WILDWOOD RANCHES 3

1742 County Rd 413 Lexington TX

$296,000 22.78+/-Acres Lee County



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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Wildwood Ranches: A Charming Piece of Texas Countryside

Nestled in the heart of Lee County, Texas, Wildwood Ranches presents an exceptional opportunity for those seeking the tranquility of country living. Comprising three parcels, each spanning 22.78 acres, this property boasts stunning features, rich history, and numerous recreational possibilities. Located at 1742 County Road 413, Lexington, Texas 78947, Wildwood Ranches offers a unique blend of natural beauty and modern amenities, making it an ideal place to call home.

Location:
Wildwood Ranches enjoys a strategic location with convenient access to various nearby towns and cities. The property is situated 13 miles from Lexington, 14 miles from Rockdale, 37 miles from Taylor, 65 miles from Austin, 80 miles from Waco, and 130 miles from Houston. Accessible via County Road 413, the property is just a short drive from State Highway 77, off of CR 412 providing easy navigation to the site.

Terrain and Wildlife:
The topography of Wildwood Ranches features rolling terrain, offering picturesque views of the Texas landscape. The property is predominantly wooded, adorned with a variety of majestic oaks that have stood for over a century. Additionally, cedar trees are scattered across all three parcels. Landowners have the opportunity to receive valuable guidance from the NRCS and the Noble Foundation on various aspects of country living at no additional cost. Enthusiasts of outdoor activities will find this place a haven, as planting sunflowers and other small grains can attract an array of wildlife, including White-tailed Deer, Turkey, and doves.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

Utilities and Amenities:
Wildwood Ranches provides the comforts of modern living without sacrificing the charm of the countryside. Electricity is readily available on of all three parcels, thanks to strategic pole placements by Bluebonnet Electric. While internet access is provided via cable, water is sourced from wells, preserving the rural experience. Deed restrictions are in place, and the property qualifies for Wildlife and Agricultural exemptions, offering a reduction in property taxes.

History:
With a rich history spanning over a century, Wildwood Ranches has remained in the same family's hands. This historical connection brings a sense of tradition and authenticity to the property. Numerous recreational features are at your disposal, from zip lines to treehouses, making it a haven for family activities and bonding. Other options include hunting and leisurely games like Cornhole and Ax Throwing, creating endless opportunities for outdoor enjoyment.

School District:
Families with children will appreciate the proximity of Wildwood Ranches to the Lexington, TX Independent School District, providing access to quality education for the younger members of the community.

Tract 3:
One of the three parcels, Tract 3 is fenced on 3 sides but has been cleared for the entirety of the last fencing location. One building site includes a large nature clearing. The power pole is also close by.

In conclusion, Wildwood Ranches offers a unique blend of natural beauty, rich history, and modern amenities, making it an ideal destination for those seeking a piece of Texas countryside to call home. With its prime location, diverse wildlife, and recreational opportunities, this property promises a fulfilling and authentic rural living experience. Don't miss the chance to make Wildwood Ranches your new home in the heart of Texas.

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Don’t miss the chance to make Wildwood Ranches your new home in the heart of Texas.

Directions:
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Contact for more information:
Texas Ranch Brokers, LLC
313 S. Main Street
Burnet, TX 78611

Call listing agent: Trevor Williams 936-349-5227



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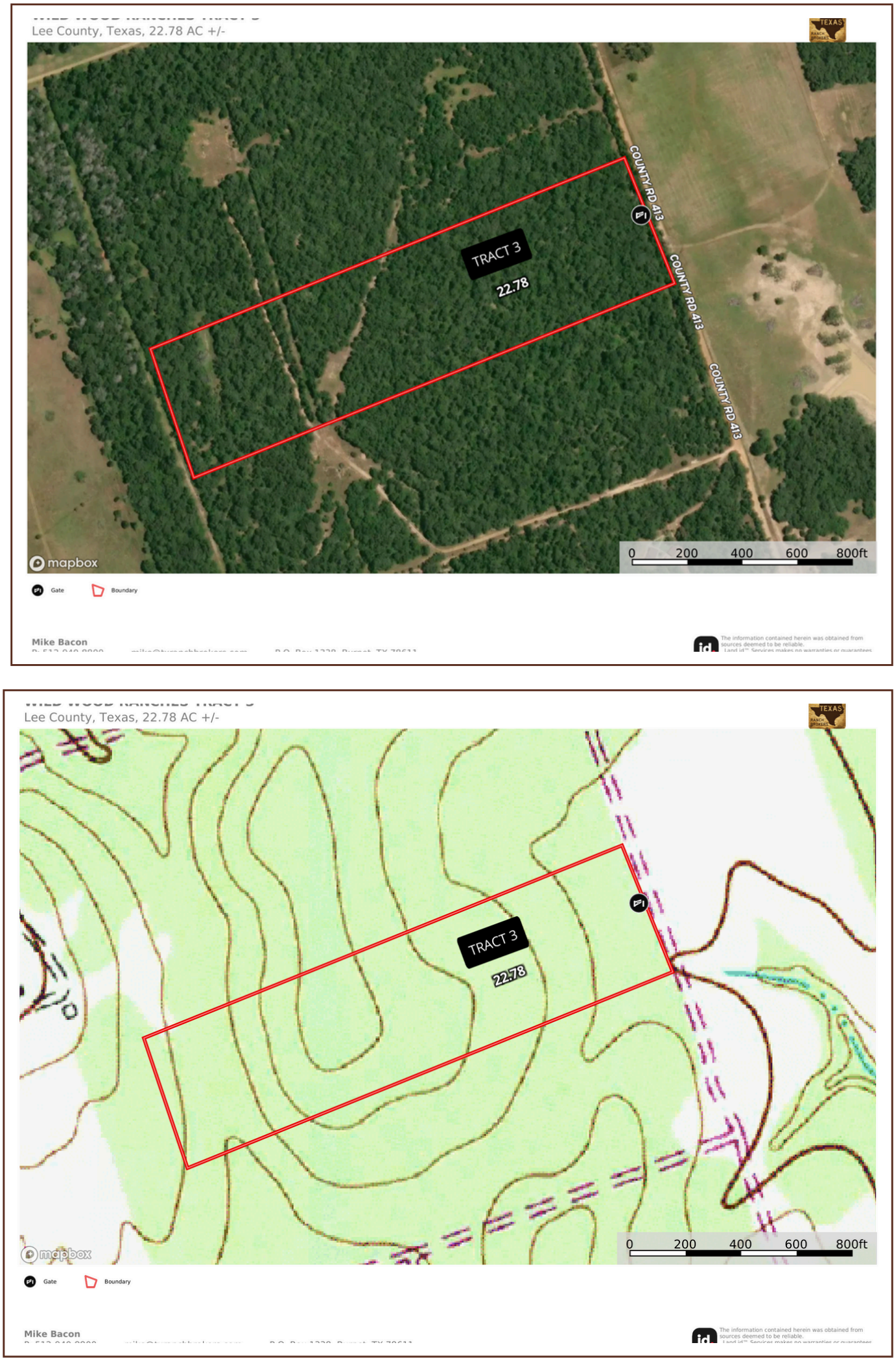
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MAPS



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Listing Agent: Trevor Williams



936-349-5227 trevor@txranchbrokers.com

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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.

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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