



# HONEY HOLE RANCH

19± ACRES

\$795,000

LEE COUNTY

LEDBETTER, TX

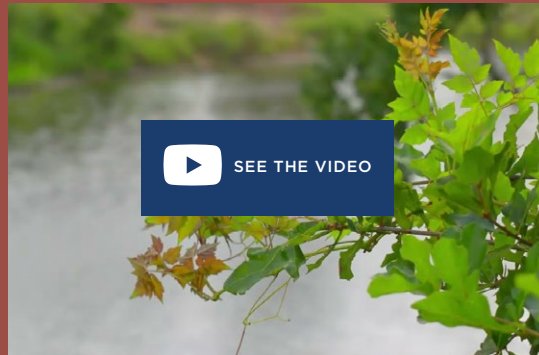
REPUBLIC ★ RANCHES

2011 FIFTEEN YEARS 2026

## HONEY HOLE RANCH DESCRIPTION



Tucked away in the peaceful countryside of Lee County, this 19± acre property offers the perfect mix of privacy, charm, and functional recreation. With a charming farmhouse, a scenic fishing pond, an entertainment barn, and access to neighboring state land, this tract is ideal for weekend getaways, full-time living, or a recreational ranch retreat. ★



## ASSOCIATE CONTACTS

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**TRAVIS BROWN**

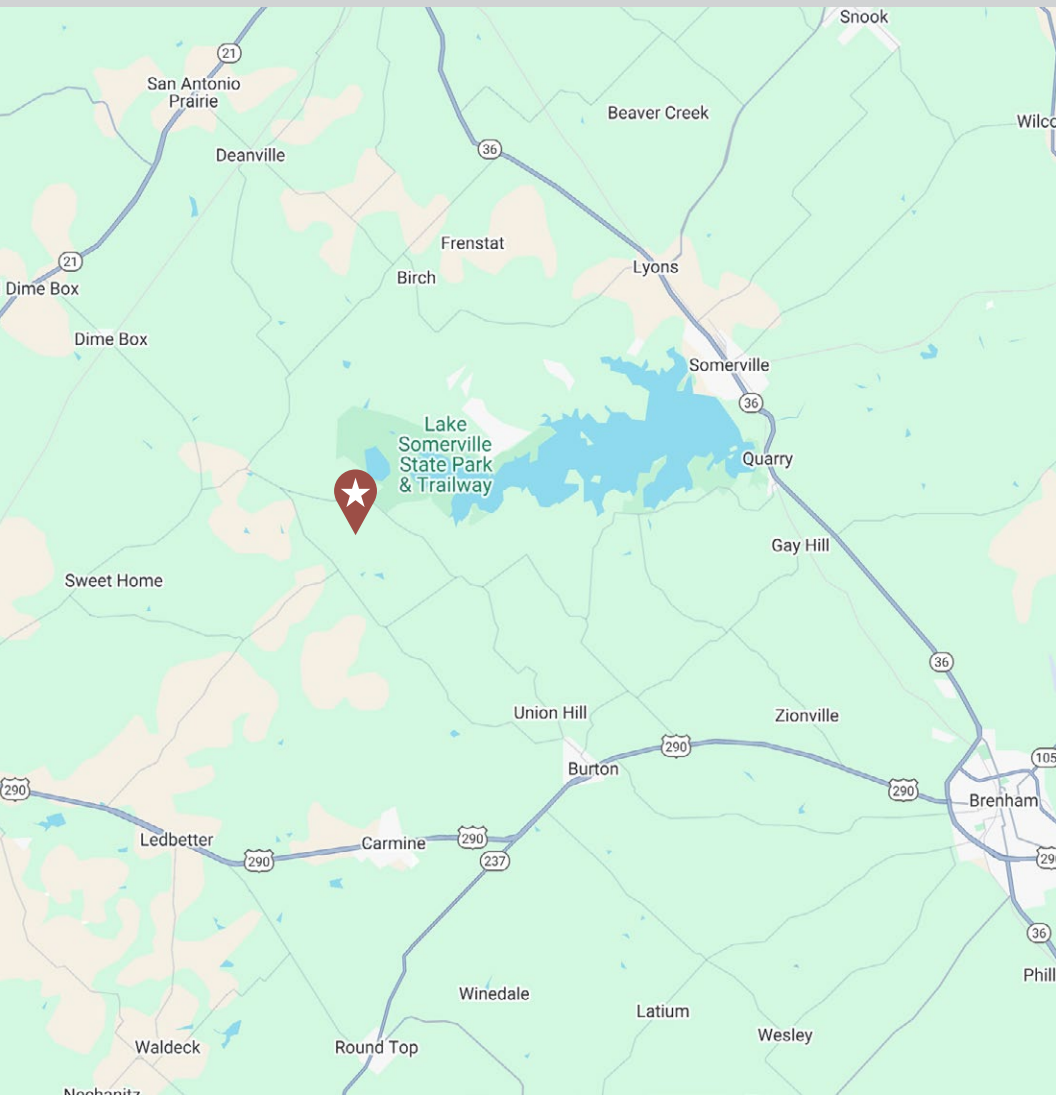
*Sales Associate*

(361) 815-2512

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# LOCATION

Located at 1156 Private Road 5012 in Ledbetter, Texas, the property sits just off Highway 290 on FM 180. It's under 90 minutes from Austin and roughly 30 minutes from Round Top, offering quick access to nearby amenities while maintaining a true country feel. The private road setting provides both seclusion and convenience.



## TOPOGRAPHY, RANGELAND & HABITAT

The land features gently rolling terrain with improved pasture, scattered hardwoods, and pockets of shade trees surrounding the home and pond. Native grasses and healthy soil create a well-balanced mix for light grazing, recreation, and wildlife habitat. The property backs up to roughly 700 acres of Sommerville Public Hunting Land, further enhancing its natural surroundings.

## WILDLIFE

This area is rich with native wildlife, but dove hunting is a standout feature here, thanks to consistent flyovers, nearby water, and habitat diversity. The surrounding woods and bordering state land also attract deer, turkey, and small game. The seller reports strong seasonal bird activity.



## IMPROVEMENTS

This turn-key property features a stunning 3 bed/1 bath, 1,578 square foot farmhouse with beautiful natural lighting, stunning pond and sunset views, and a comfortable layout. This property features a separate 1,250 square foot barn ideal for entertaining guests or storing large equipment. Perimeter fencing is in place as well as a working relationship with the neighboring landowner, who grazes the property, which has helped maintain the properties ag exemption. The neighbor helps maintain the grounds in lieu of a grazing lease. Paved FM Road access leads to an improved all-weather private road to bring you into the property.



## WATER

A scenic pond sitting just behind the farmhouse, stocked with bass and other species, perfect for fishing and family fun. In addition, the adjacent public land has natural water features that attract and support abundant wildlife populations. The property is serviced by public water.

## ELECTRICITY

Electric service is already in place and supports both the home and the barn.

## MINERALS

This is a surface-only sale.





## 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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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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