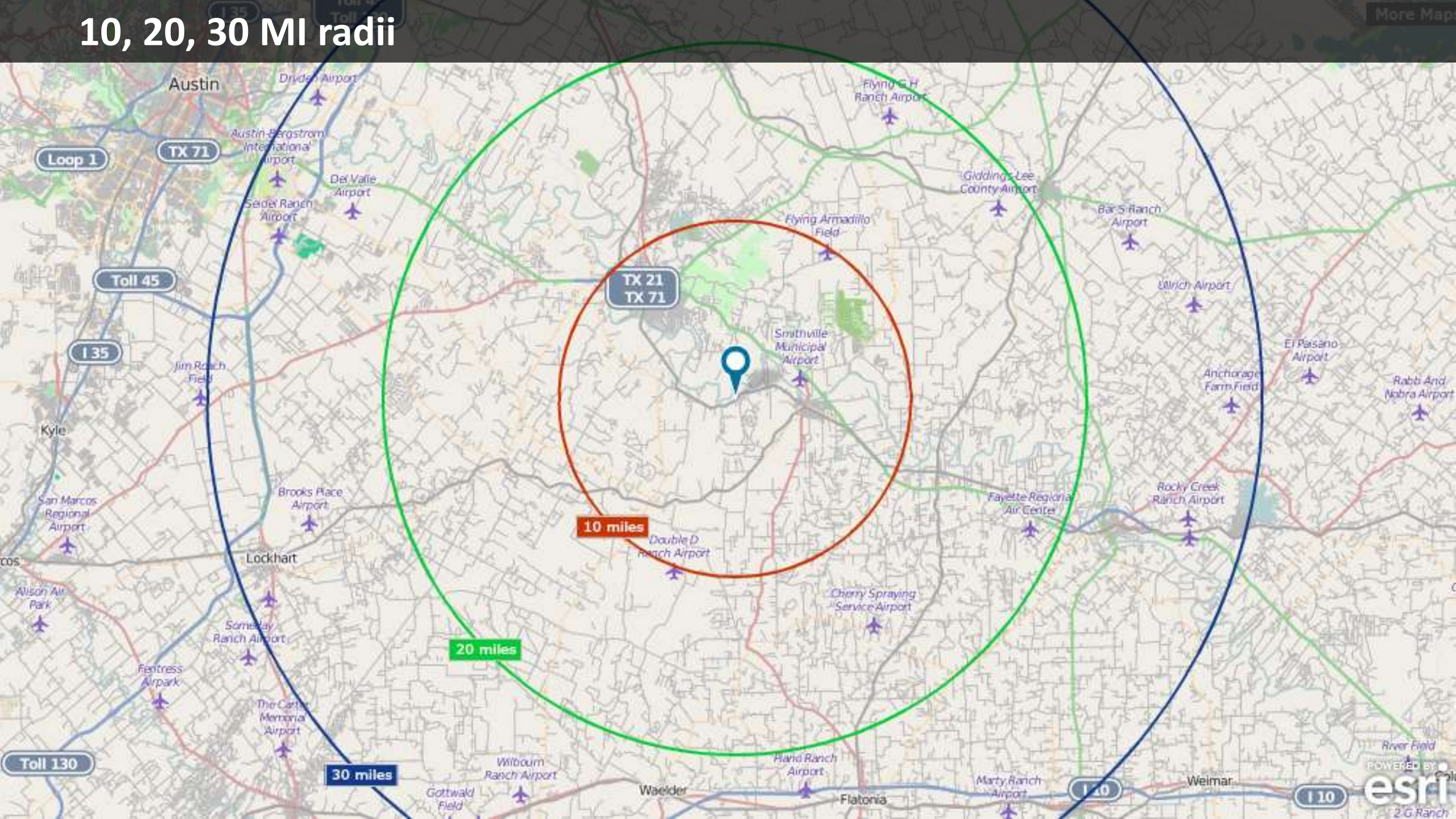
12.4 MI to
Bastrop

4.9 MI to
Smithville

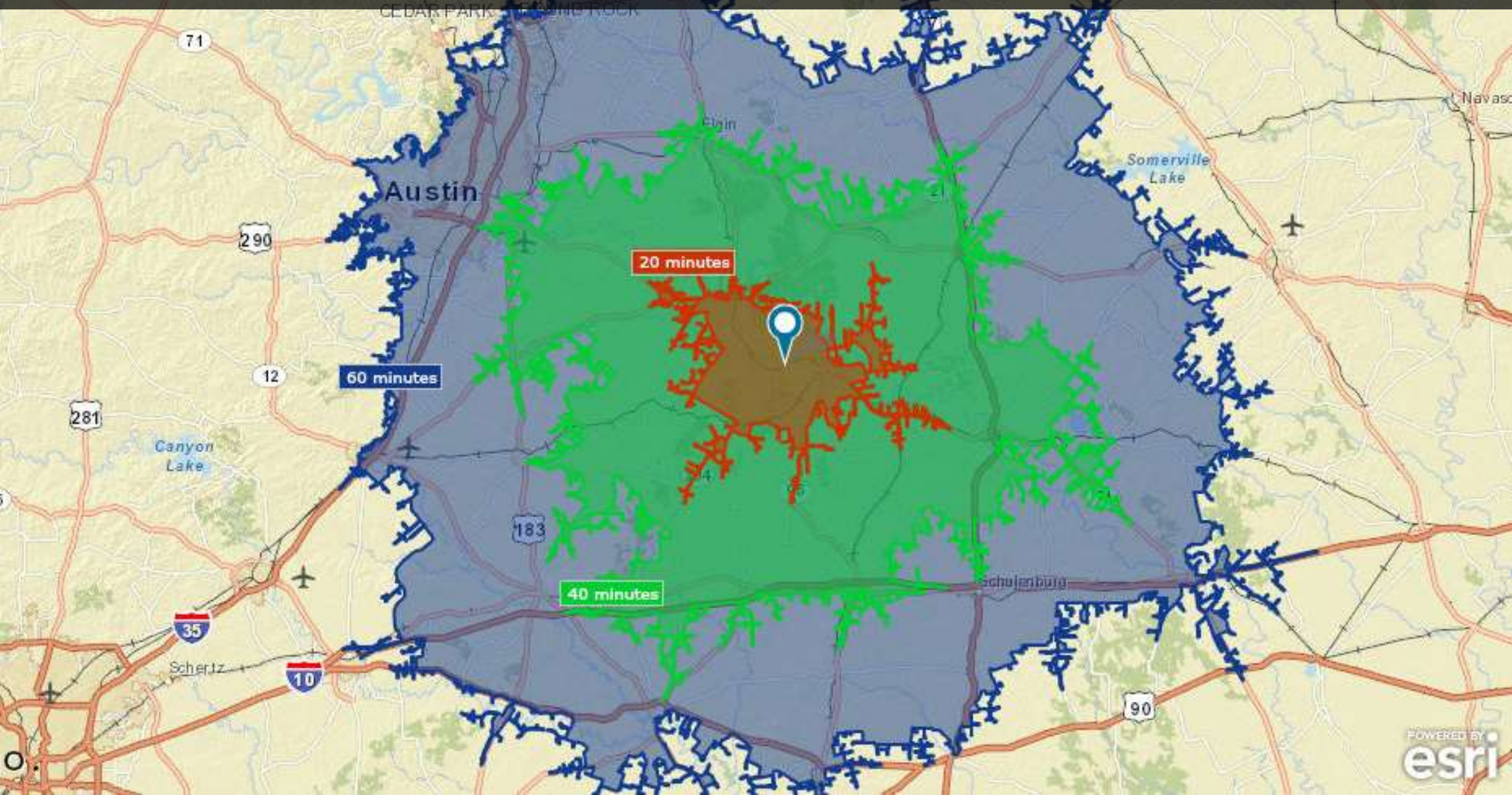
Easy access to Austin: airport, downtown, north & south



10, 20, 30 MI radii



20, 40, 60 MI drive times – Reach almost anywhere in Austin in 1 hour





**Southwest
Partners**

Global Partners
INTERNATIONAL REALTY

Diane Alexander, MBA

Owner Broker

M +1 713.591.9902

O +1 979.421.9996

diane@swpre.com



**Southwest
Partners**

Global Partners
INTERNATIONAL REALTY

George Alexander, MPA

Owner Broker

M +1 713.918.9951

O +1 979.421.9996

george@swpre.com

AUSTIN TEN THOUSAND OAKS RANCH FOR SALE



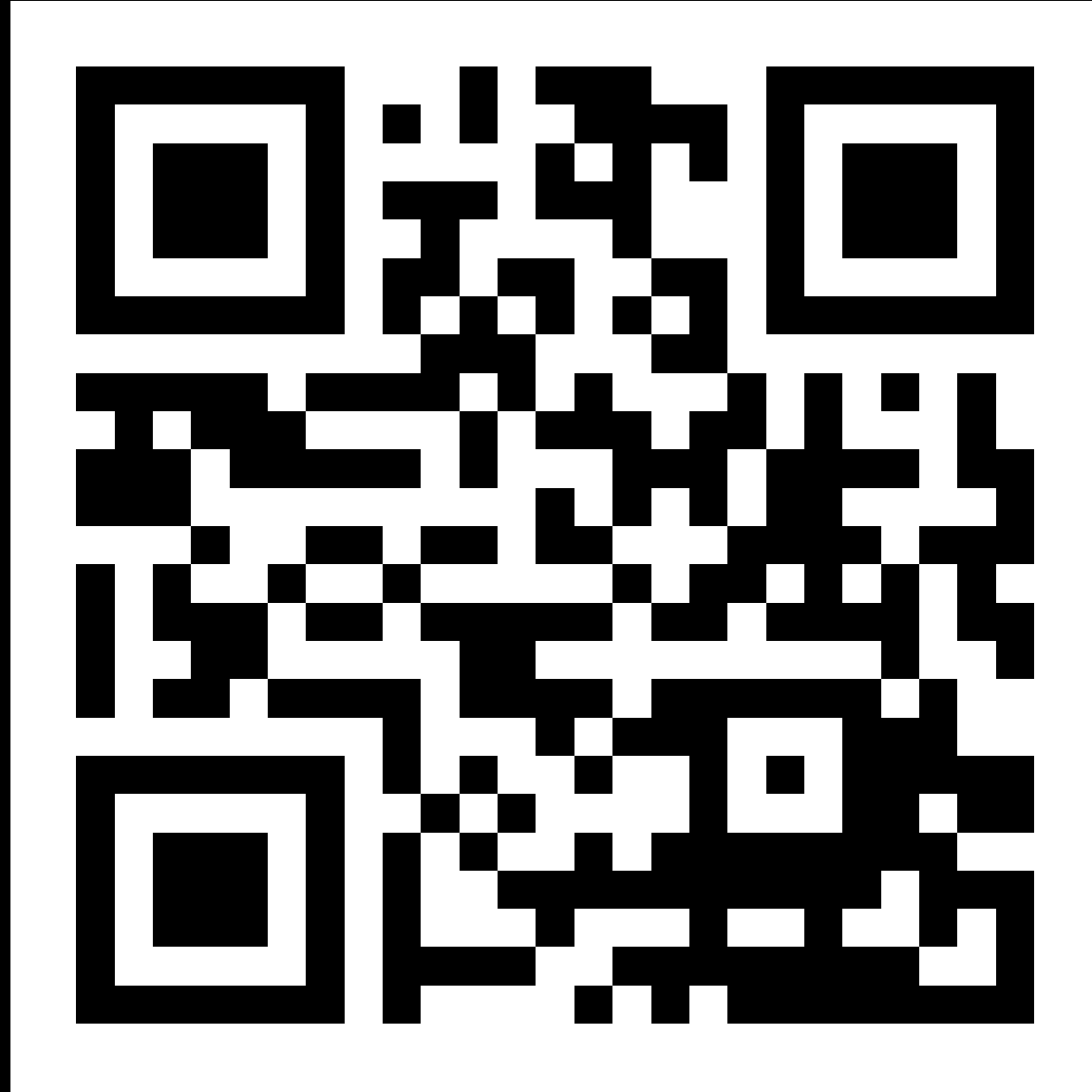
<http://swpre.com/?p=22154>

AUSTIN TEN THOUSAND OAKS RANCH WEST FOR SALE



<http://swpre.com/?p=22973>

AUSTIN TEN THOUSAND OAKS RANCH EAST FOR SALE



<http://swpre.com/?p=22967>