

\$1,075,000 - 1440 County Road 313, Lexington

MLS® #4077233

\$1,075,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 84.00 Acres

N/A, Lexington, TX

Cross Creek Ranch is an undeveloped property that sits approximately one hour northeast of Austin, TX. Due to the ranch's proximity to the staggering growth of Austin and Taylor, this property yields amazing potential for development, abundant of wildlife, recreation or building your forever home atop of the rolling terrain. The large open section of the property contains native grasses and has been utilized for hay production. The property's east side holds a young pecan orchard with 150 yearlings with drip line irrigation and 100 existing pecan trees. The property is currently ag exempt. Electricity is available. (Bluebonnet Electric to the west & Bartlett Electric to the east). Mineral Rights convey. Plenty of underground water for a well. The orchard side is the only parcel that does carry some light deed restrictions. All sides with the exception of west line is fully fenced.



Essential Information

ListingFeed	abor_vow
MLS® #	4077233
List Price	\$1,075,000
Sale Price	\$950,000
Sale Date	July 21st, 2023
Bathrooms	0.00
Acres	84.00
Type	Farms and Ranches

Sub-Type	Ranch
Status	Closed

Community Information

Address	1440 County Road 313
Subdivision	N/A
City	Lexington
County	Lee
State	TX
Zip Code	78947

Amenities

Utilities	Electricity Available, See Remarks
View	Pasture, Creek/Stream, Trees/Woods, Orchard
Waterfront	Creek

Exterior

Lot Description	See Remarks
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School Information

District	Lexington ISD
Elementary	Lexington
Middle	Lexington
High	Lexington