

An aerial photograph of a large, lush green farm. In the lower-left corner, there is a large, multi-story stone house with a white metal roof. The house has several gables and a chimney. To the left of the house, there is a smaller stone building and a covered carport. The farm is surrounded by a dense forest of green trees, and the landscape is rolling. In the background, a clear blue sky is visible.

LEXINGTON HILLTOP FARM

29.27± ACRES

\$1,250,000

LEE COUNTY

LEXINGTON, TX

REPUBLIC ★ RANCHES_{LLC}
Our Legacy is in the Land

LEXINGTON HILLTOP FARM DESCRIPTION

Welcome to a one-of-a-kind property in Lexington, Texas, just one hour from downtown Austin. Spanning approximately 30 acres, Lexington Hilltop Farm offers unparalleled serenity and privacy. As you pass through the gated entrance, you'll follow the gravel and chip driveway to a second gate, which opens up to the impeccably maintained grounds where the luxury compound is situated. Nestled atop a cleared hilltop, the main house, guest cottage, and studio enjoy a secluded setting with panoramic views. ★

This turnkey opportunity is ready for immediate enjoyment with all of the necessary essentials for comfortable and serene living.



ASSOCIATE CONTACTS

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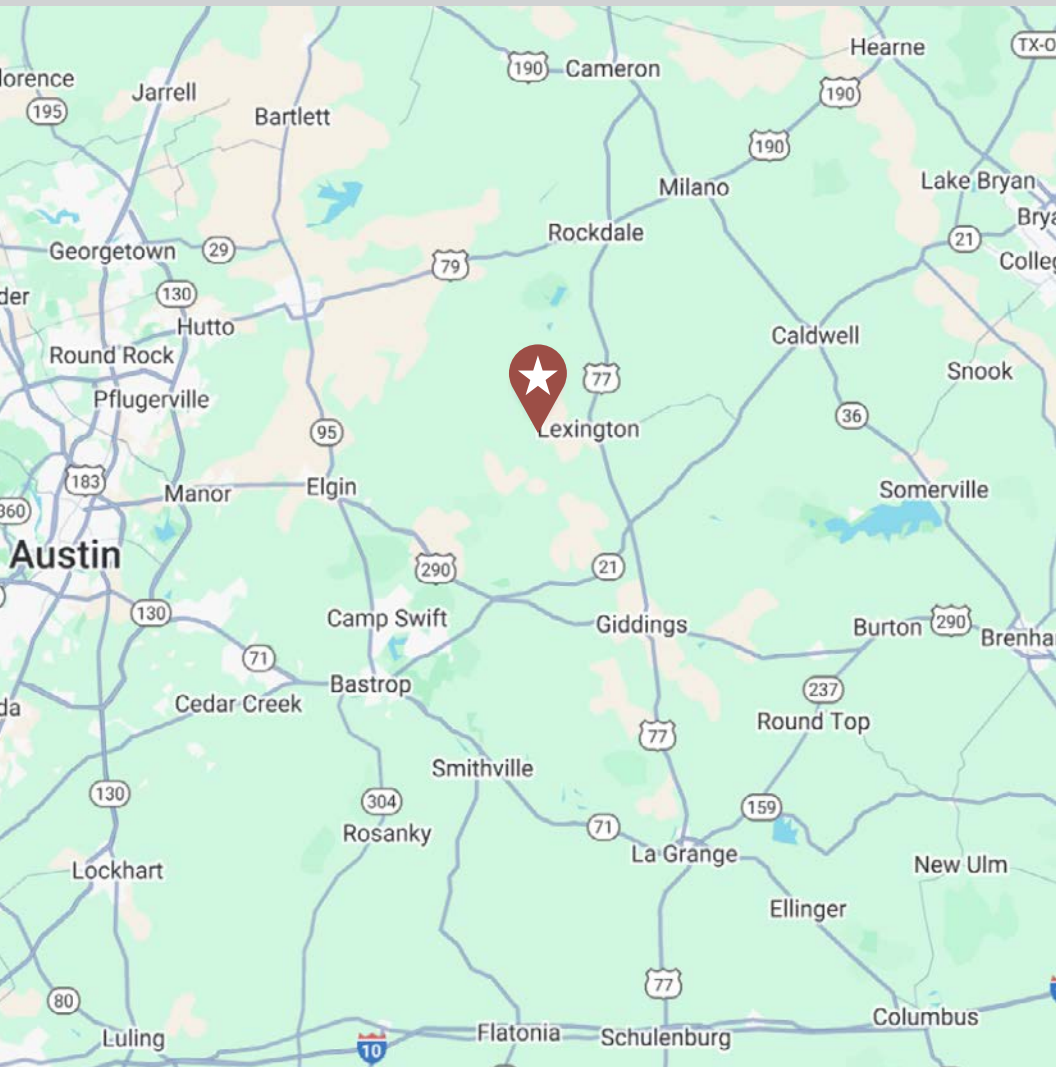
LOCATION



Lexington Hilltop Farm is located at 1532 County Road 337, Lexington, TX 78947. The two entry gates on the property are solar powered and open automatically with a clicker.

- 5.5 miles west of Lexington • 53 miles from downtown Austin
- 54 miles from College Station • 127 miles from Houston

Road Access: The property has approximately 1,000 ft of road frontage on gravel-surfaced County Road 337.



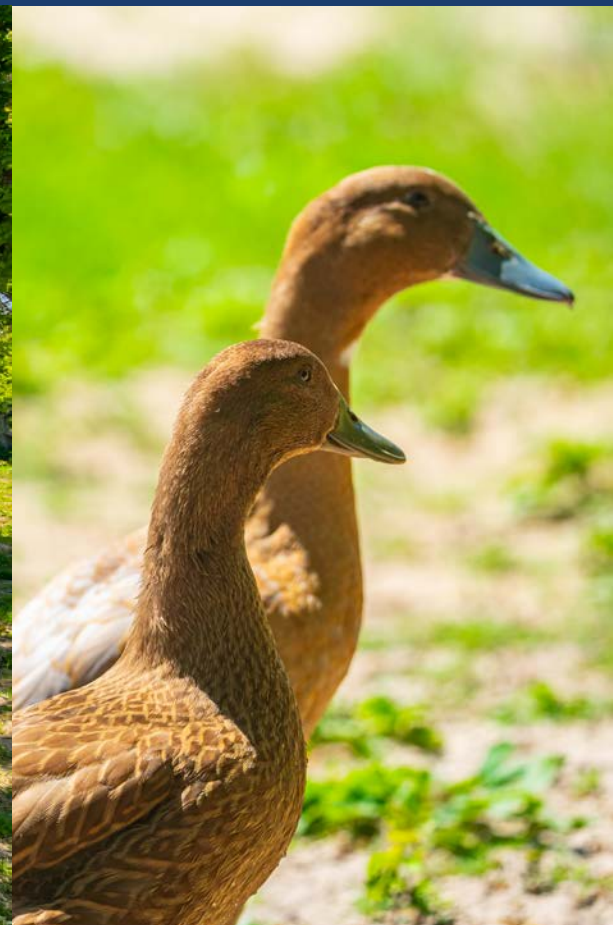
TOPOGRAPHY, RANGELAND & HABITAT

The property features a well-maintained landscape and habitat, characterized by gently sloping terrain, post oak trees, and a blend of loamy and sandy soils. Elevations range from 490 ft to 510 ft above sea level. The fenced homestead area boasts meticulously manicured grounds. Located outside of this area, there is a good mix of wooded and open areas providing habitat for a variety of native wildlife species. The natural tree coverage outside of the interior cross fencing enhances the privacy of the compound. There are 2 continuous troughs on the outer area, maintained by floats.

WILDLIFE

Native wildlife typical of the area includes white-tailed deer, gophers, feral hogs, coyotes, raccoons, and various birds.

The current flock consists of guinea fowl for insect control and chickens & ducks for egg production.



IMPROVEMENTS

The thoughtfully designed luxury living compound features:

Main House: Completed in 2021, this 1,440 square-foot home includes a spacious bedroom, two bathrooms, and a screened porch/mudroom complete with an outdoor shower. The kitchen boasts a modern, open design with premium appliances and 10-foot ceilings. Adjacent, the sitting area offers a relaxing space complete with a 55" television and four expansive windows that frame the picturesque outdoor views.

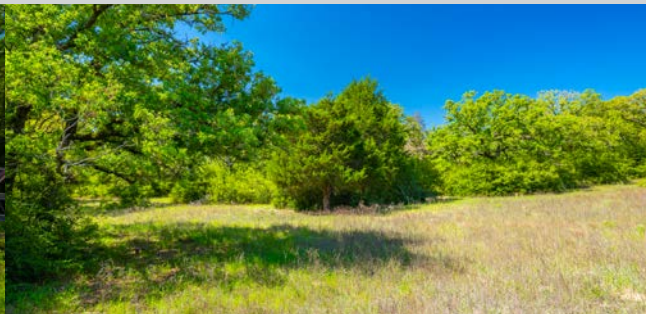
Studio: 550 square-foot studio with stained glass features built in 2022 with an office and living room area including a 55" TV and Wifi within this relaxing space. It could be utilized in a variety of ways like additional space for guests, an art studio, or even a peaceful yoga spot.

Guest Cottage: 390 square-foot guest cottage built in 2023 featuring one bedroom and one bathroom with a 55" TV & Wifi within this cozy space.

These three improvements are situated near one another, connected by paved pathways, and each is fully wheelchair accessible.

Additional Improvements:

- A covered carport
- A barn with AC and lofts at each end providing ample storage
- Covered grilling area and patio features four raised garden beds and beautiful flowers
- Fire pit and sitting area are ideally located – ready for you to enjoy the incredible views and starry nights
- Kipp-Flores Architects' builder plans for an exquisite main residence – see agent for details.
- 10,000 square-foot deer-fenced garden:
- Carefully planned with predator exclusion in mind
- Has 12 above ground garden beds for growing vegetables.
- Selection of fruit trees, blueberry, fig, pomegranate, plum, peach, pear, and two asparagus beds and a recently added grape vine trellis growing seedless red table grapes.
- Garden shed: equipped with basic tools needed on the farm such as garden tools, carpentry tools, nuts, bolts, screws, etc.
- Two electrical hook-ups for RV vans
- Double barrel compost tumbler and a hot/shade house, that is changed out seasonally
- Insulated 14' x 12' garden shed with AC unit and a concrete over hang on one side
- Insulated 10' x 12' feed/tool shed with AC unit
- Guinea coop
- Fencing: the perimeter of the property is fenced and includes interior cross fencing
- Road: from the top gate, the road leading into the property is finished with gravel and chip, with a 20 year company warranty.
- Man-made duck pond
- Pump house for the water well pump:
- Built-in shelves for extra storage space
- Concreted overhangs on each side of the pump house.
- Multipurpose shed w/ large cover concrete overhang near 2nd gated entrance
- The multipurpose shed near the second gated entrance is the only building without electricity.
- John Deere zero turn mower and John Deere gator available for sale – see agent for details.



UTILITIES

Electricity: Bluebonnet Electric

Water: Private water well, 850 feet deep, producing 25 GPM

- Water well is protected by a pump house/storage building
- Major aquifer: Carrizo-Wilcox

Wastewater: On-site two septic systems

Internet: Zochnet

AREA HISTORY

Lexington, a small town in Lee County, is known for its cattle trading heritage and is home to Snow's BBQ, which was voted the best BBQ in Texas by Texas Monthly. Lee County is still heavily focused on agriculture, particularly cattle ranching, and also continues to be a popular destination for those seeking a peaceful rural lifestyle. Its prime location in Central Texas with proximity to Austin & Houston makes it an attractive area for commuters while maintaining a strong connection to its agricultural roots.

TAXES

The property is under a wildlife exemption – 2024 Lee County Property Taxes: \$1,936.

OTHER

Adjacent property is available for sale – see agent for details.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

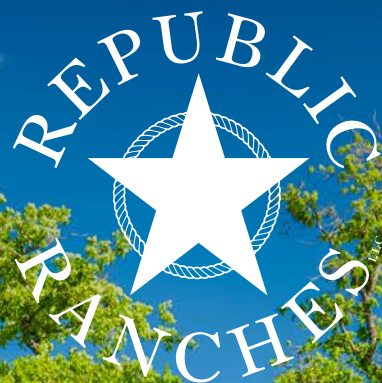
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date



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