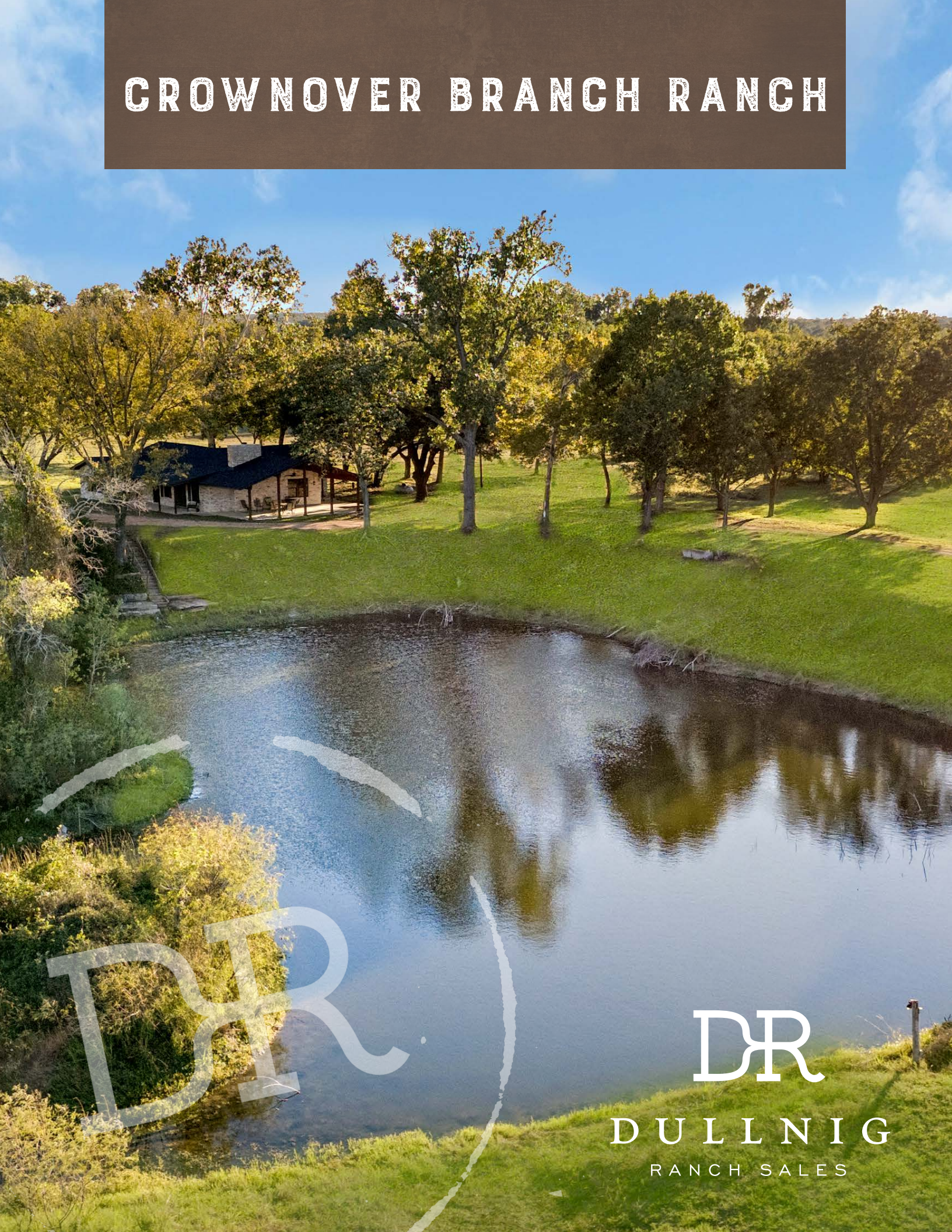


# CROWNOVER BRANCH RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Crownover Branch Ranch, just minutes from historic La Grange, is a beautiful 56± acre property with a great mix of hardwoods and an improved pasture. With a nice ranch home that has been partially remodeled, this ranch is ready to be enjoyed as a weekend getaway or permanent home! The home sits on the banks of a 3± acre spring-fed lake that is ideal for recreation and fishing. With the ease of access and location, this property could be a great long-term investment that is also ready to be enjoyed immediately.



***56± Acres***  
***Fayette County***



## IMPROVEMENTS

This is a nicely improved property with the 2,400± sf home as the focal point, featuring 4 bedrooms, 2 full baths and a half-bath roughed in ready for finishing. The home was partially remodeled in 2022 and is move-in ready. Sitting next to the house is a 1,800 sf equipment barn for all your ranch equipment. There is electric in place on the property, along with two water wells, one of which is currently operational. The fencing is in good condition and is comprised mostly of 5-strand barbed wire. 36± acres in the back pasture is planted with improved grasses and is used for cutting hay. A 1,200± sf A-frame patio overlooks the rolling hills and crystal-clear lake. This three-acre lake near the homestead lets you enjoy kayaking while a newly built floating dock is great for fishing or swimming.



*56± Acres*  
*Fayette County*

## VEGETATION/TERRAIN

This property is made of gentle rolling hills from front to back, leading back to wet weather Crownover Branch Creek that crosses the back portion of the property. The entrance features majestic hardwood trees along the banks of the large spring-fed lake, with a great mix of typical underbrush. There are currently 20+ mature producing pecan trees that provide the ag exemption. Fields mixed with tree cover make the perfect spot to enjoy the pastoral beauty of the La Grange area.

## WILDLIFE

Excellent fishing in the lake, along with ample Whitetail Deer, turkey, ducks, and dove. Other native wildlife and varmints provide year-round hunting opportunities.

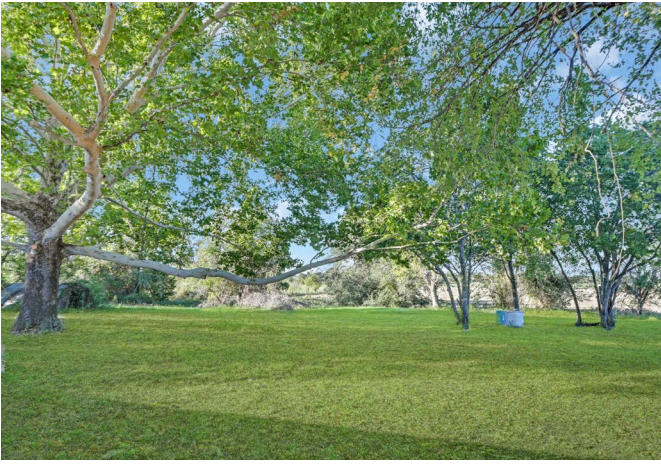


*56± Acres*

*Fayette County*



*56± Acres*  
*Fayette County*



## TAXES

\$3,605/year – Ag exempt

## SCHOOL DISTRICT

La Grange ISD



*56± Acres*  
*Fayette County*

# MAP

[Click here to view map](#)



*56± Acres*  
*Fayette County*



**56± ACRES, FAYETTE COUNTY  
5420 FRANCES ROAD  
LA GRANGE, TX 78945**

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## PROPERTY WEBSITE

[Click here to view website](#)

## VIDEO LINK

[Click here to view video](#)

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**DR**

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