

# SMILIN V RANCH

270 CR 286 Spur \* Liberty Hill, TX 78642



TO LEARN MORE ABOUT THIS RANCH CALL OR VISIT US AT:

[www.TurnKeyRanchRealEstate.com](http://www.TurnKeyRanchRealEstate.com)

512.925.0564





EXCEPTIONAL LIVEWATER  
PROPERTY LOCATED IN NORTHERN  
WILLIAMSON COUNTY

GREAT RECREATIONAL RANCH  
WITH AN ABUNDANCE OF WATER  
AND GAME



WITH LIVE OAK, PECAN AND ELM  
TREES, GOOD WATER AND  
EXCELLENT SOIL CONDITIONS, THIS  
IS TRULY ONE OF THE MOST  
UNIQUE PIECES OF PROPERTY IN  
TEXAS.





# SMILIN V RANCH

## PROPERTY INFORMATION OVERVIEW

Acreage.....	83.160 +/- Acres
Location.....	Liberty Hill, Texas
Price.....	\$1,999,000, can be divided
Highest and Best Use.....	Recreational, Horse Operation
Topography.....	Rolling, Pasture
Soil Type.....	Blackland, sandy
Surface Water.....	2 ponds, 1 creek
Trees.....	Oak, Pecan and Elm
Wildlife.....	Deer, Dove, Fish, Quail, Turkey
School District.....	Liberty Hill ISD
Distance from Houston.....	203 miles
Distance from Austin.....	42 miles
Distance from DFW.....	205 miles
Distance from Waco.....	99 miles

**DIRECTIONS:** From Highway 29 and US Highway 183 go 2.3 miles west on Highway 29. Go left at the stop light on RR 1869. Go 6.2 miles on RR 1869 and turn left on the 2nd CR 285. From here watch for signs to the Smilin V Ranch.

All information is per owner/other sources and is deemed correct, but is not guaranteed.







SMILIN V RANCH IS BEING OFFERED AT \$1,999,000 FOR THE ENTIRE PROPERTY & ALL IMPROVEMENTS (SHOWN IN ABOVE ARIAL).

THERE IS ALSO AN OPTION TO PURCHASE IN 2 SEPARATE TRACTS AS WELL, 53 ACRES WITH THE BARN, HOUSE, CABIN, AND HORSE FACILITIES; THE REMAINING ACREAGE WITH THE PAVILION, POND, RESTROOMS AND PARKING LOT MAY BE PURCHASED.

OWNER FINANCING IS AVAILABLE.





**FOR MORE INFORMATION ON  
THIS LISTING, PLEASE CONTACT  
NATALIE FARKAS**

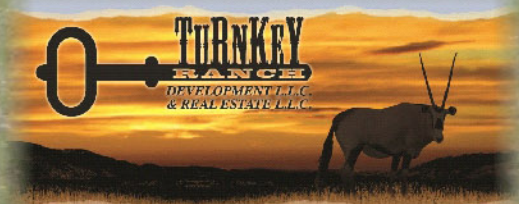
**CELL 512.925.0564  
NATALIE@TURNKEYRANCH.COM**

**DISCLAIMER**

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All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Broker and/or Agent does not make any representation regarding hazardous waste, as defined by the Texas Solid Waster Disposal Act and the regulations adopted thereunder, or the United States Environmental Protection Agency regulations or disposal or any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt, or any other natural phenomena.



[www.TurnkeyRanchRealEstate.com](http://www.TurnkeyRanchRealEstate.com)

**907 RANCH RD 620S, SUITE 301  
512.925.0564 cell  
512.263.9388 office**





EXCELLENT HORSE OPERATION WITH 8 STALL LIGHTED BARN WITH AIR CONDITIONED TACK ROOM, HOLDING PENS, WASH RACKS AND LOFT AREA.

HORSE WALKER

ROPING ARENA WITH GRANDSTAND AND ROPING MACHINE (BUFORD)





# SMILIN V RANCH INFORMATION

**Acres:** 83.16 acres, can be divided into two separate tracts. Ask for details.

**Location:** Located in western Williamson County, approx. 8 mi. west of Liberty Hill on a paved dead in county road, Liberty Hill ISD. This tract is surrounded by large acreage owned by US Fish & Wildlife. This property is 20 - 30 minutes from all major restaurants and shopping malls. 55 miles from Austin Bergstrom Int'l Airport. This property is very quiet, private, secluded, but yet very accessible and will be this way for many years to come.

**Directions:** From 183 and Hwy 29 go 2.3 miles west on 29. Left at the light at RR 1869. Go 6.2 miles and turn left at the SECOND CR 286. Follow the signs to Smilin V Ranch.

**Description:** PRIME horse property! Smilin V Ranch has a gated entry, is fully fenced, and is located on a paved, dead end road. The property is very quiet, private, secluded, but yet very accessible. Property could easily be converted to almost anything or just for personal recreation. With well- manicured pastures, an abundance of live oak, pecan and elm trees, good water and excellent soil conditions, this is truly one of the most unique pieces of property in Central Texas.

**Wildlife:** Deer, Dove, Fish, Quail, Turkey, Hogs

## **Water: Three Water Wells:**

- 1 – 35 gallon per minute, 5 HP pump
- 1 – 25 gallon per minute, 3 HP pump
- 1 – 15 gallon per minute, 1.5 HP pump
- Additional accessories: (water softeners, chlorinators, etc.)
- Approx. 1.5 miles of water lines, up to 6 inches in size.

## **Natural Water:**

- 2 – Ponds (1/2 acre and 1 acre ponds)
- 1 – Creek (Little Creek), Approx. 500 acres of watershed.
- 1 - Large natural spring swimming area with high volume distribution pump and high pressure sprinkler pump. Swimming Hole approx 100,000 gallon water feature with filtration.

**Trees:** Oak, Pecan, and Elm

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**Improvements:** 2,500 sq. ft. house with hot tub and pool, 1,200 sq. ft. Employees living quarters, 900 sq. ft. guest cabin "the honeymoon cottage", pens, and great fences.

**Pavilion:** 10,800 sq. ft lighted pavilion with sound system, kitchen area with ice machine, electric, gas, water and commercial grade sink. Concrete serving area with pass through to kitchen and bathroom facility. It has been used for church day camps, school field trips, weddings and other special events.

768 sq. ft His and Her Restroom facility at Pavilion with 7 stalls, showers and commercial grade septic.

Approx. 3 acres Parking Lot.

Fishing Dock, Feeder, Paddle Boots, Deer Feeder and Pens.

**Horse Facilities:** 8 stall lighted horse barn with air conditioned tack room, holding pens, wash racks and loft area.

Horse Walker

Roping Arena with grandstand and roping machine (Buford).

**Other Buildings:** Shop and Office with restroom, septic, water, wood floors in office with rustic décor.

Pole Barn – Equipment shed, electric and water. Will cover a large truck with trailer as well as a large semi truck.

**Minerals:** All convey.

**Remarks:** One of a kind property surrounded by US Fisheries and Wildlife land. Fully improved. EXCELLENT horse operation or large equipment business.

**Price:** Please call 888-337-2440 for information. Owner Financing is available.