

Smith West Ranchette
9580 Smith West Ranch Rd
Round Mountain, TX 78663

\$375,000
11± Acres
Blanco County



Smith West Ranchette
Round Mountain, TX / Blanco County

SUMMARY

Address

9580 Smith West Ranch Rd

City, State Zip

Round Mountain, TX 78663

County

Blanco County

Type

Undeveloped Land

Latitude / Longitude

30.480716 / -98.426185

Taxes (Annually)

\$190

Acreage

11

Price

\$375,000

Property Website

<https://www.gowestpole.com/property/smith-west-ranchette-blanco-texas/101563/>



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PROPERTY DESCRIPTION

Now available is this rare opportunity to own 11± acres of prime Texas Hill Country land with exceptional utility, location, and very light restrictions that allow for short-term rentals. This property is currently Ag-Exempt via beekeeping, offering a significant tax advantage for the new owner. Situated with dual road frontage on both Smith West Ranch Road and Ranch Road 962, the tract offers versatile access points and convenience for potential home sites near a high growth corridor.

The terrain is a mix of open meadows, oak clusters, and native brush, providing a perfect balance of privacy and usable space. Located just 20 minutes from both Johnson City and Marble Falls, you are in close proximity to shops, dining, Baylor Scott & White Medical Center, and the recreation of Horseshoe Bay and Lake LBJ.

Whether you are looking to build a primary residence, a short-term rental retreat, or a long-term land investment, this 11 +/- acre property in the heart of the Hill Country provides the freedom and location to make it happen.

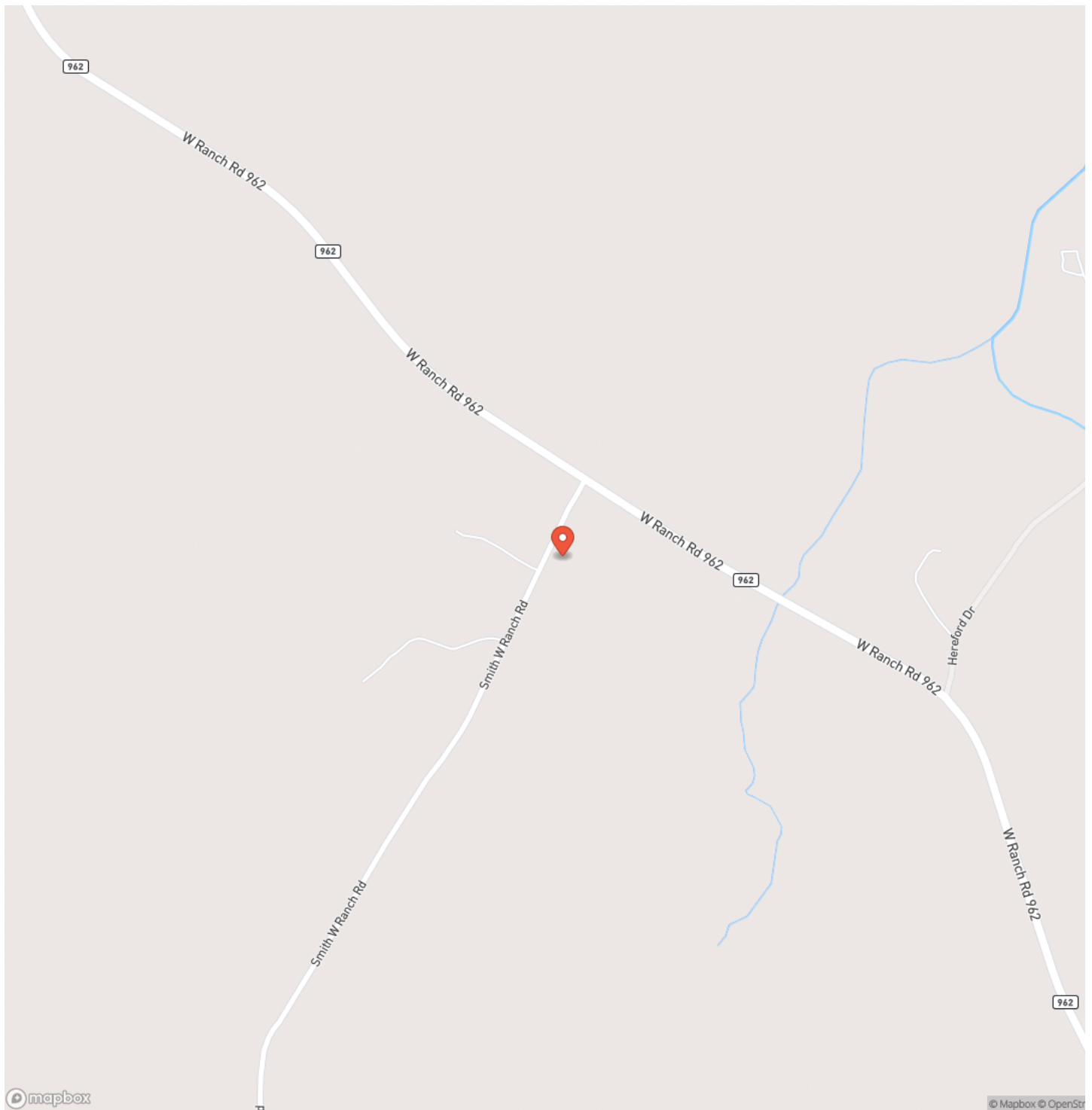
Property Features:

- Lightly restricted – STRs allowed
- Highly usable land
- Dual road frontage
- Ag exempt
- Native Hill Country landscape

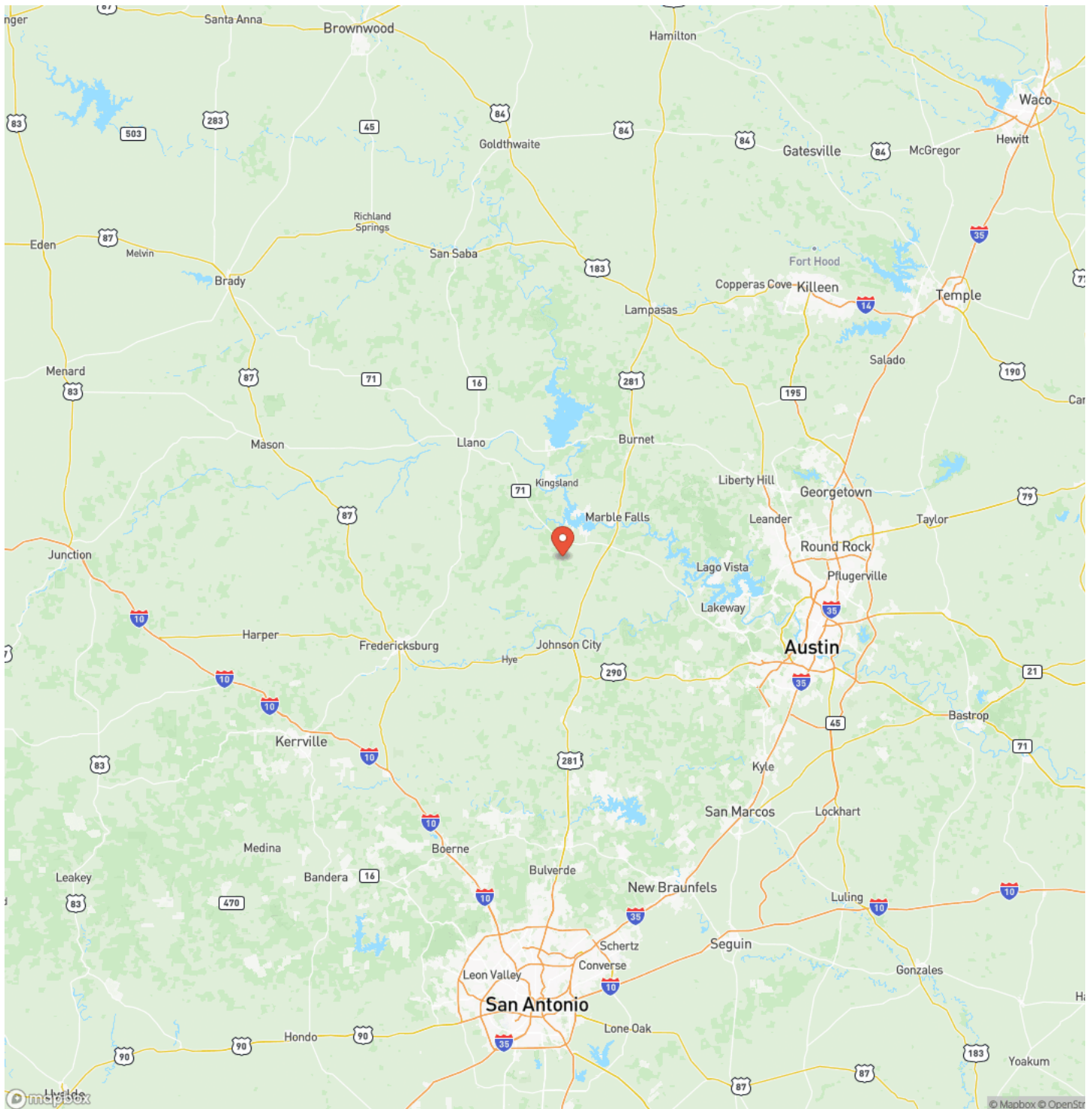
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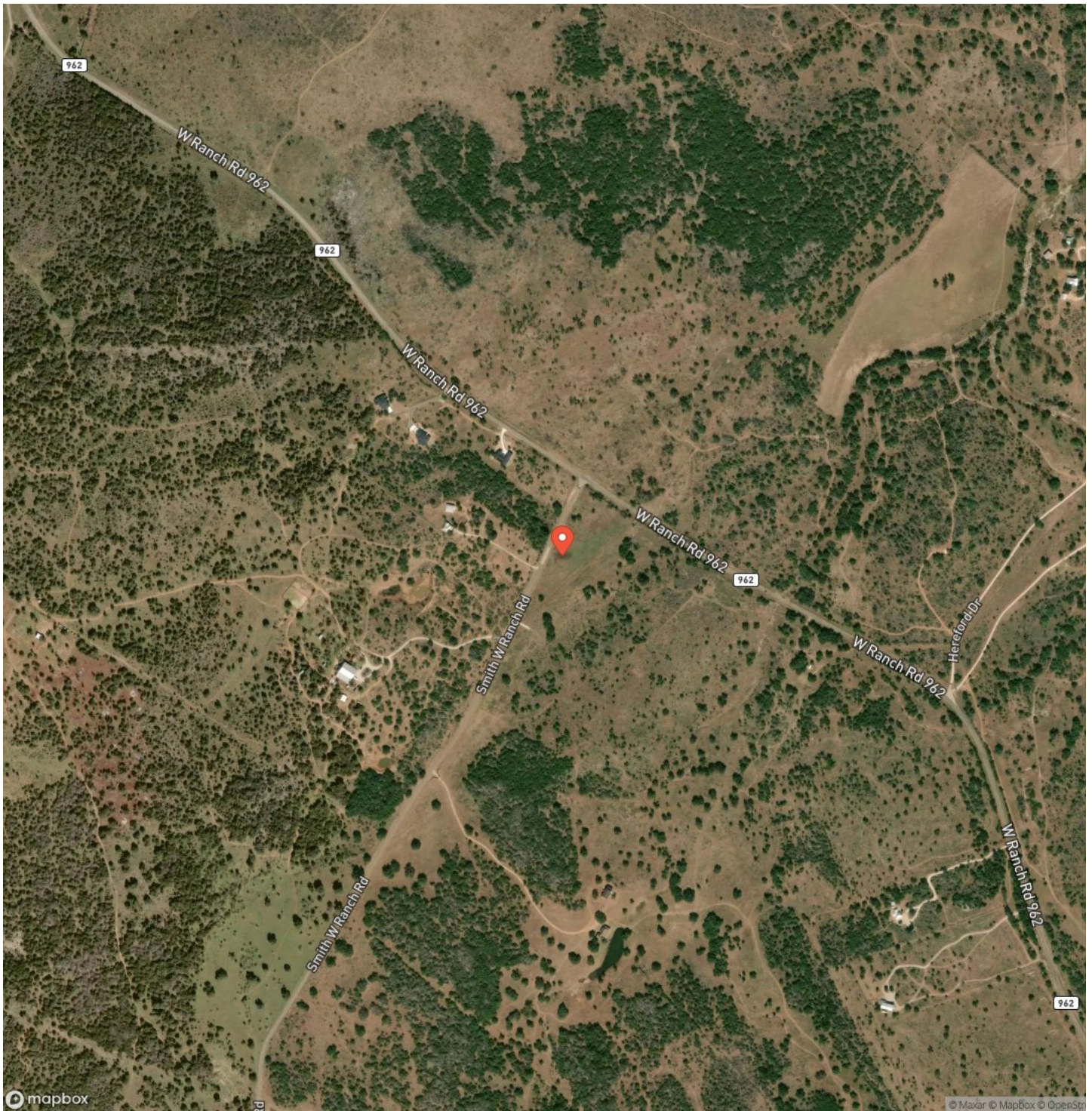
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Grant Bohls

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Email

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Address

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City / State / Zip

Austin, TX 78746

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

DISCLAIMERS

Within the Blanco-Pedernales Groundwater Conservation District

West Pole Partners
Bee Cave, TX 78738
<https://www.gowestpole.com/>
