

Saddle Oak Ranch
1400 FM 535
Smithville, TX 78957

\$2,286,886
169.390± Acres
Bastrop County



Saddle Oak Ranch
Smithville, TX / Bastrop County

SUMMARY

Address

1400 FM 535

City, State Zip

Smithville, TX 78957

County

Bastrop County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.941709 / -97.248994

Acreage

169.390

Price

\$2,286,886

Property Website

<https://ranchrealestate.com/property/saddle-oak-ranch-bastrop-texas/93217/>



PROPERTY DESCRIPTION

Saddle Oak Ranch 1400 FM 535, Smithville, Texas

Summary

Family-held for over 50 years, Saddle Oak Ranch is a 169.339± acre Central Texas holding with FM 535 frontage near High Crossing Road, two ponds, practical working improvements, and utilities in the area. The land is unrestricted (buyer to verify), low-fenced, and largely usable/mostly level with gentle slopes—a straightforward canvas for homestead, family compound, grazing, or recreation. Quiet country setting with efficient drives: ~8 miles to Smithville, ~25 minutes to Bastrop, ~50 minutes to Austin, a little over 2 hours to Houston.

Quick specs

- Size: 169.339± ac per survey (survey completed May 30, 2022)
- Frontage: FM 535 (near High Crossing Rd; no hard corner)
- Cover/Open: ~60–70% tree cover (oaks/cedar/yaupon; scattered pines) with balance in open pasture
- Water: (2) stock ponds, each <1 acre
- Utilities: Bluebonnet Electric (nearby line); Aqua Water service area — *buyer to verify meter/tap*
- Ag status: Agricultural valuation via cattle (buyer to confirm)
- Fencing: Low-fenced

Land

A classic, usable Central Texas mix—privacy and habitat where you want it; open ground where you need it. Native rangeland includes **oaks, cedar, yaupon**, and **scattered pines** for character. The **mostly level** profile with **light, natural slope** simplifies fencing, access, and future improvements, while cover creates visual buffers and wildlife corridors.

- Predominantly level/gently sloping • good internal mobility/sightlines
- Wildlife observed: whitetail, turkey, dove, and typical native species

Water

Two surface ponds support livestock and wildlife and create natural focal points for future siting.

- (2) stock ponds (<1 ac each)
- Aqua Water service area (buyer to verify meter/tap availability)

Location

Country quiet with practical proximity to services, airports, and employers.

- ~8 mi south of Smithville • ~25 min to Bastrop • ~50 min to Austin
- FM 535 frontage for easy trailer and equipment access
- Positioned in a proven growth corridor

Improvements

Work-ready infrastructure for immediate use.

- New ranch entrance completed
- Cattle pens
- Two-car shop for equipment/maintenance
- Barn for hay/equipment storage
- Existing low fencing; Bluebonnet Electric in area

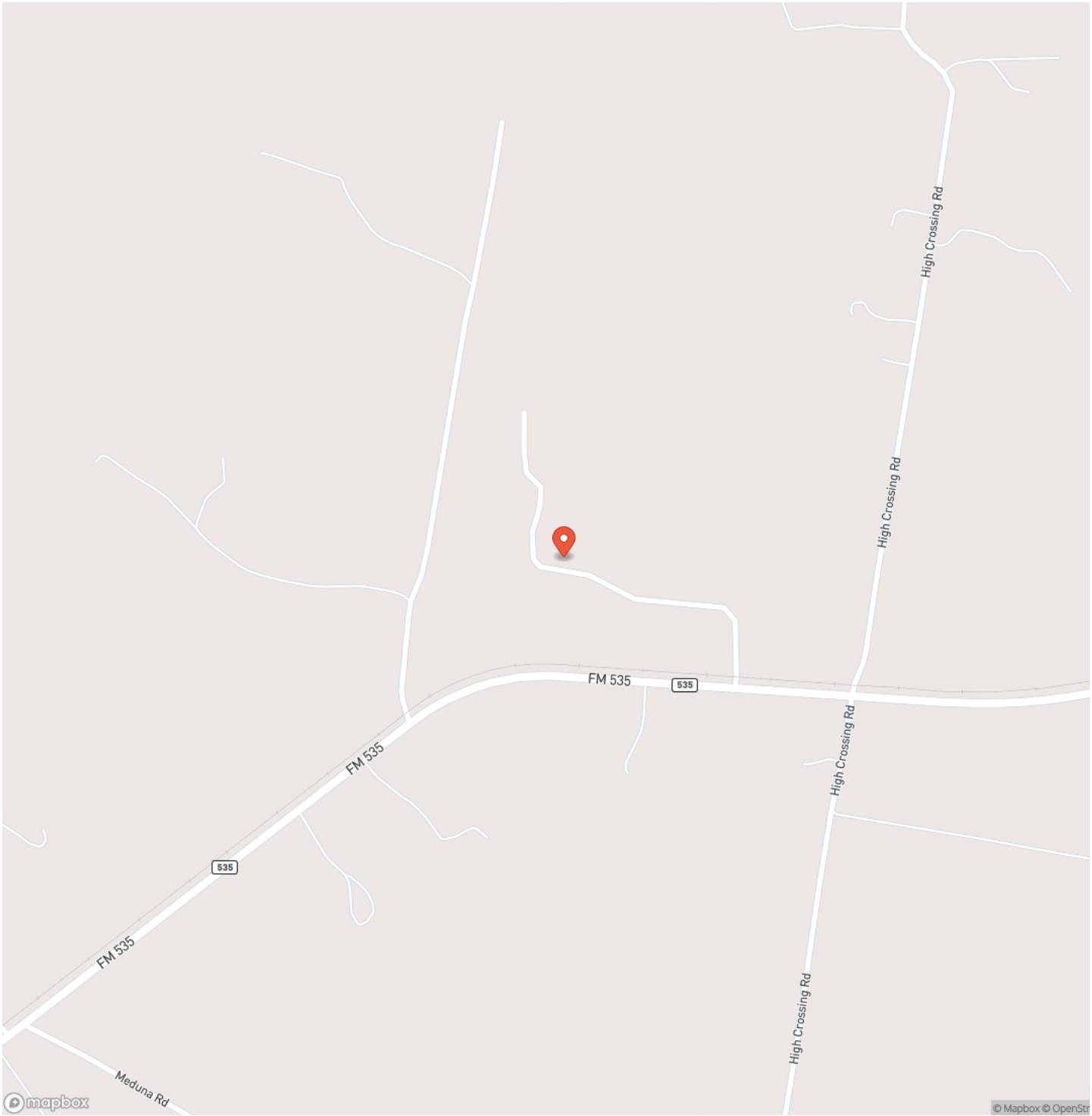
Future Build Sites

Several credible build envelopes with straightforward approach and utilities: oak-pocket privacy, pond-oriented views, or a near-entrance position for quick in/out. Plenty of room for a main residence + guest house, additional barns, or an arena (*buyer to confirm utilities/setbacks*).

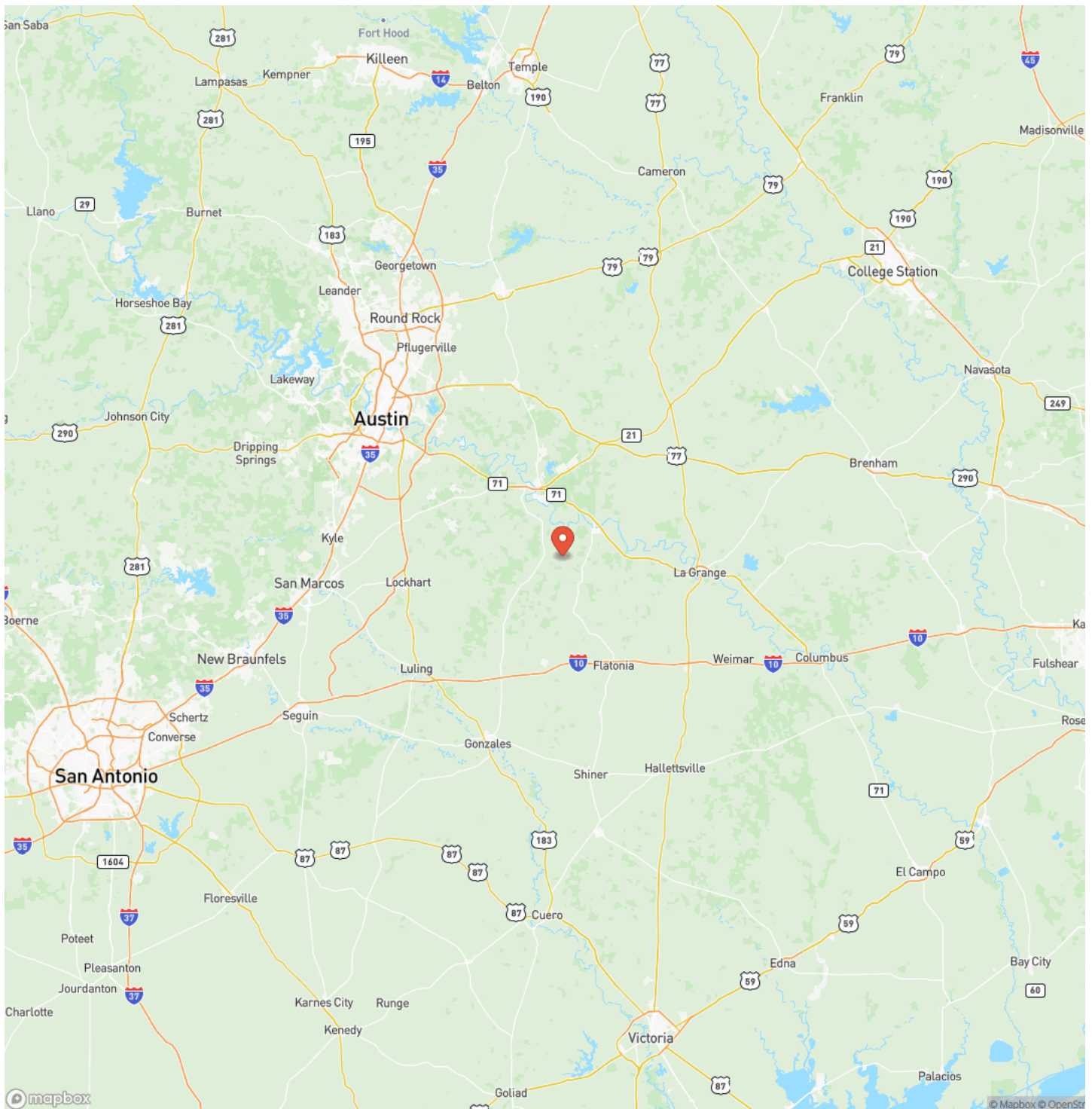
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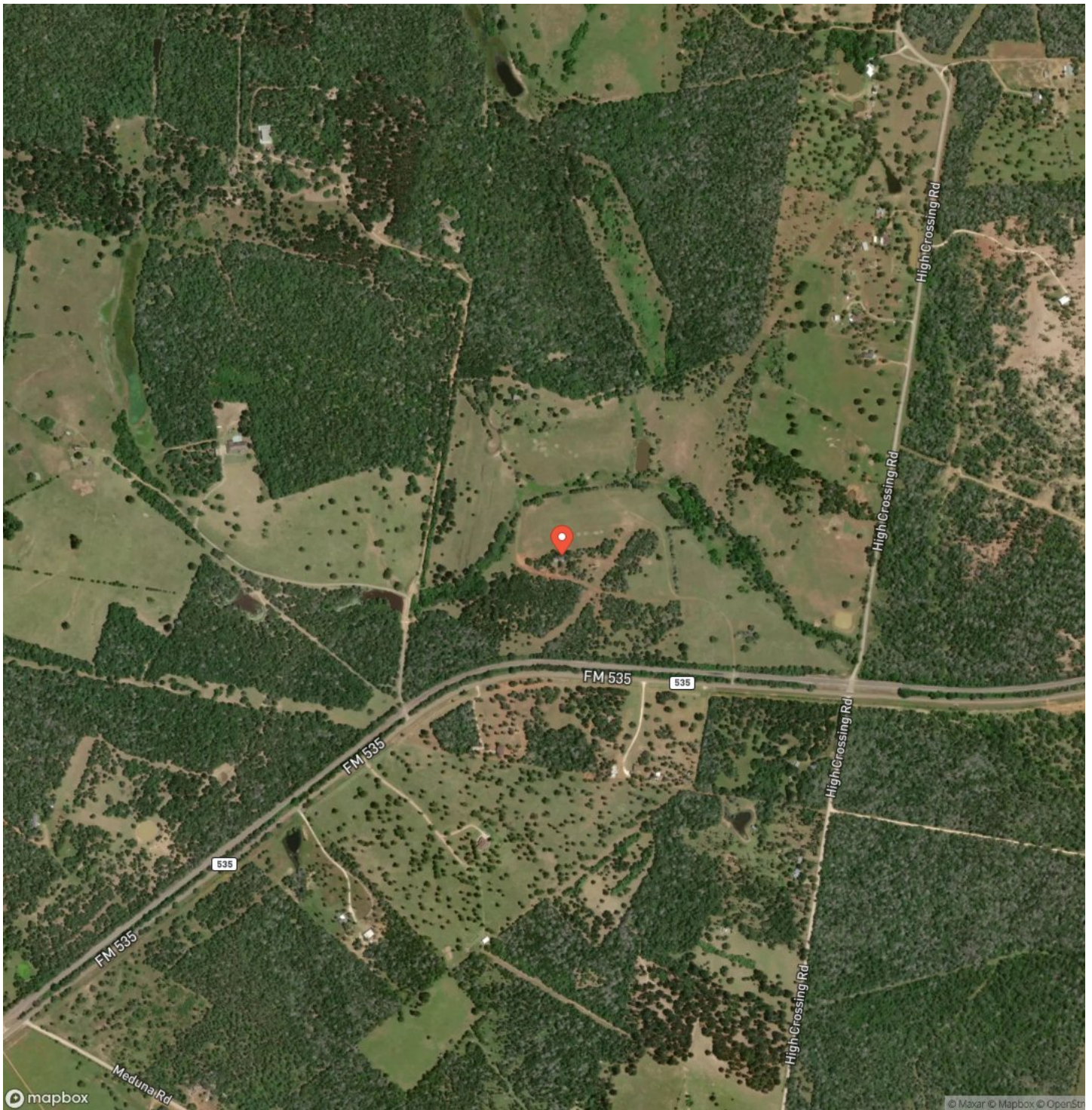
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

NOTES

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Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
