



SHIPP LAKE RANCH

417± Acres Bastrop Co.
Hwy. 71
Smithville, Texas

 Kuper
Sotheby's


DULLNIG
RANCH SALES



DESCRIPTION

Become the privileged owner of a 100± acre private lake less than one hour from downtown Austin. This amazing one of a kind and finely maintained property has been in the same family since the early 1900's. The uses for this waterfront property are limitless. With its charming vintage improvements, it would make a spectacular weekend getaway/second home, primary residence and has potential for future enhancements or development.



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IMPROVEMENTS

There are 2 picturesque homes with serene lake views, each being an early wood frame farm house having 2 bedrooms, 1 bathroom, living room and a kitchen. The house nearest to the lake has a newly remodeled kitchen/dining room and a covered back porch. There is a 3rd house located closer to the entrance which has 3 bedrooms and 2.5 bathrooms that is ideal as a secondary guest house or a foreman's house. There are numerous home sites overlooking the lake making this ranch ideal for someone to build their dream home.



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WATER

The highlight of the property is the scenic 100± acre Shipp Lake. The lake is prime for boating, fishing, and recreational water activities. The lake is 1.2± miles long, making it ideal for water skiing, wakeboarding and wake surfing. The owners actually ran a water ski camp on this lake at one time. There are 3 water wells on the property.



WILDLIFE

Wildlife present on the property includes, but is not limited to, whitetail deer, turkey, dove, varmints and plentiful migrating waterfowl. Shipp Lake supports aquatic wildlife such as largemouth bass, crappie and catfish.





VEGETATION

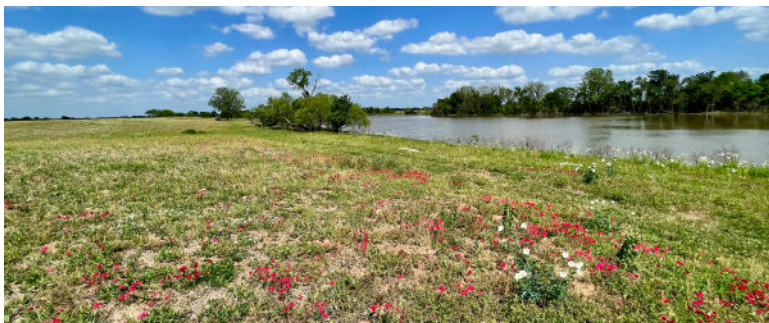
The property is primarily open pasture land with scattered large Live Oaks and Pecan Trees throughout. The houses are surrounded by grand Pecan Trees which makes for a very peaceful setting overlooking Shipp Lake. There is an 18± acre hay field which is bailed and used to feed cattle. Along with the Oak and Pecan trees are Hackberry and Mesquite trees.

MINERALS

Negotiable. Contact Broker for details.

TAXES

Ag Exempt.



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417± ACRES BASTROP COUNTY SMITHVILLE, TEXAS

The property has frontage on both Hwy 71 and Loop Road and is located 2.5± drive miles SE of Smithville, 47± drive miles SE of downtown Austin, 80 drive miles from Bryan-College Station, 100± drive miles NE of San Antonio and 120± drive miles W of Houston. Other nearby attractions include Buescher State Park and Bastrop State Park. Airport: Smithville Crawford Municipal - 84r and has a 4,000-foot runway.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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