

# NORMANGEE LAKE RANCH

221 +/- ACRES | LEON COUNTY

LP: \$3,499,900



979.314.1400

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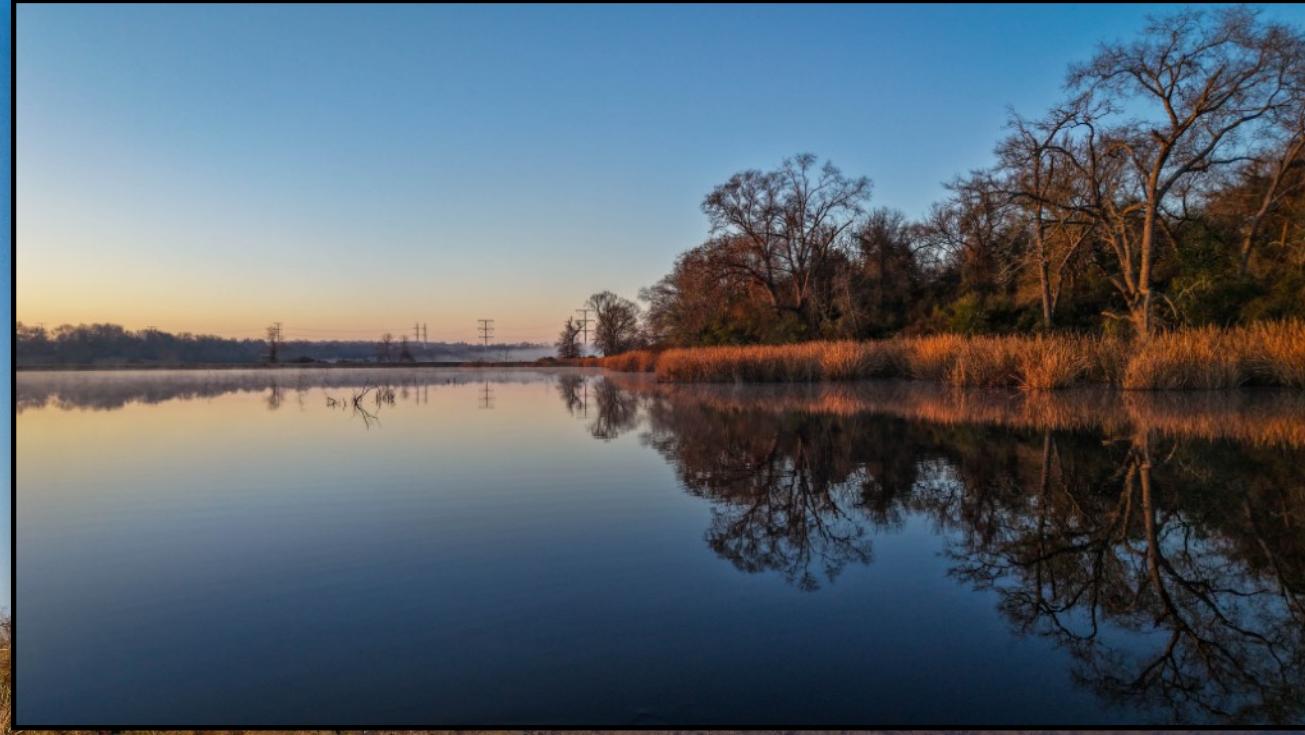
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Ryan Swope

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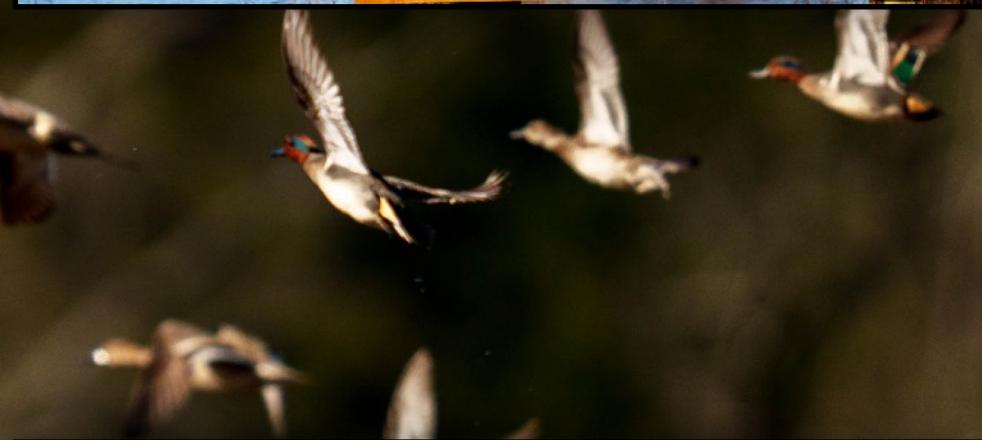
# SUMMARY

Normangee Lake Ranch offers a rare opportunity to own an extraordinary, one-of-a-kind recreational property that combines natural beauty, unparalleled privacy, and endless potential. Set amidst the rolling hills of Leon County, this 221-acre ranch boasts an 80-acre spring-fed lake, offering exclusive access to world-class waterfowl hunting, trophy bass fishing, and serene lakefront views. Words can't do justice to the awe-inspiring scenery, which includes towering hardwood forests, dynamic elevation changes, and incredible wildlife habitat. Whether you're looking for a secluded family retreat, an outdoor lover's haven, or a prime hunting destination, this property offers it all. Enjoy the ultimate blend of recreation, relaxation, and investment potential, all within just 40 minutes of Bryan/College Station and Texas A&M University. Don't miss your chance to own this exceptional slice of paradise in the heart of Texas.



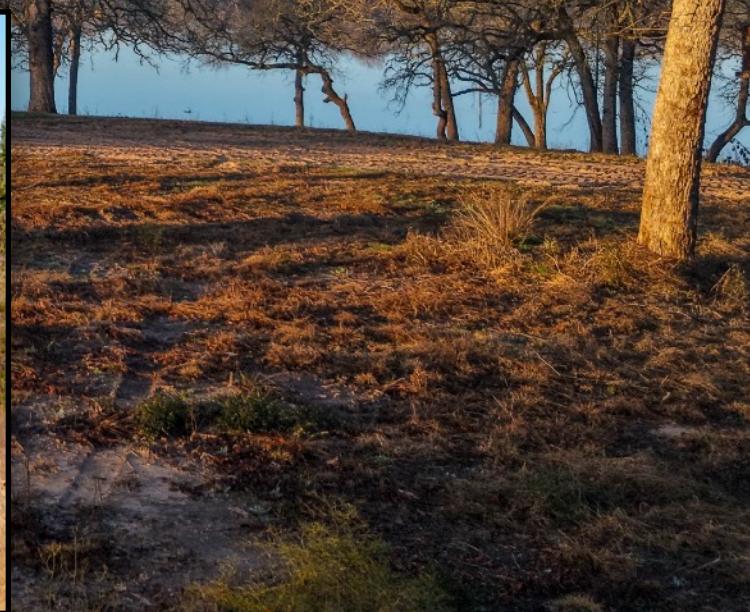
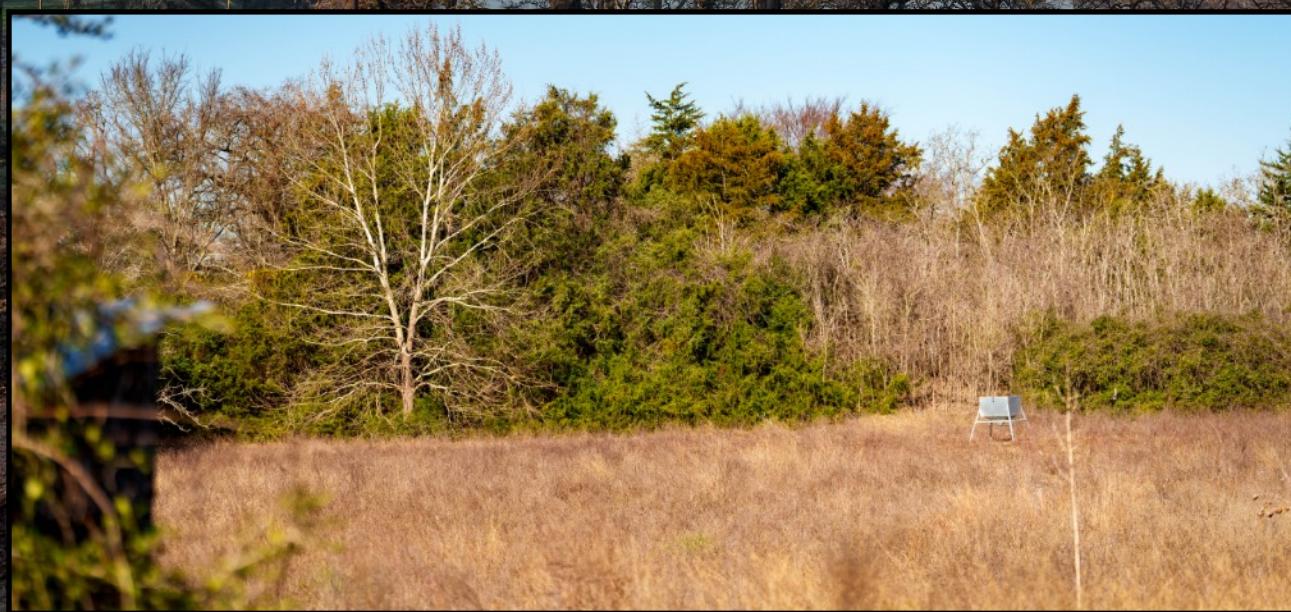
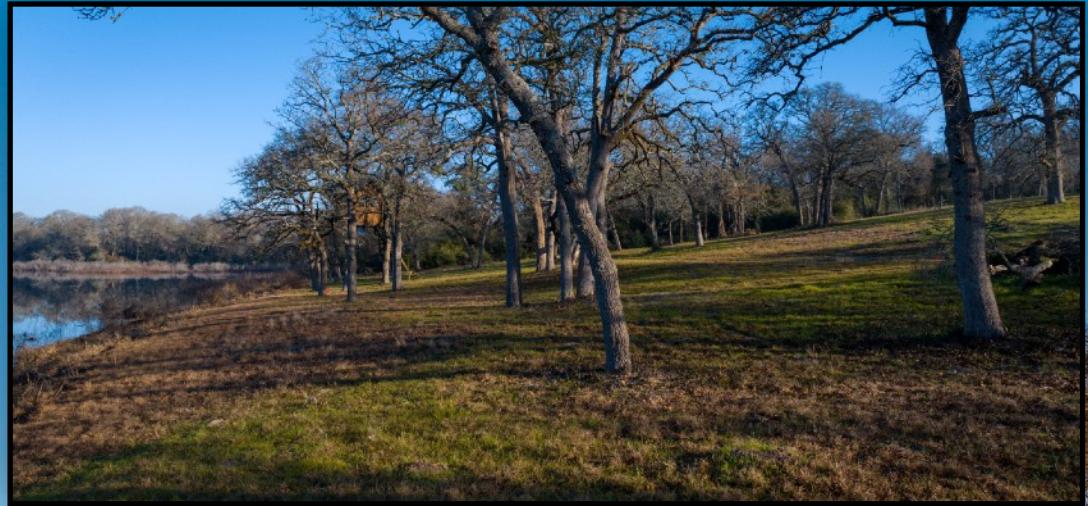
## HUNTING & RECREATION

A standout feature of the property is the expansive 80-acre lake, providing excellent bass fishing, waterfowl hunting, and tranquil lakeside views. The Normangee Lake Ranch is an ideal destination for boating, kayaking, and fully immersing oneself in nature. With minimal hunting pressure over the years, the ranch offers exceptional duck hunting and outstanding deer hunting opportunities. The diverse terrain and plentiful natural cover create perfect habitats for a variety of wildlife, including whitetail deer, feral hogs, doves, grey squirrels, and more. Additionally, the Normangee Lake Ranch is home to a wide range of waterfowl species, including Mallards, Pintails, Wood Ducks, Redheads, Greenwing Teal, Canada Geese, and other migratory birds.



## LAND & TERRAIN

The land is predominantly wooded with a mix of mature oak species, including post oak, water oak, blackjack oak, and natural pine stands. These towering trees provide excellent cover for wildlife and offer a stunning backdrop for outdoor activities and hunting. Located on a scenic hilltop by the lake, the property offers an ideal build site with breathtaking views of the water. Whether you're envisioning a custom home, a luxury lodge, or a weekend getaway, this location offers both privacy and unparalleled beauty. Additionally, the ranch boasts excellent balance with modest topography with over 70 feet of elevation change with the highest point being ~360 feet above sea level and a low of ~290 feet above sea level.



## INTERIOR ACCESS & FENCING

The ranch has been meticulously maintained, with brush clearings, underbrush management, and various trails and roads to facilitate good interior access throughout the property. The ranch is perimeter fenced, with newly installed fencing & gates along FM-3, ensuring both security and privacy.



# LOCATION & ACCESS

The Normangee Lake Ranch is a stunning +/- 221-acre property situated in the southwestern part of Leon County. Located just 14 miles west of Interstate 45, it lies between the communities of Centerville and Madisonville. Both Houston and Dallas are approximately an hour and a half away, while Bryan/College Station is just a 40-minute drive.



BOUNDARY LINES ARE APPROXIMATE

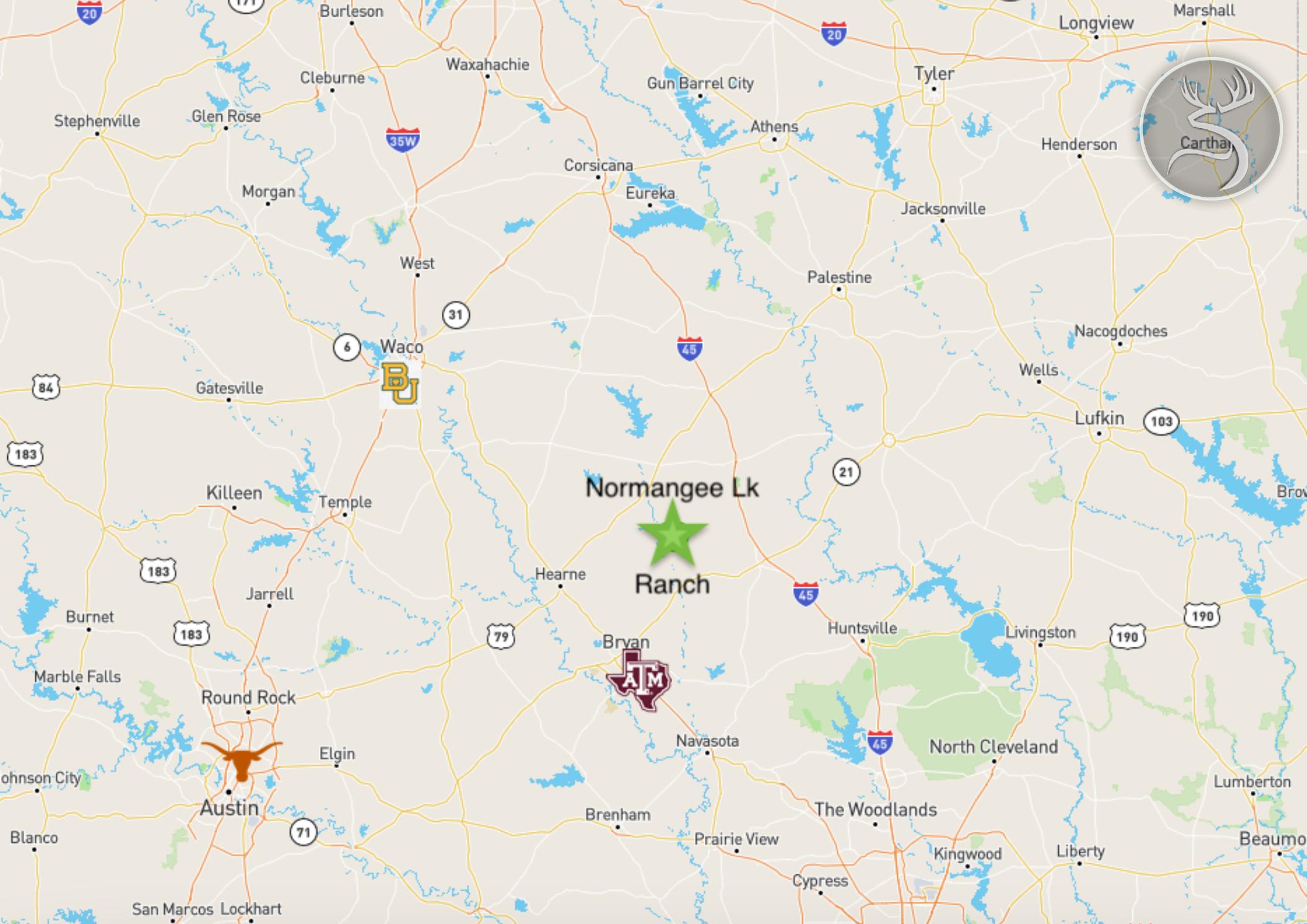
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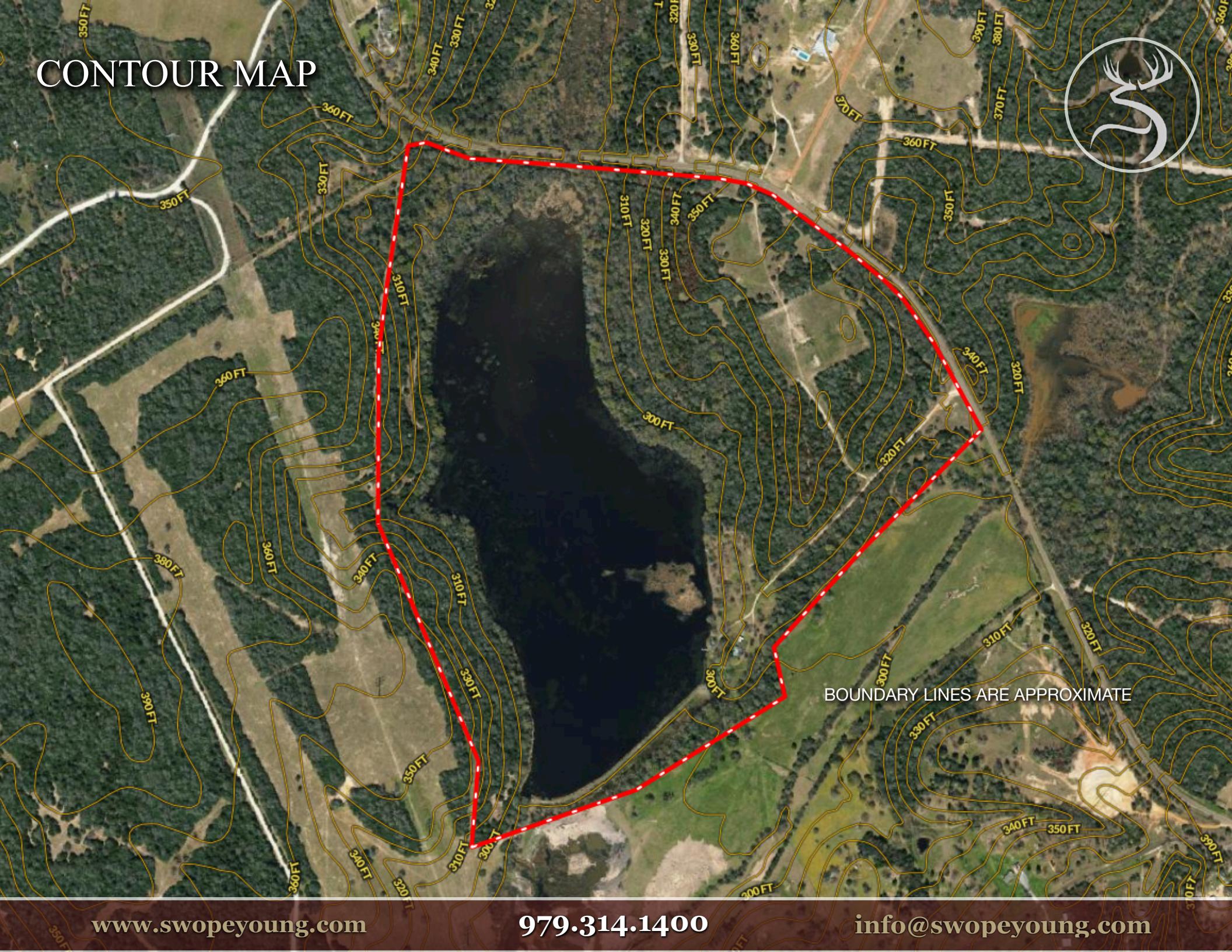


# AERIAL MAP



BOUNDARY LINES ARE APPROXIMATE

# CONTOUR MAP





## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Swope &amp; Young Land Company</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9007996</b> License No.	<b>info@swopeyoung.com</b> Email	<b>(979)314-1400</b> Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Swope</b> Sales Agent/Associate's Name	<b>644479</b> License No.	<b>ryan@swopeyoung.com</b> Email	<b>(512)632-0792</b> Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_