



Solo Toro

1820 South Old Smithville Rd, Flatonia TX
21 Acres | \$499,950



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Peter Corbett
Realtor®- Land Specialist
peter@grandland.com
(713) 252-1782

PROPERTY DESCRIPTION

The 21 acres have roughly 10 feet of elevation change, giving it a nice, gently rolling feel with good drainage. Live Oak Creek (wet-weather) borders the north boundary, and a dug-out tank near the middle of the property catches and holds rainfall. Scattered old Texas pecans and mature live oaks dot the open pasture, while tall water oaks line the creek in the loamy soils. Additional native cover includes post oak, cedar elm, hackberry, mesquite, American elm, winged elm, honey locust, sweetgum, yaupon, greenbriar, and a south-fenceline screen of eastern red cedar. The mix of open pasture, hardwoods, and thick native brush creates both "groceries and cover." Woolly croton is a strong seed producer that can draw doves and other birds, especially around open areas and bare ground. Yaupon, Greenbriar, and similar shrubs provide high-value browse and dense bedding cover for Whitetail, while the hardwoods along the creek offer travel lanes, shade, and bedding areas. With the habitat and genetics already in place, the property has produced quality whitetails and has the potential to grow even better deer in a wet year.

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IMPROVEMENTS

A 2-bedroom, 1-bath cabin with a kitchen sits near the front of the property and is being sold mostly furnished, and a gun safe. The property is equipped with a city water line and electricity. Also included are two blinds, two feeders, hanging corn feeders, and a BBQ pit. A camper and tractor may be available by separate negotiation with the seller.

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SCAN HERE TO VIEW MORE OF
SOLO TORO

LOCATION

Fayette County

12 miles to Schulenburg, 19 miles to Shiner, 70 miles to Austin-Bergstrom International Airport, 90 miles to San Antonio, 108 miles to Houston

DIRECTIONS

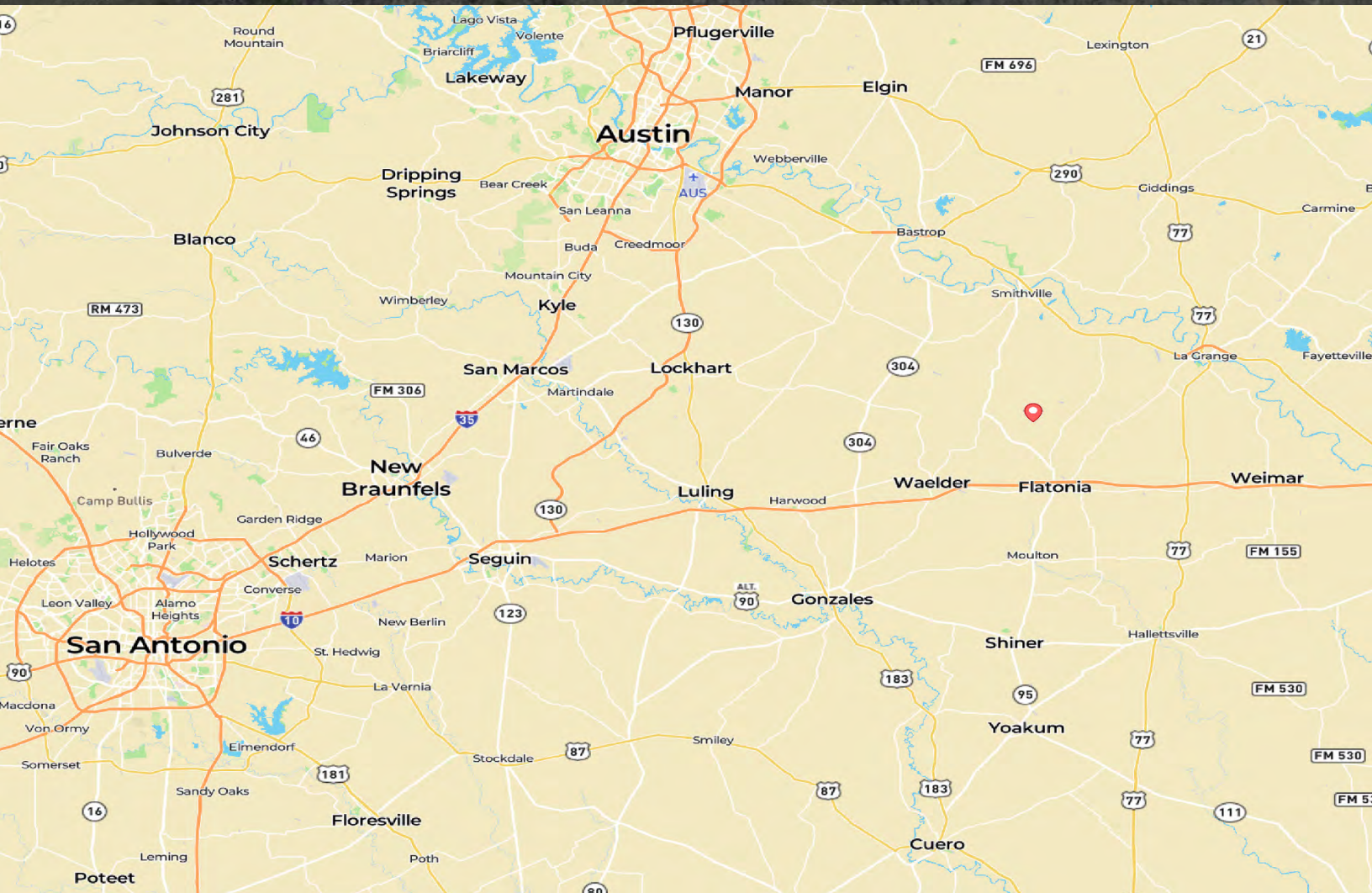
From I-10 (Flatonia Exit / SH 95) go 2.0 miles on Hwy 95, then turn onto FM 154 and go 1.7 miles, then turn onto Old Smithville Rd (paved road) and go 1.9 miles to the property.

From TX-71 take FM 2237 toward Flatonia for 9 miles, then turn onto Old Smithville Rd (paved road) and continue 2 miles to the property.

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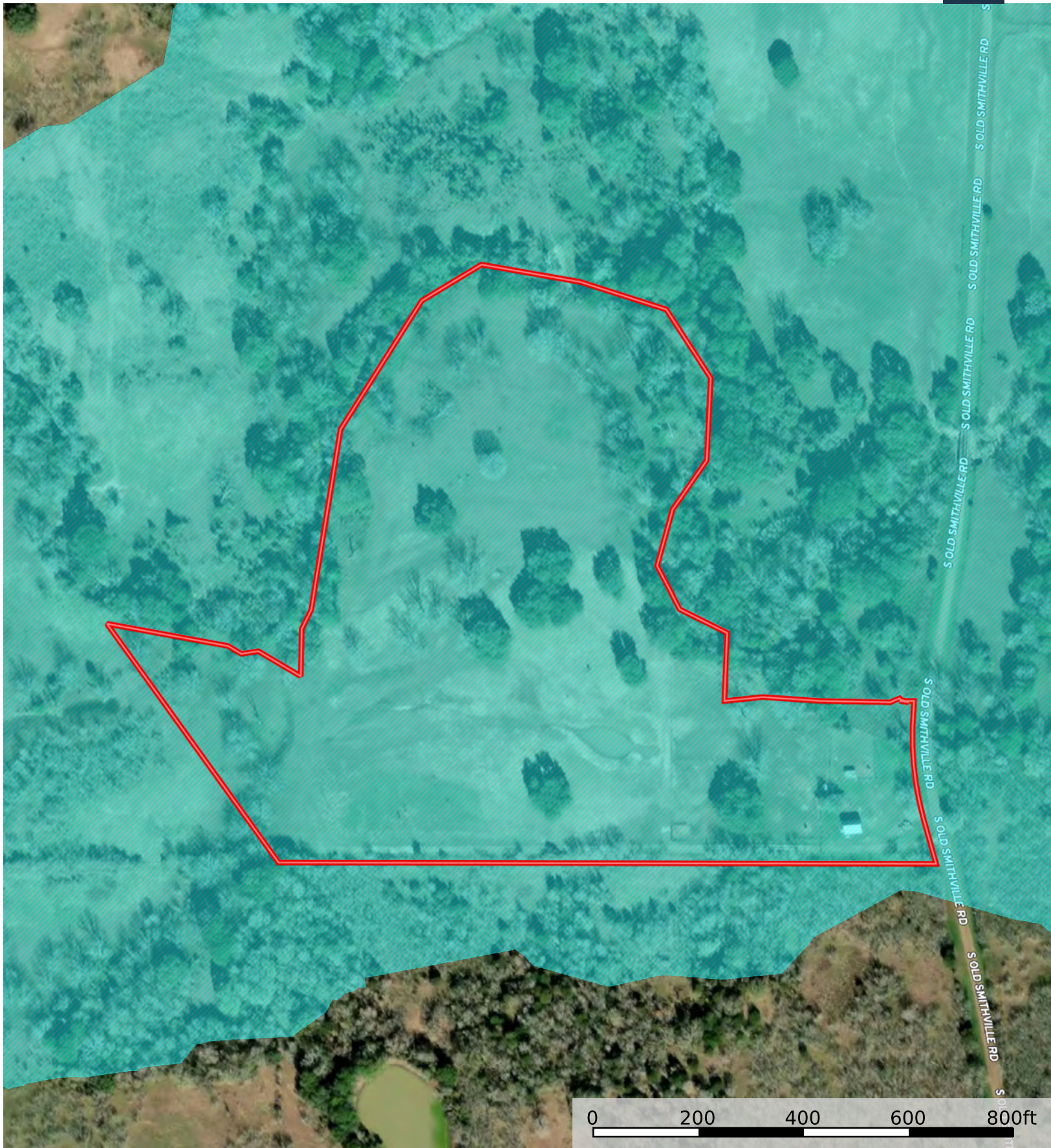




Boundary

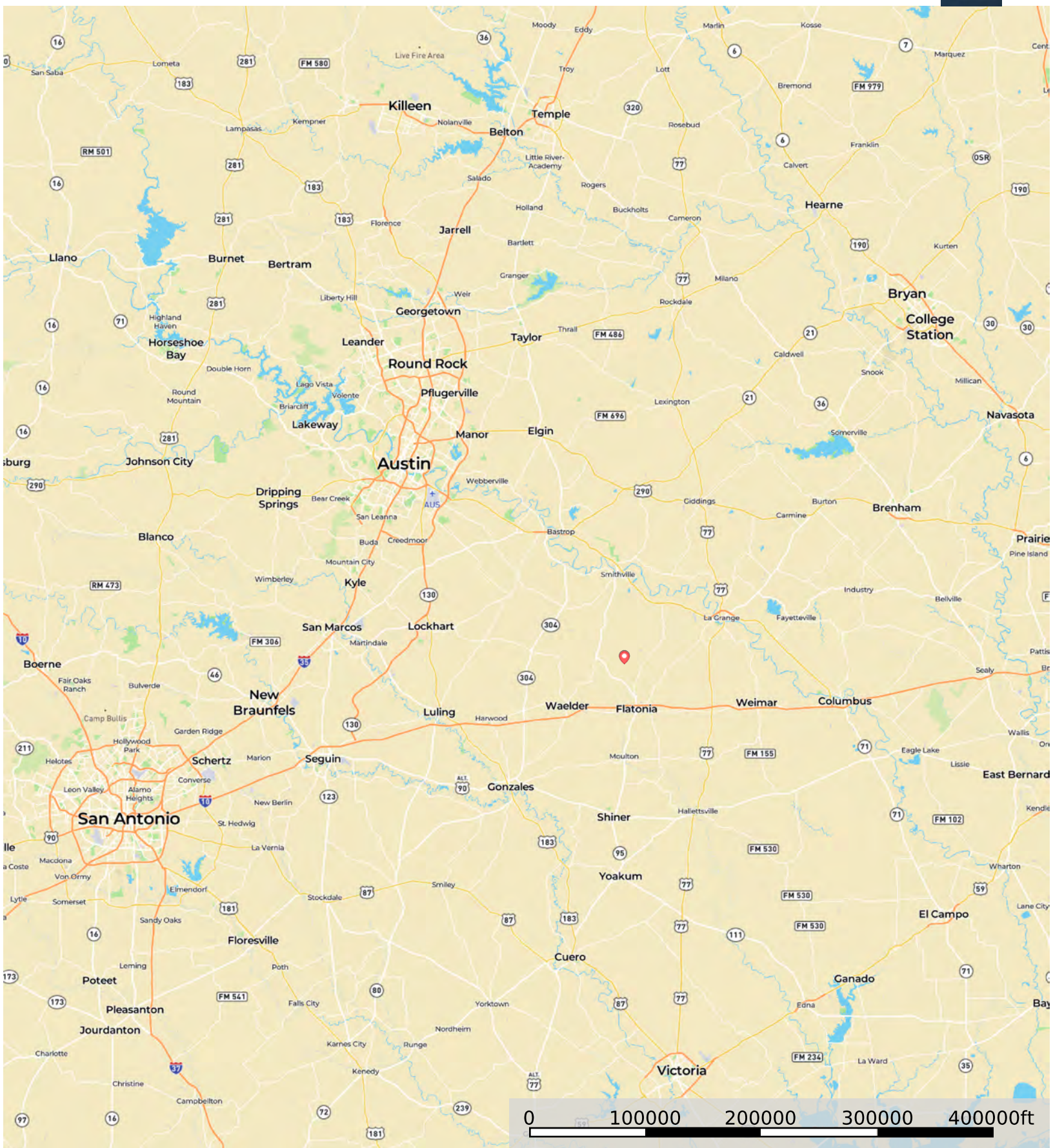


Boundary



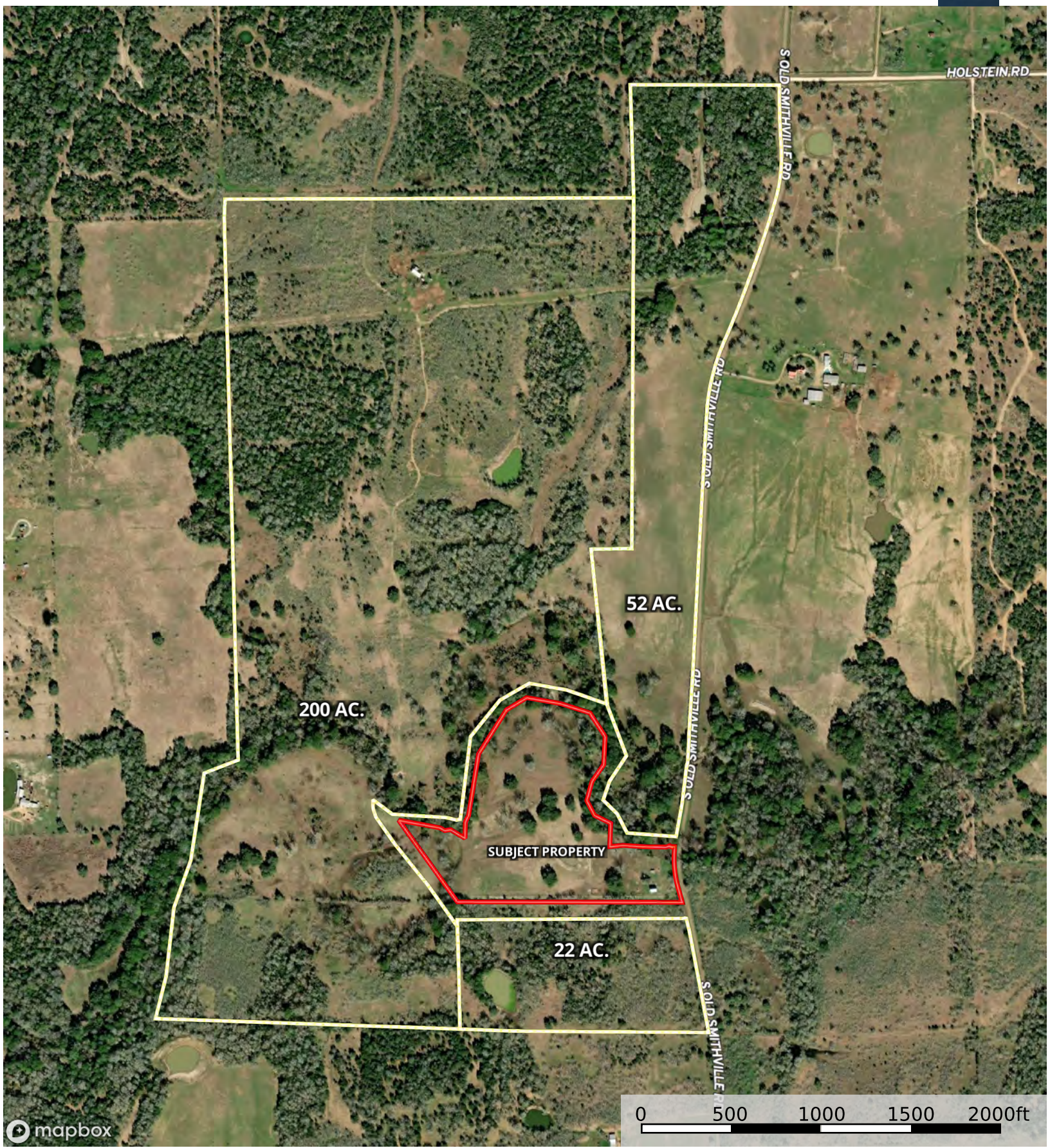
1820 South Old Smithville Rd, Flatonia TX, 78941

Fayette County, Texas, 21.244 AC +/-



Marker Boundary





mapbox

Boundary 1 Boundary