

HREC #9030

FARM & RANCH
APPROX. 220.50 AC.

An aerial photograph of a large, sprawling ranch in Austin County, Texas. The landscape is a mix of green fields, scattered trees, and a winding road. A large, irregular pond is visible in the lower right quadrant. In the background, a bright sunset or sunrise is visible on the horizon, casting a warm orange glow over the entire scene. The ranch is surrounded by a dense line of trees.

LEGACY HILLS RANCH

AUSTIN COUNTY, TEXAS



HODDE
★
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LEGACY HILLS RANCH

Legacy Hills Ranch is an exceptional 220.50 +/- acre (per ACAD) property located about 46 miles from Katy, approx. 21 miles from Round Top, between Industry, Nelsonville, and New Ulm, roughly 12.5 miles outside of Bellville, in historic Austin County, Texas. Rolling hills, lush pastures and ponds greet you as you enter the main gate of this spectacular ranch. The 2,527 sq. ft. (per Seller) 4/3 custom-built home has beautiful finishes, an attached two-car garage and porches designed for family gatherings and entertainment. The park-like interior yard is framed by a charming board fence, is dotted with trees, and has attractive landscaping. The gorgeous countryside is visible from the well-planned home, porches, and yard. A multi-functional barn/shed/shop, a horse shed with stalls, an antique barn, several outbuildings, and a 1949 rental home (1,098 sq. ft. per ACAD) round out the improvements. Legacy Hills Ranch has an impressive elevation change (approximately 80 feet), roughly 1.2 miles of road frontage on two county-maintained roads, four ponds, several branches/wet-weather creeks and just under a mile of West Mill Creek frontage. Towering pecan trees populate the manicured creek bottom, and a pleasing combination of open and wooded areas offer a haven for native wildlife. The ranch is ag. exempt (cattle and hay) and has nice grazing meadows for cattle, horses, and other livestock. The quiet, tranquil setting interspersed with livestock, native wildlife and beautiful scenery make this a stunning property to experience. This is a rare opportunity to own a large block of land in historic and highly sought after Austin County, Texas.

ASKING PRICE: \$5,495,000



25474 NEW BREMEN ROAD
NEW ULM, TEXAS 78950

✦ AUSTIN COUNTY
✦ BELLVILLE ISD
✦ APPROX. 220.50 ACRES

✦ EST. TAXES: \$4,664.55 (2023-PER ACAD)
✦ MINERALS: NONE
✦ RESTRICTIONS: NONE

✦ GRAVEL, COUNTY ROAD FRONTAGE ON TWO SIDES
✦ EXCLUDED FROM SALE: YES, LIST AVAILABLE
✦ EASEMENTS: AS OF RECORD

MAIN HOME



- ✦ APPROX. 2,527 SQ. FT. (PER SELLER)
- ✦ 4 BEDROOMS
3 BATHS
- ✦ YEAR BUILT: 2013 (PER ACAD)
- ✦ EXTERIOR: STONE/HARDI
- ✦ ROOF: STANDING SEAM METAL
- ✦ FOUNDATION: SLAB

LIVING ROOM



KITCHEN/BREAKFAST ROOM



PRIMARY SUITE



ADDITIONAL BEDROOMS & BATHS



RENTAL PROPERTY



❖ ORIGINAL HOMESTEAD

❖ BUILT IN 1949 (PER ACAD)

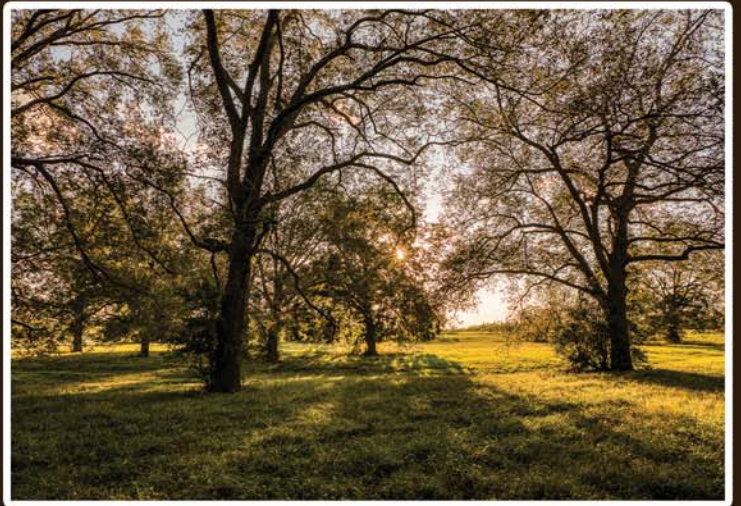
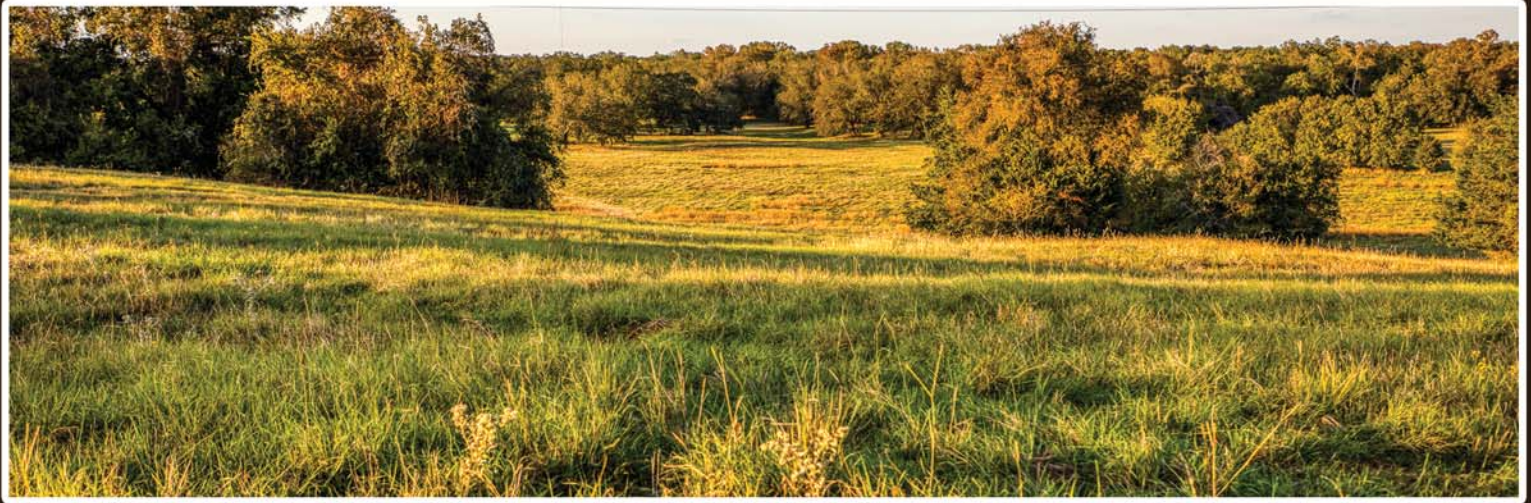
❖ APPROX. 1,098 SF (PER ACAD)

❖ CURRENTLY USED AS A
RENT HOME

BARNS/SHEDS



RANCH PHOTOS

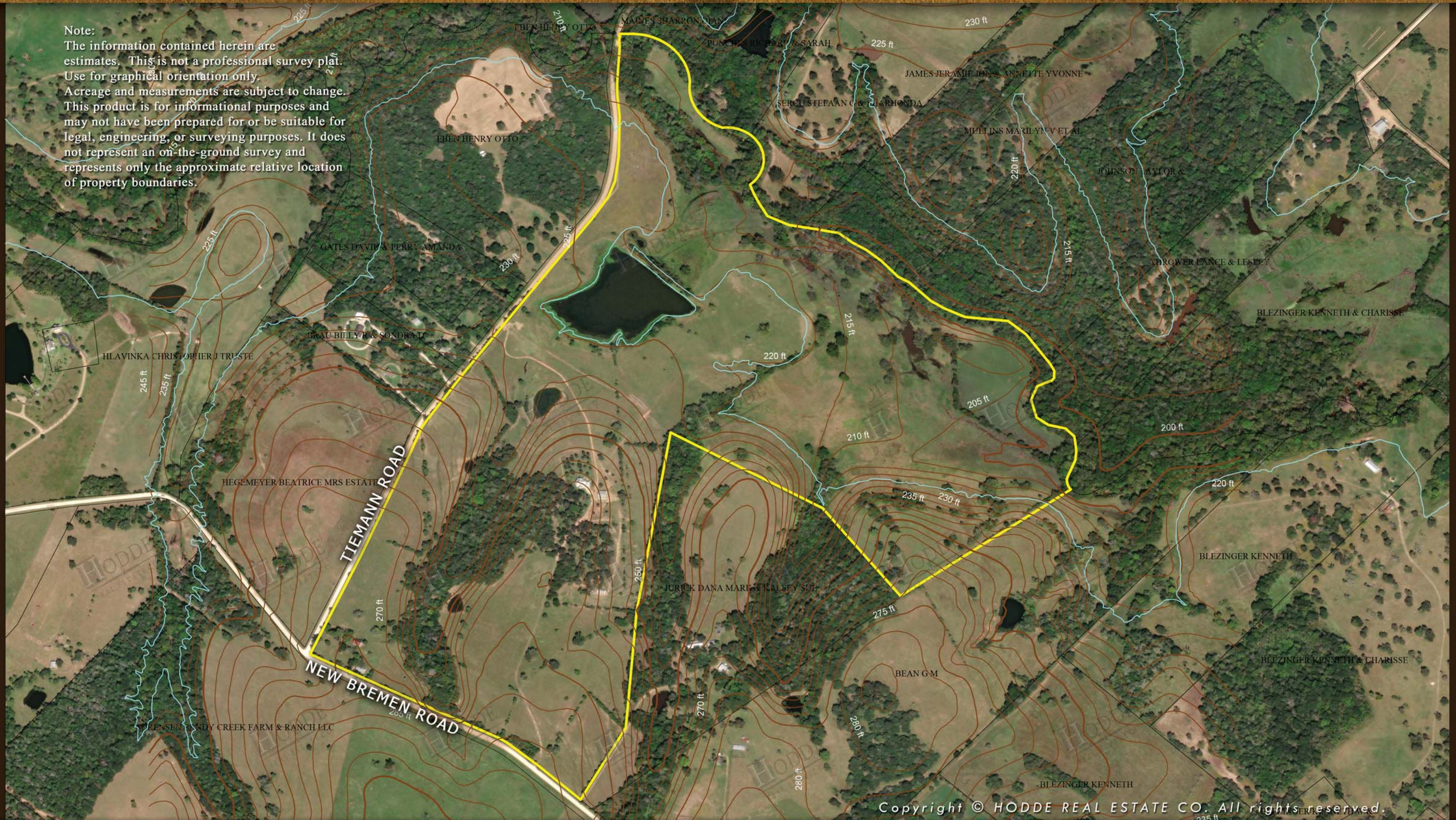


PONDS/CREEK

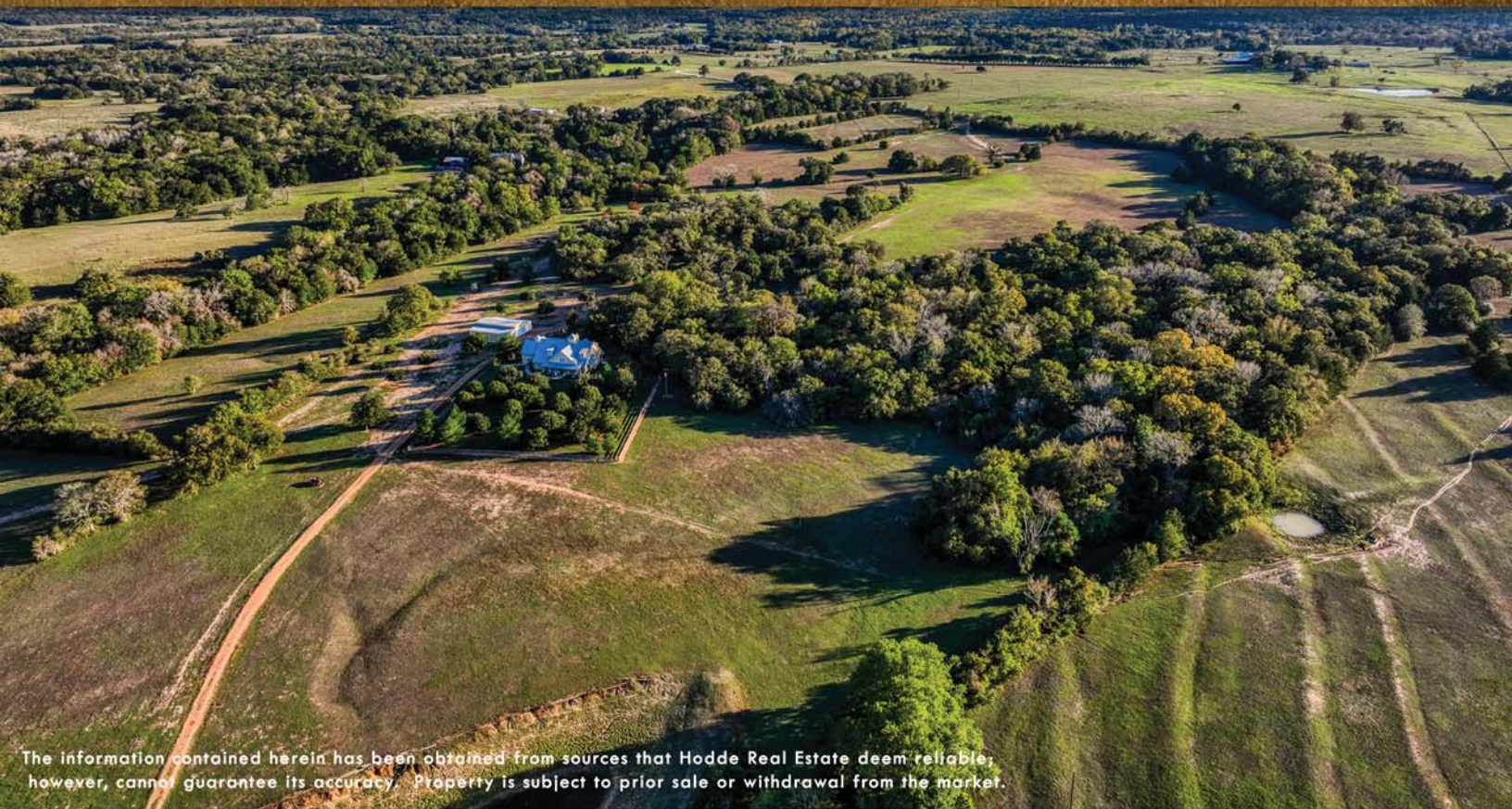


AERIAL LAYOUT

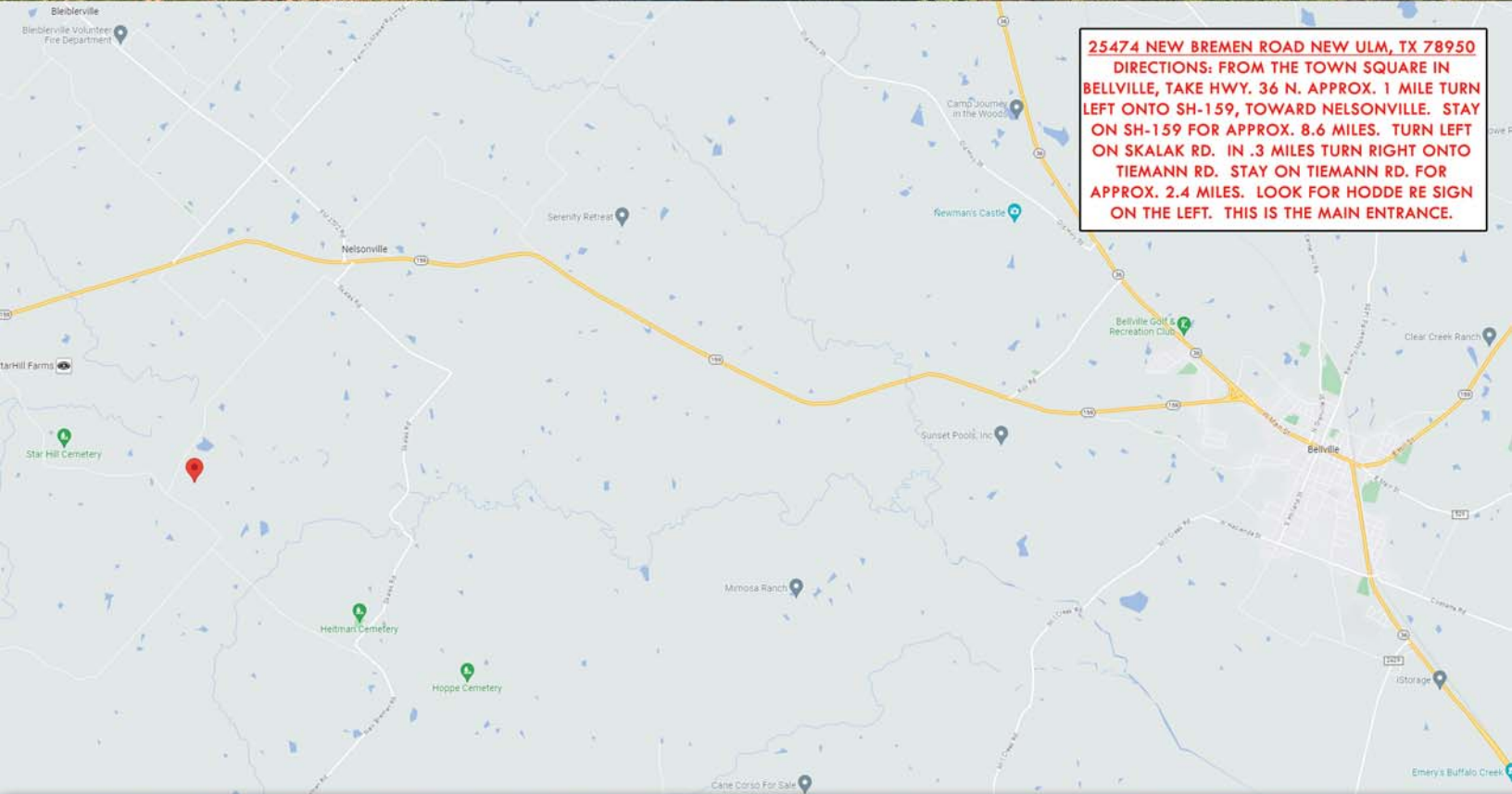
Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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25474 NEW BREMEN ROAD NEW ULM, TX 78950
DIRECTIONS: FROM THE TOWN SQUARE IN BELLVILLE, TAKE HWY. 36 N. APPROX. 1 MILE TURN LEFT ONTO SH-159, TOWARD NELSONVILLE. STAY ON SH-159 FOR APPROX. 8.6 MILES. TURN LEFT ON SKALAK RD. IN .3 MILES TURN RIGHT ONTO TIEMANN RD. STAY ON TIEMANN RD. FOR APPROX. 2.4 MILES. LOOK FOR HODDE RE SIGN ON THE LEFT. THIS IS THE MAIN ENTRANCE.