

\$2,100,000 - 2669 County Road 119, Ledbetter

MLS® #2223370

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 75.12 Acres

none, Ledbetter, TX

Land: 75.116 total acres with over 740 feet of frontage on County Road 119. Fine sandy loam soils on most of the ranch are well suited for grazing pastureland for horses and/or cows. Clay loam soils along the creek and lake. The creek has a small professionally built dam and overflow spillway which creates a year-round 2.5-acre lake.

Improvements: Very well maintained 2,857 sqft custom home built in 1997 with all new appliances. Recently rebuilt, detached two car garage w/storage shed nearby. Paved driveway with security gate goes to the main house from CR 119. A second gate and paved road runs the length of the property along the east side. Completely fenced and cross fenced with horse friendly pipe fencing. The cross fencing creates several grazing pastures and encloses the hay field. The large barn includes several horse stalls, hay storage and an additional upstairs living area (1 bed and bath). The guest house includes two additional bedrooms a kitchen and bath. The lighted, covered, 14,400 sqft riding arena includes air-conditioned living space with a kitchen, bathroom and a murphy bed for additional living/party area. 2.5-acre lake, stock pond and koi pond, improved pasture and hay field. Very well maintained and manicured property, perfect for the equine enthusiasts. The ranch currently supports 18 cows, 1 bull three horses and three donkeys. Includes working cattle pens complete with a squeeze shoot and loading chute.



Water: A tributary to Nails Creek runs through the property. A professionally built dam and overflow spillway create a fantastic 2.5-acre lake surrounded by oak trees. The property also includes a stock pond and a koi pond. The property sits atop the Carrizo-Wilcox aquifer and has two water wells used primarily for irrigation. A community water line runs along the county road and provides water for the house.

Essential Information

ListingFeed	abor_vow
MLS® #	2223370
List Price	\$2,100,000
Sale Price	\$2,142,570
Sale Date	December 29th, 2021
Bathrooms	0.00
Acres	75.12
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	2669 County Road 119
Subdivision	none
City	Ledbetter
County	Lee
State	TX
Zip Code	78946

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Other, Phone Connected, Underground Utilities, Water Connected
View	Lake, Pond, Pasture, Rural
Waterfront	Creek, Pond

Interior

Heating	Central, Exhaust Fan, Fireplace(s), Hot Water
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Cooling Central Air, Ceiling Fan(s), Electric

Fireplace Yes

Exterior

Lot Description Agricultural, Back Yard, Cleared, Farm, Landscaped, Level, Private, Sprinklers Automatic, Trees Medium Size, Rolling Slope

School Information

District Giddings ISD

Elementary Giddings

Middle Giddings

High Giddings