

# \$1,350,000 - 2671 County Road 306, Lexington

MLS® #9518345

## \$1,350,000

3 Bedroom, 2.00 Bathroom, 2,058 sqft  
Farms and Ranches on 82.47 Acres

none, Lexington, TX

Secluded and quiet this energy efficient home sits on 82.47 acres. Abundant wildlife, trophy class whitetail and lots of mature trees. Main home features and open floor plan, ceramic tile flooring throughout and a spacious island kitchen. An abundance of windows allows for natural lighting to flow through. The cozy fireplace in the living room is perfect for the cold winter days! The property also includes a 10x16 green house, 1500 SF shop/garage with poured foundation and is fully plumbed for a barndominium, 14x24 portable shed, 416 SF mother-in-law apartment with porch and a 500 gallon propane tank. Huge pecan trees line Middle Yegua Creek at the south end of the property.



Built in 2017

## Essential Information

ListingFeed	abor_vow
MLS® #	9518345
List Price	\$1,350,000
Sale Price	\$1,313,000
Sale Date	March 9th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,058
Acres	82.47
Year Built	2017

Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2671 County Road 306
Subdivision	none
City	Lexington
County	Lee
State	TX
Zip Code	78947

### **Amenities**

Utilities	Electricity Connected, Propane, Phone Available
Features	None
Parking	Garage
View	Rural
Waterfront	None

### **Interior**

Interior	Tile
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Trees Medium Size
Windows	Blinds
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

### **School Information**

District	Lexington ISD
Elementary	Lexington
Middle	Lexington
High	Lexington