

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE



HREC #5456

REAL ESTATE CO.

COUNTRY HOME
APPROX. 15.907 AC.



LITTLE ROUND TOP RANCH

FAYETTE COUNTY, TEXAS

H O D D E R E . C O M

LITTLE ROUND TOP RANCH

Perched on a high hilltop with sweeping views overlooking the lake, these exceptional ±15.907 acres offer the perfect blend of beauty, privacy, and convenience. Gently rolling hay meadows stretch across the landscape, creating a picturesque setting ideal for country living. Enjoy your own private, stocked pond and wide-open spaces while being just minutes from downtown Round Top. Complementing the stunning setting is a thoughtfully designed custom barndominium that blends rustic charm with modern comfort. Inside, you'll find a large kitchen perfect for gathering and entertaining, flowing seamlessly into a grand, open living area with a loft that enhances the home's spacious feel. A comfortable downstairs bedroom provides easy accessibility, while additional sleeping quarters in the loft offer flexible space for guests or family. There is also a climate-controlled workshop and storage area, ideal for hobbies, projects, or protecting valuable equipment. An ideal building site still awaits – ready for you to design and create a custom home that fits your vision, allowing the existing improvement to become a wonderful space for guests. Experience elevated views, open skies, and the charm of Round Top living at its finest. Whether you're seeking a peaceful weekend retreat or a full-time residence, this property delivers low-maintenance, easy, carefree living with exceptional versatility.

ASKING PRICE: \$1,775,000 **REDUCED: \$1,599,500**

➤ 3748 FM 1457
ROUND TOP, TEXAS 78954

➤ FAYETTE COUNTY
➤ ROUND TOP-CARMINE ISD
➤ APPROX. 15.907 ACRES

➤ EST. TAXES: \$1,142.60
(PER FCAD WITH AG EXEMPTION)
➤ MINERALS: AS OF RECORD
➤ RESTRICTIONS: YES

➤ PAVED, FM ROAD FRONTAGE
➤ EXCLUDED FROM SALE: NONE
➤ EASEMENTS: SHARED DRIVEWAY

BARNDOMINIUM



- ❖ LIVING AREA WITH LOFT
APPROX. 1,672 SQ. FT. (PER PLANS)
- ❖ CLIMATE CONTROLLED
WORKSHOP WITH LOFT
APPROX. 1,105 SQ. FT. (PER PLANS)
- ❖ 1 BEDROOM PLUS LOFT AREA
2 FULL & 1 HALF BATHS
- ❖ YEAR BUILT: 2023
- ❖ EXTERIOR: HARDI-PLANK
- ❖ ROOF: METAL
- ❖ FOUNDATION: SLAB

GREAT ROOM



DINING AREA



KITCHEN



DOWNSTAIRS BEDROOM



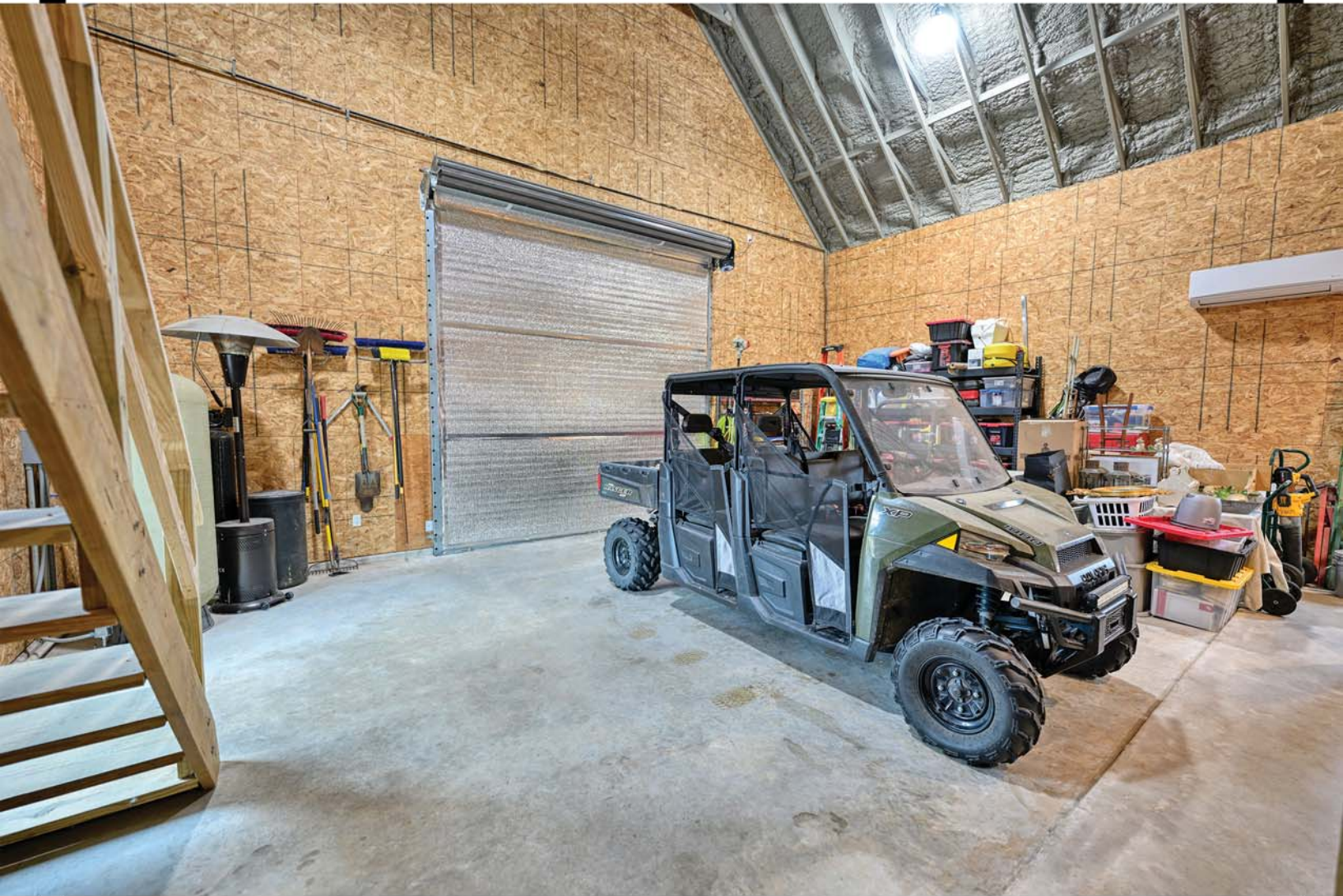
LOFT AREA



ADDITIONAL PHOTOS



WORKSHOP



PORCHES & PATIOS



ADDITIONAL PHOTOS



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.



3748 FM 1457 ROUND TOP, TEXAS 78954
DIRECTIONS: FROM ROUND TOP, TAKE FM 1457 APPROX. 3.7 MILES TO THE PROPERTY ON THE LEFT. LOOK FOR HREC SIGN.



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



RANDY HODDE
979-203-7050

HODDE
 REAL ESTATE CO.