

# **\$2,563,960 - 2225 County Rd 313, Lexington**

MLS® #2981042

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## **\$2,563,960**

2 Bedroom, 1.00 Bathroom, 150 sqft  
Farms and Ranches on 183.14 Acres

NONE, Lexington, TX

This 183.14 acres property checks all the boxes for the discerning buyers. Its an excellent cattle and hunting ranch and so much more.

This property features a 1,200 square foot barndominium with two bedrooms, one bath and a living/dining area. This barndominium could serve well as a hunting cabin, weekend place or a place to stay while you build new home. There is electricity, propane and 3 water wells, with the additional option to tie into a nearby rural water system.

This ranch is ag exempt and there are cattle working & loading pens, as well as a barn for equipment or hay storage.

There are many thick wooded areas consisting of towering post oaks, elms, cedars and yaupons. Large oaks and some pecan trees dot the open areas creating a highly desirable property. There are several hilltop areas that would be great for a future home, shop or RV spot. The hard work has all been done for you!

This ranch offers phenomenal hunting opportunities with abundant whitetail deer, feral hogs, native predators, small game, waterfowl & game birds. This property has been well- managed for wildlife for over 30 years, with many good, mature whitetail bucks being harvested. Real trophy possibilities here! You can also enjoy many beautiful



wildflowers and lots of songbirds too.

For the fisherman, there are 6 tanks, most of which are stocked with fish. Whether you're after bass, crappie, bluegill or catfish, you can find a nice pond to fish. The largest pond is close to an acre in size, with nice, clear water. The ponds are great for recreation, cattle and provide much-needed water to wildlife. Sand Branch is a wet-weather creek that traverses the property, making the perfect place for game to travel and provide varying terrain for the property.

Located in both Williamson and Lee counties.

Built in 2014

### **Essential Information**

ListingFeed	abor_vow
MLS® #	2981042
List Price	\$2,563,960
Sale Price	\$2,399,366
Sale Date	December 21st, 2021
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	150
Acres	183.14
Year Built	2014
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2225 County Rd 313
Subdivision	NONE
City	Lexington
County	Lee
State	TX

Zip Code 78947

### **Amenities**

Utilities Above Ground Utilities  
Features None  
Parking None  
View Panoramic, Pond, Pasture  
Waterfront Pond

### **Interior**

Interior Laminate  
Appliances Oven  
Heating See Remarks  
Cooling See Remarks  
# of Stories 1  
Stories One

### **Exterior**

Lot Description Rolling Slope, Many Trees  
Windows None  
Roof Metal  
Construction Metal Siding  
Foundation Slab

### **School Information**

District Lexington ISD  
Elementary Lexington  
Middle Lexington  
High Lexington