

BRENHAM
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BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE

HREC #5459

REAL ESTATE CO.

FARM & RANCH
APPROX. 69.418 AC.

ROCKIN' HIGH COTTON RANCH
FAYETTE COUNTY, TEXAS

H O D D E R E . C O M

ROCKIN' HIGH COTTON RANCH

Approximately 69+ acres set in the scenic countryside near La Grange, this exceptional property offers a rare blend of natural beauty and well-appointed improvements. Rolling hills create stunning panoramic views in every direction, while a picturesque pond adds both charm and a peaceful setting for wildlife and relaxation. At the heart of the property is a thoughtfully designed lodge-style party barn, complete with comfortable bedrooms – ideal for entertaining guests or hosting weekend gatherings. A sparkling pool and expansive porches invite you to unwind and take in the surrounding landscape, capturing the essence of relaxed country living. A classic farmhouse provides additional living space, perfectly complementing the property's rustic yet refined appeal. For those needing functionality, a spacious workshop is already in place, ready for equipment, hobbies, or ranch operations. With paved road frontage and a prime location just minutes from town, this property offers both convenience and privacy. Whether you're seeking a full-time residence, weekend retreat, or an entertainer's showplace, this La Grange gem delivers the best of Texas country living.

ASKING PRICE: \$3,225,000 **REDUCED: \$3,075,000**

➤ 3805 GUENTHER ROAD
LA GRANGE, TEXAS 78945

➤ FAYETTE COUNTY
➤ LA GRANGE ISD
➤ APPROX. 69.48 ACRES

➤ EST. TAXES: \$21,024.24
(PER FCAD WITH AG EXEMPTION)
➤ MINERALS: AS OF RECORD
➤ RESTRICTIONS: NO

➤ PAVED, COUNTY ROAD FRONTAGE
➤ EXCLUDED FROM SALE: NONE
➤ EASEMENTS: AS OF RECORD



THE FARMHOUSE



- ❖ APPROX. 2,614 SQ. FT. (PER FCAD)
- ❖ 4 BEDROOMS
3 FULL BATHS
- ❖ YEAR BUILT: UNKNOWN
- ❖ EXTERIOR: HARDI BOARD
- ❖ ROOF: METAL
- ❖ FOUNDATION: PIER & BEAM

LIVING ROOM



KITCHEN



ADDITIONAL PHOTOS



LODGE WITH POOL



- ❖ APPROX. 6,366 SQ. FT. (PER FCAD)
- ❖ 2 BEDROOMS
1 FULL, 2 HALF BATHS
- ❖ LARGE ENTERTAINING ROOM
WITH LIVING-DINING-BAR
- ❖ YEAR BUILT: 2008
- ❖ EXTERIOR: STONE & METAL
- ❖ ROOF: METAL
- ❖ FOUNDATION: SLAB



ENTERTAINING ROOM



ENTERTAINING ROOM



ADDITIONAL PHOTOS



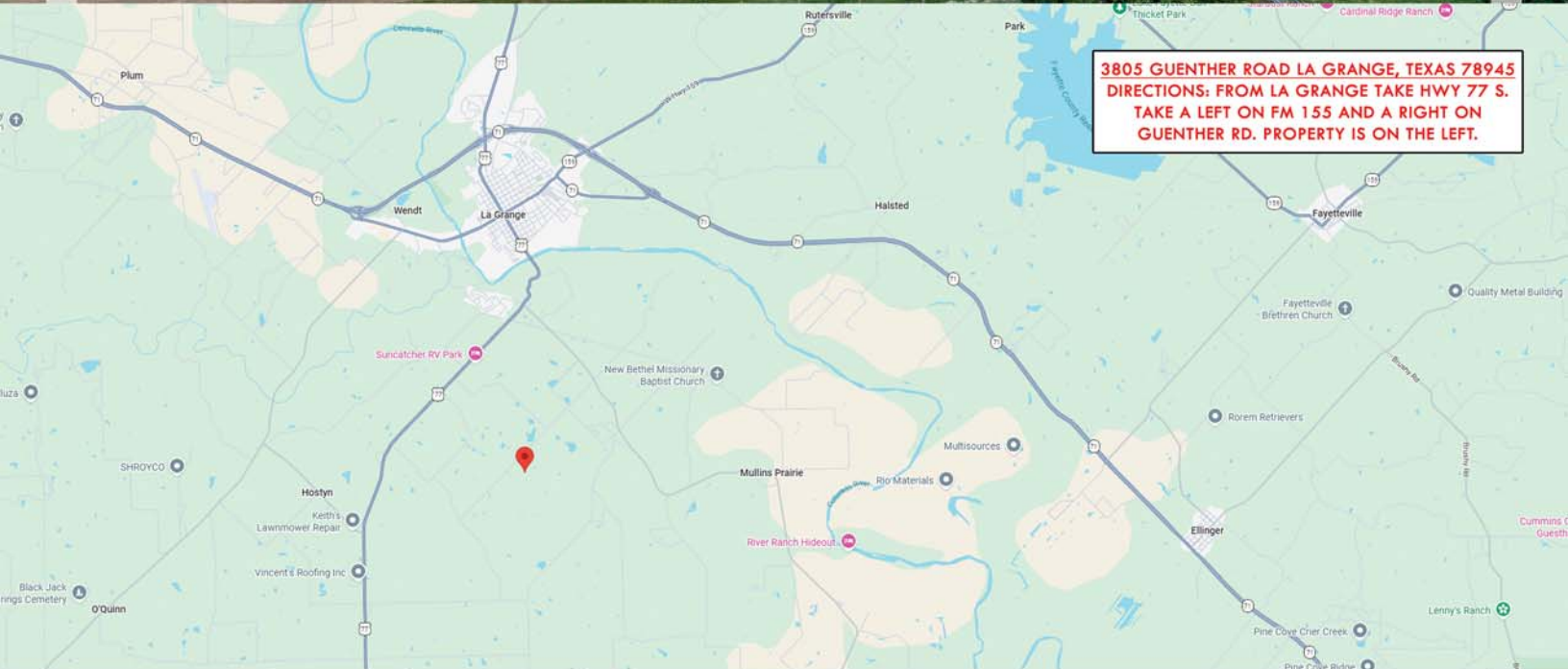
ADDITIONAL PHOTOS



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.



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
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HODDE
REAL ESTATE CO.