

1231 CR 131, LEDBETTER, TX, 78946

LEE COUNTY

152.45± ACRES | \$1,509,176

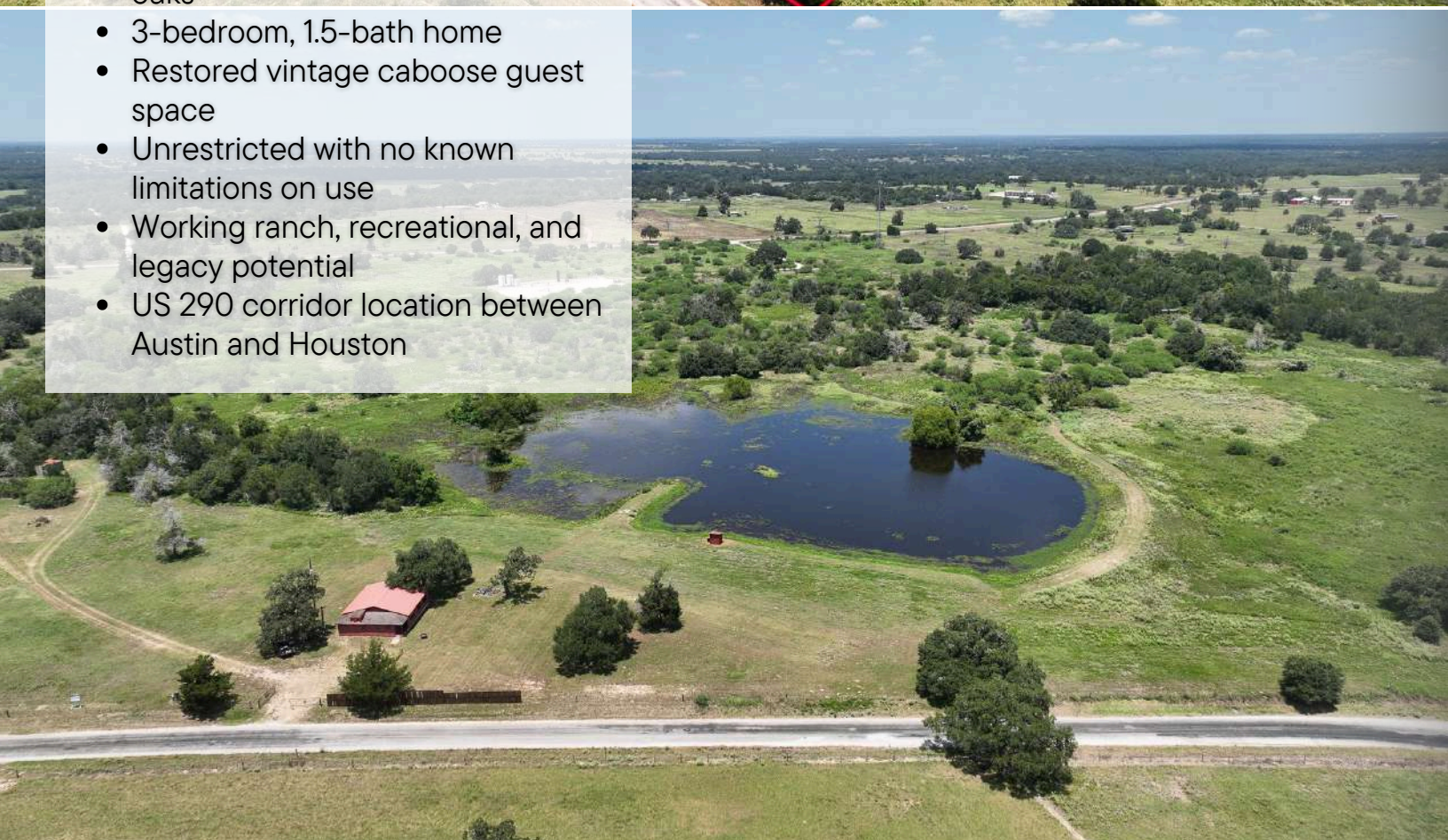


SCAN FOR PROPERTY
TOUR

HIGHLIGHTS

- Four ponds, largest approximately 4 acres
- Rolling terrain with mature live oaks
- 3-bedroom, 1.5-bath home
- Restored vintage caboose guest space
- Unrestricted with no known limitations on use
- Working ranch, recreational, and legacy potential
- US 290 corridor location between Austin and Houston

Property Lines Estimated



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OVERVIEW

A rare opportunity to own one of Lee County's most captivating ranch properties. Spanning 152.447 unrestricted acres near Ledbetter, this exceptional ranch showcases rolling terrain, mature oaks, improved pasture, and four ponds—the largest spanning approximately 4 acres and serving as the scenic centerpiece of the landscape. With a comfortable home, a restored vintage caboose, and a thoughtful balance of open pasture and scattered hardwoods, the property is equally suited as a working ranch, recreational getaway, or legacy holding

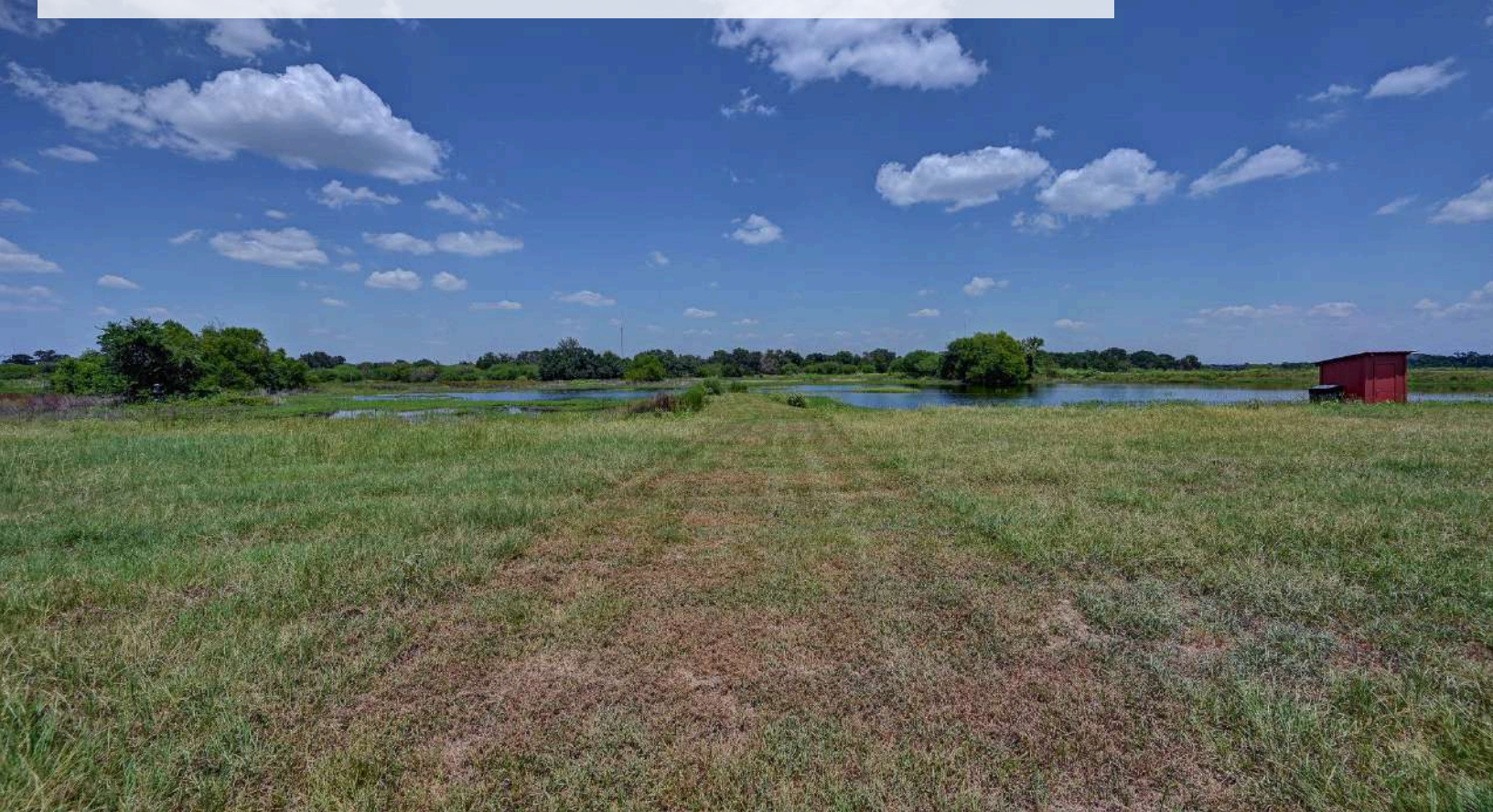


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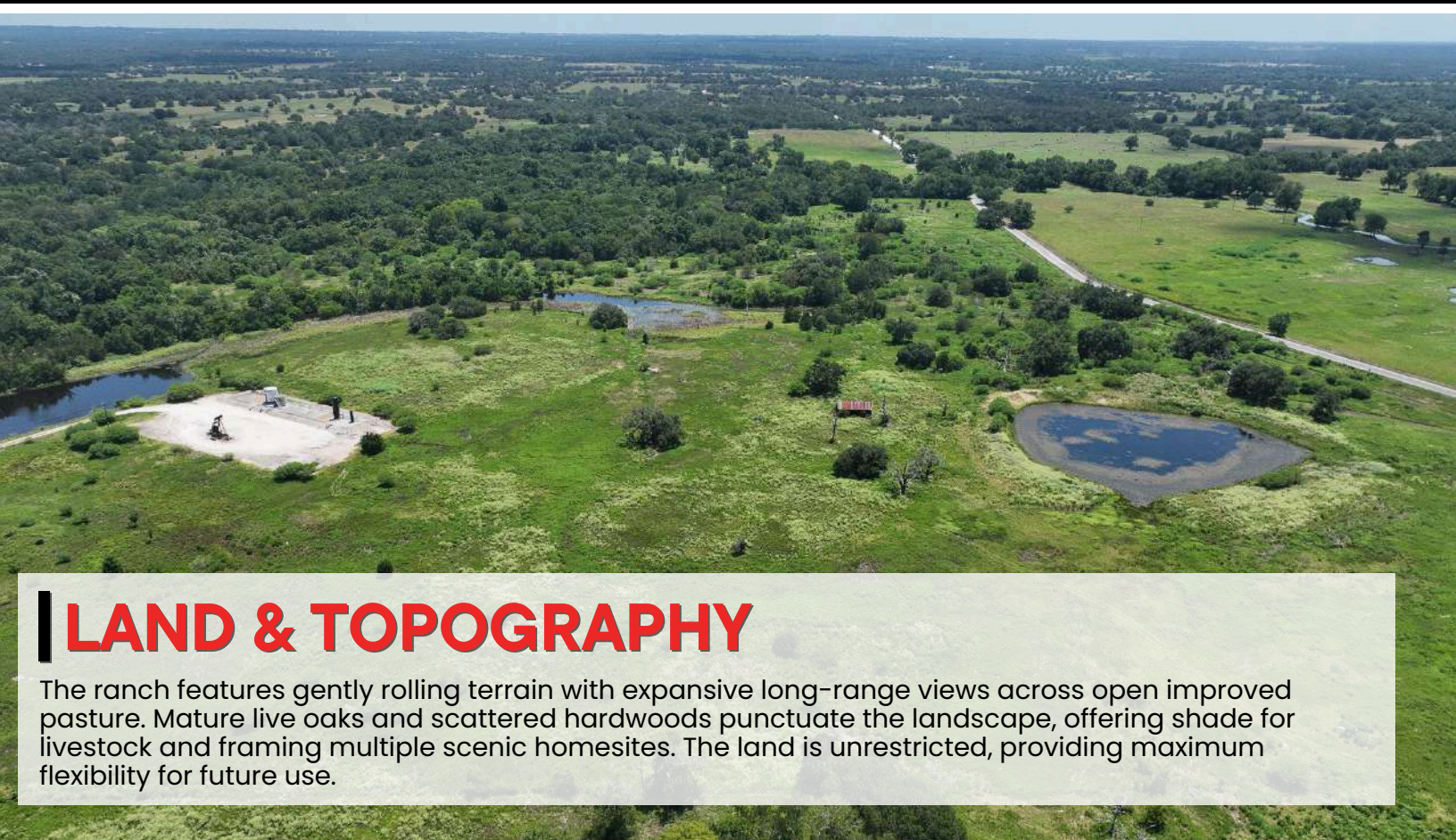


LOCATION & ACCESS

Located in the Ledbetter area of Lee County along the US 290 corridor, the ranch offers convenient access to Round Top, Brenham, and Giddings, with Austin and Houston each within comfortable driving distance for weekend escapes. A private entrance and interior ranch roads provide access throughout the property.



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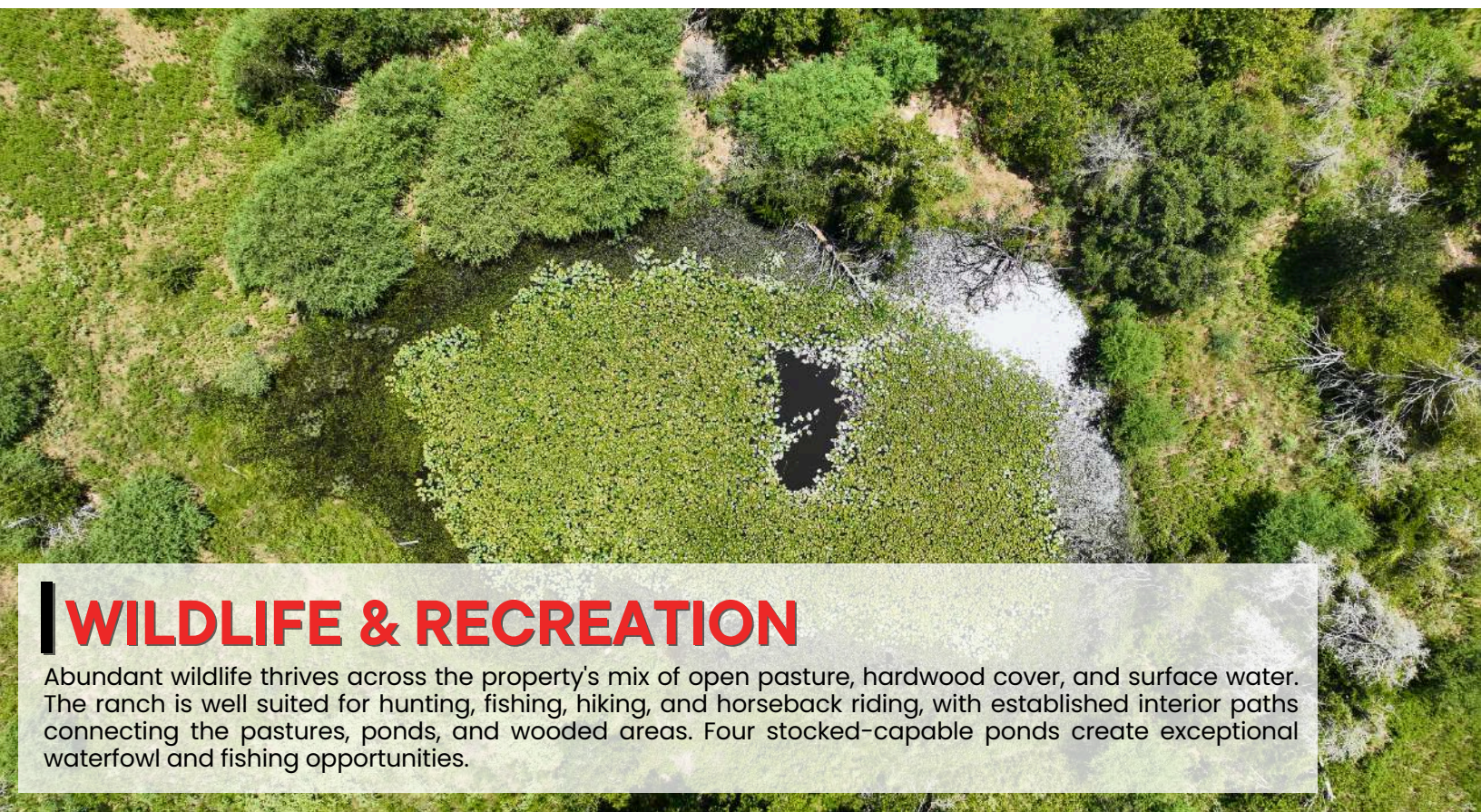


LAND & TOPOGRAPHY

The ranch features gently rolling terrain with expansive long-range views across open improved pasture. Mature live oaks and scattered hardwoods punctuate the landscape, offering shade for livestock and framing multiple scenic homesites. The land is unrestricted, providing maximum flexibility for future use.



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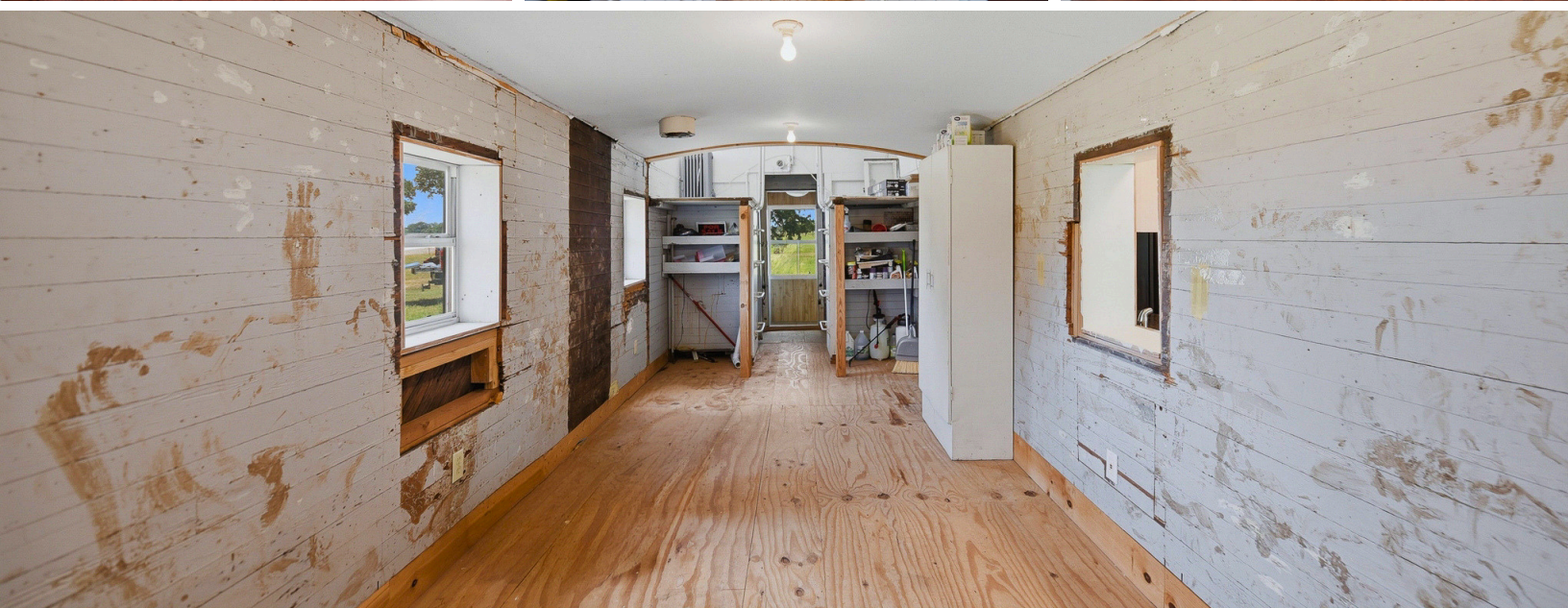


WILDLIFE & RECREATION

Abundant wildlife thrives across the property's mix of open pasture, hardwood cover, and surface water. The ranch is well suited for hunting, fishing, hiking, and horseback riding, with established interior paths connecting the pastures, ponds, and wooded areas. Four stocked-capable ponds create exceptional waterfowl and fishing opportunities.



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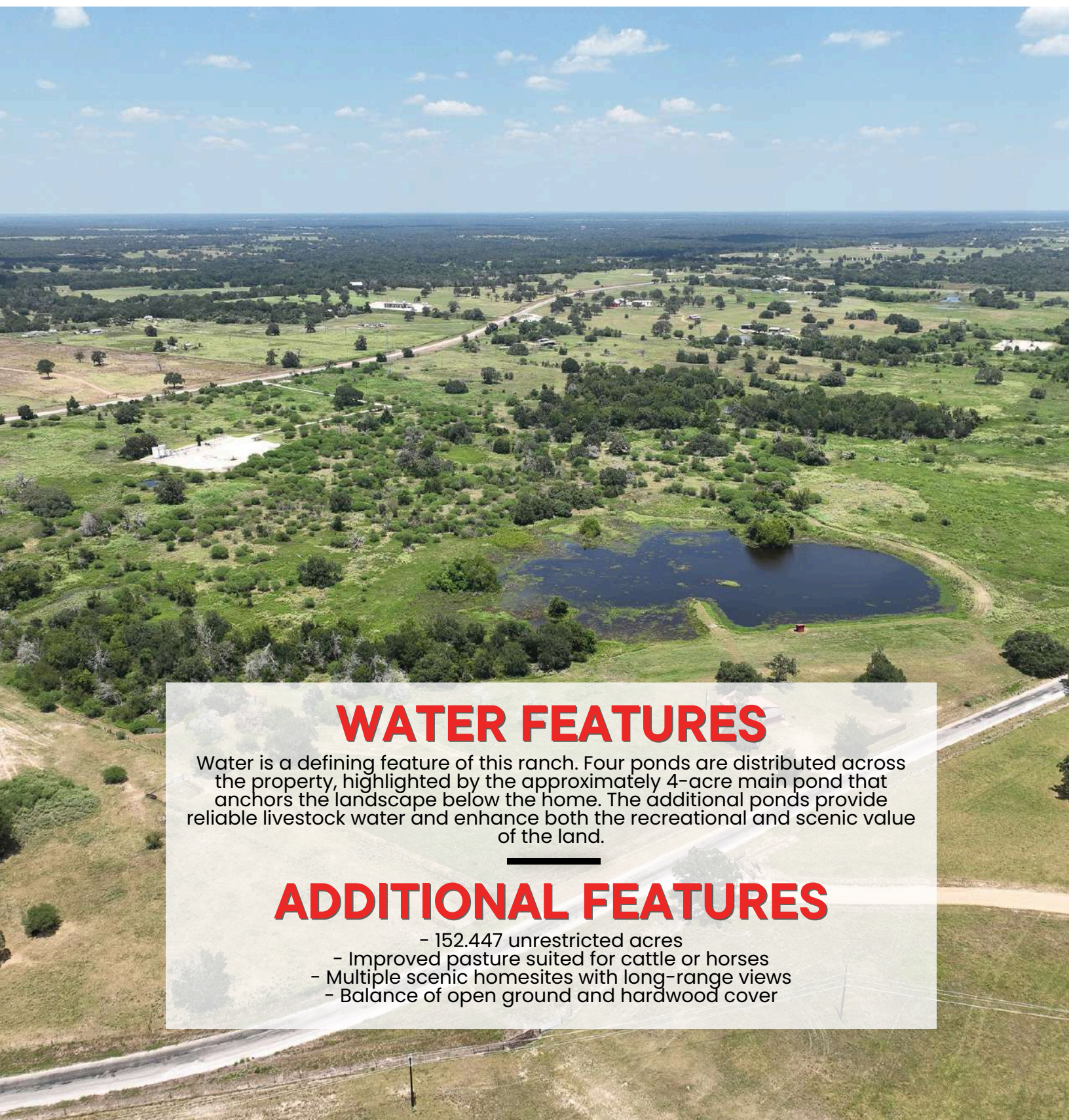


IMPROVEMENTS

The comfortable 3-bedroom, 1.5-bath home offers a welcoming retreat with open living spaces. A restored vintage caboose provides a distinctive space for guests, a home office, or entertaining—a one-of-a-kind feature that captures the property's character. Additional improvements include interior ranch roads for convenient access throughout the property.

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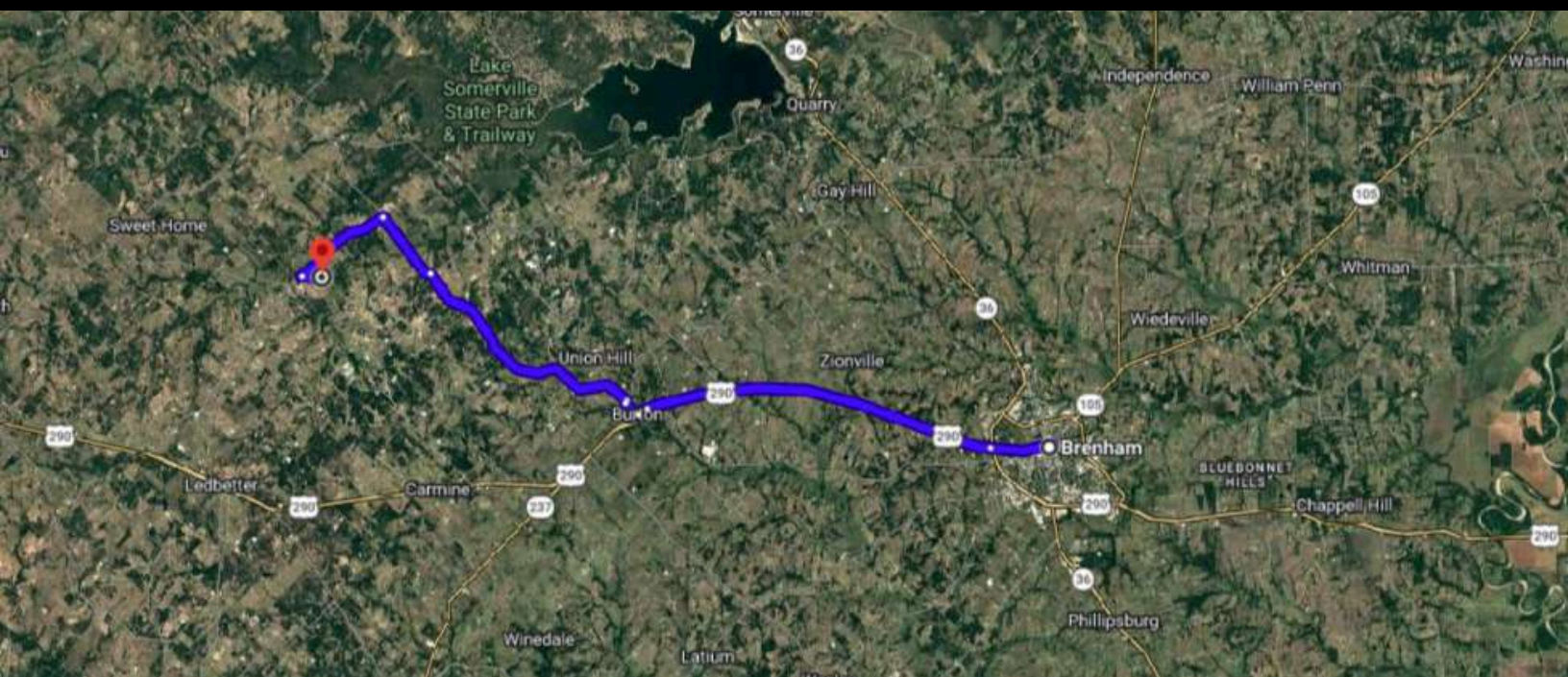
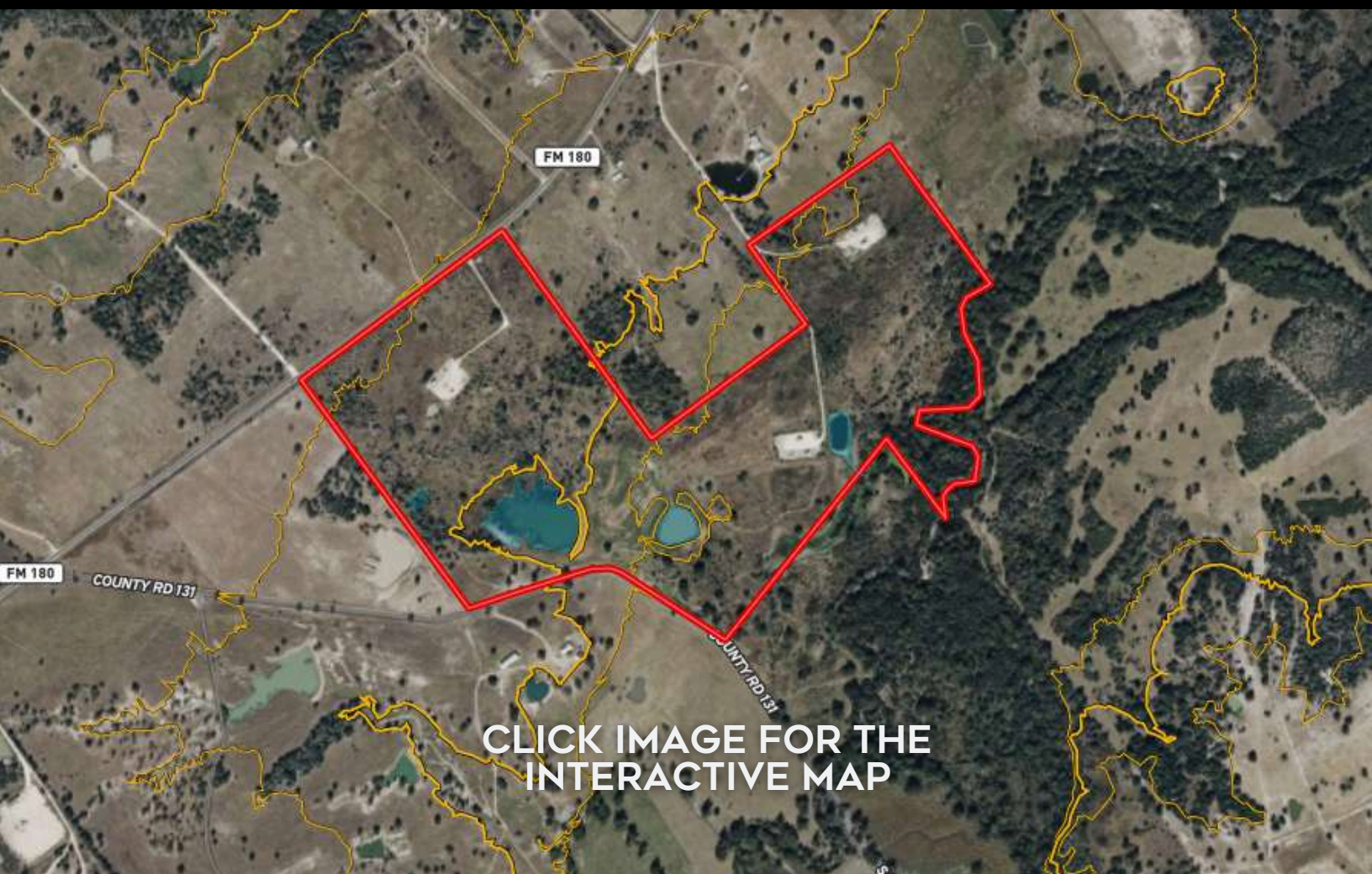


WATER FEATURES

Water is a defining feature of this ranch. Four ponds are distributed across the property, highlighted by the approximately 4-acre main pond that anchors the landscape below the home. The additional ponds provide reliable livestock water and enhance both the recreational and scenic value of the land.

ADDITIONAL FEATURES

- 152.447 unrestricted acres
- Improved pasture suited for cattle or horses
- Multiple scenic homesites with long-range views
- Balance of open ground and hardwood cover



NAVIGATION DIRECTIONS

From Brenham:

Take US Hwy 290 W to Sandtown Road. Continue approximately 6.6 miles to County Road 131. Property on the right

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