



For Sale

1026 Park Road 1C Smithville, Texas 78957

Hilltop Home on 27.326 Acres

Sale Price: \$1,110,000

Property Description: The three (3) bedroom two (2) bath home contains approximately 1,356 square feet of living space (as per Bastrop County Records) and is located on one of the highest hilltops in the immediate area. The unrestricted Property offers elevated views in all directions. The home is located on 27.326 Acres of central Texas ranchland (as per Bastrop County Records) on the north side of Park Road 1C, which winds through the Lost Pine Forest connecting Bastrop State Park with Buescher State Park. Once you turn off Park Road 1C at the Property's entrance, you travel via a short easement across State of Texas Land until you reach the Property's front gate. Seller agrees to convey any mineral rights owned by Seller.

Location: The Property is located North of Highway 71, which connects the cities of Bastrop and Smithville TX. The Property, located on Park Road 1C, is 1.1 mile East of Allum Creek Road, or 3.3 miles East of Harmon Road, or .4 miles West of Cottletown Road. Allum Creek Road, Harmon Road, & Cottletown Road each connect directly to Highway 71.

Buildings:

Home: The frame one-story home on concrete slab was built in 2014. The large central living area has a coved ceiling height of 10 feet. The kitchen contains a free-standing GE (butane fired) Range with center stove top grill. The Microwave Oven is non-functional. There is a pass-through counter between the kitchen and living area. The living area and kitchen contain recessed ceiling light fixtures. The floor covering is vinyl plank. The home is heated and cooled by an all-electric central heating & air conditioner unit. The exterior mounted tankless hot water heater and the dryer connection located in the utility room are fired by butane. Both baths contain a tub shower.

Storage Shed: The wooden storage shed located just south of the home is 10' X 10'. With a high ceiling and ample storage.

Bunkhouse: The 12' X 24' bunkhouse or "man cave" shares the hilltop with the home. The bunkhouse contains a small kitchen and bath with commode, sink, and stand-up shower.

Wellhouse: The 8.5' X 14' concrete block well house contains a water well and water softeners. Note, Aqua Water maintains an accessible water line that is available for connection.



Barn: The 24'X40' metal barn is located on the lower meadow and adjacent to the livestock pens. The barn is electrified. The lower meadow area is fenced and crossed fenced. The Property extends North well beyond the lower meadow. The electric easement depicted on the Survey, which runs along the Property's western property line gives you an idea of where the northern property line extends to.

Land: The land gradually tapers from its widest point (558+/- linear feet, plus 77+/- linear feet along its irregular southern property line to a width of 343+/- linear feet along its north property line (see survey). The western property line stretches for 2,673+/- linear feet (see survey). The land continues down the hill from South to North, across a wet weather arroyo and continues up the upper bank until it reaches the northern property line. The Property is legally described as 27.326 ACRES OUT OF THE SARAH COTTLE SURVEY, ABSTRACT NO.21, BASTROP COUNTY, TEXAS, AS RECORDED IN FIELD BOOK B-446, PAGES 71-72 OF THE BASTROP COUNTY RECORDS. The Property ID is 20995.

Sam Calliham

Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
e-mail: sam@hpaoffice.com

Joe Calliham

Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 799-8800
Office: (512) 472-6201
e-mail: joe@hpaoffice.com

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