



PURVEYORS OF FINE RECREATIONAL, INVESTMENT, FARM AND RANCH PROPERTIES



FOOTPRINTS RANCH – 1,204 ACRES +/-

Lee County, Texas

The Footprints Ranch is a true heritage ranch located between Austin and College Station; less than 2 hours from Houston. The ranch consists of rolling hills with an excellent mix of beautiful improved pastures and thick woods dominated by oaks and pines. The pinnacle of the ranch is the amazing lodge overlooking the 80 acre lake, a true rarity in this part of the State.

Location: The main gate entrance is 2.5 miles east of Hwy 77 on County Road 411 just north of the town of Lexington.

Topography: The ranch situated in the rolling hills of the Blackland Prairie ecosystem and has elevation changes of over 100'. The forests are predominately Post Oaks and towering Pines but also include plenty of Live Oaks, Hackberries and Cedar Elms. The open pastures have established improved grasses for excellent grazing and hay production. Several creek drainages run through the property and soils are primarily fine sandy loam.

Approximately half of the ranch is covered in thick forests with plenty of underbrush wildlife habitat and cover. Another 25% of the ranch is in mixed trees and grasslands with remainder in open pasture.

Wildlife: The ranch, while low fenced, is under an MLD III program and the whitetail deer herd is well managed and protein fed. With all the cover and water on the ranch, the deer population is outstanding. There are turkeys that utilize the large canopy for roosting. This area also has excellent duck hunting and the large lake provides a prime destination for waterfowl using the flyway. Plenty of hogs and dove are present.

Improvements: In 2005 the main lodge was built overlooking the lake. The lodge is a 5,500 SF pine lodge featuring contemporary mountain architecture. The main part of lodge includes an expansive den with large fireplace, a substantial open dining room with open kitchen, and smaller game room for the kids. A small rock garden



separates the main lodge from the sleeping quarters that features 8 bedrooms.

A large 3 bedroom, two story residence constructed with river rock was also built in 2002 and is 3,018 SF. This home also overlooks the lake but offers additional privacy, being separated from the lodge by a large stand of oaks.

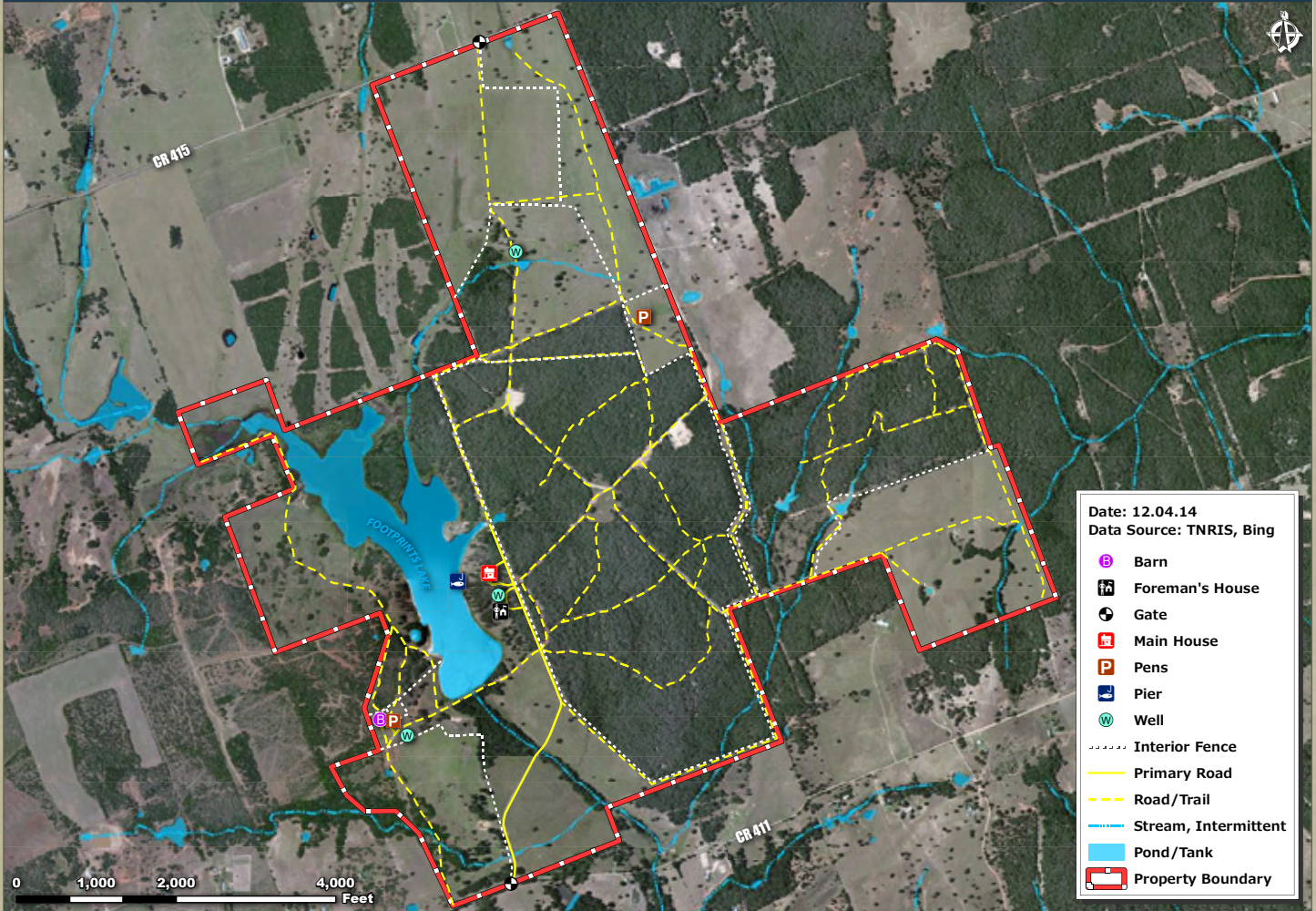
There is approximately one mile of paved road from the entrance to the lodge and home that is in good condition. Numerous dirt roads run throughout the ranch for great access everywhere.

The ranch is perimeter fenced and cross fenced for rotational grazing. All fences are in good condition.

There are two sets of cattle pens and one 4,000 sq. ft. enclosed barn with concrete floor and several smaller sheds.

Water: The extraordinary feature of Footprints ranch is the rare 80 acre lake that is located entirely within the ranch. The lake has been stocked and well managed for largemouth bass fishing and has Florida strain bass with a lake record of over 16 lbs. It has standing timber and stumps in the lake for cover and the weeds are well managed to keep it clean. While the current drought has lowered the lake it is still large and in great shape.





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There are several other nice ponds located along the multiple other creek drainages throughout the ranch for watering wildlife and cattle. These additional water features also attract ducks in the winter. Four water wells are located around the ranch to further support the cattle and wildlife.

Electricity: Electrical service is available and in place at several different points on the property. Electricity to the main house is buried so that there are no poles/wires near the house or lodge.

Minerals: What minerals the owner has will be conveyed upon acceptable sale. There is no production on the ranch, although there are several old well locations and several wells were drilled recently but were plugged.

Price: Asking \$6,900,000 or \$5,731/acre.

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