



# BLUE OAKS RANCH

TBD CR 306, Lexington, TX

50 Acres

**\$375,000**



## **WET WEATHER CREEK   MATURE OAKS   RECREATION   CONVENIENT LOCATION**

A secluded recreational property that is covered with mature Post Oaks and Eastern Red Cedar. The closed canopy forest and wet weather creek serve as wildlife magnet for deer and hogs. This property is a blank canvas ready for you to make your own wildlife mecca. Easily accessed off Hwy 290, while only 20 minutes from Elgin and Lexington, and under an hour to Austin

The 50 acres is primarily a closed canopy woodland with mixture of open areas and senderos. A tributary to the Middle Yegua Creek along with its dense canopy cover and underbrush serve tremendous travel corridor for wildlife such as Whitetail Deer and feral hogs, both of which have been observed on the property. The owner's family and friends have hunted deer on the property and report good numbers and quality bucks for the area.

A tributary of Middle Yegua creek crosses through the property and has a few pools of water even in dry conditions. The property is perimeter fenced with the fencing being in good condition. Electricity is available at the frontage from Bluebonnet Electric Co-op. Rural water is available along the frontage from Aqua Water, but there is no meter currently. Water wells in the area are around 400' and produce anywhere from 30-50gpm.

Most of the needs of a landowner can be found less than 20 minutes away in Elgin. Major retailers such as HEB, Walmart, and Tractor Supply are just a few located in Elgin.

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**John Melnar**

**Partner / Broker**

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**(512) 497-8284**



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## TREES

Post Oak, Blackjack Oak,  
Cedar Elm, Hickory,  
Eastern Red Cedar,  
Black Willow, Hackberry

## GRASSES

Native  
and  
Improved

## SHRUBS

Green Briar, Woolly Croton,  
Horse Mint, American Beau-  
tyberry, Frostweed, Texas Cro-  
ton, Winged Elm, Gum Bumelia,  
Yaupon Western Ragweed

## WATER

Wet Weather Creek

## WILDLIFE

Whitetail Deer  
Feral Hogs

## UTILITIES

Rural Water Available  
Electricity Available

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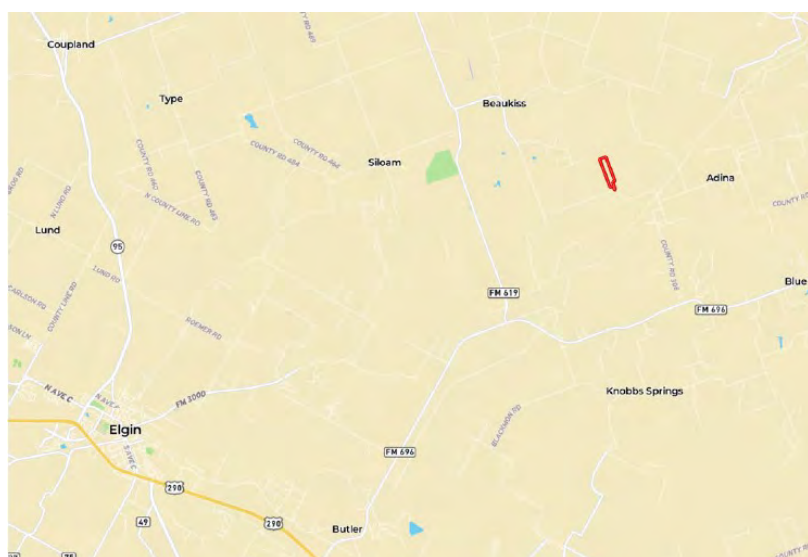
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## LOCATION

Lee County

15 miles to Elgin and Lexington, 20 miles to Taylor, 43 miles to downtown Austin, and 46 miles to Austin- Bergstrom International Airport.

## DIRECTIONS

From Elgin, head east on FM 696 for 3.4 miles turning left on to CR 306. Continue on FM 696 E for 5.2 miles making a left turn onto CR 306. Follow CR 306 for 3.4 miles, the property is on the right.

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 Boundary







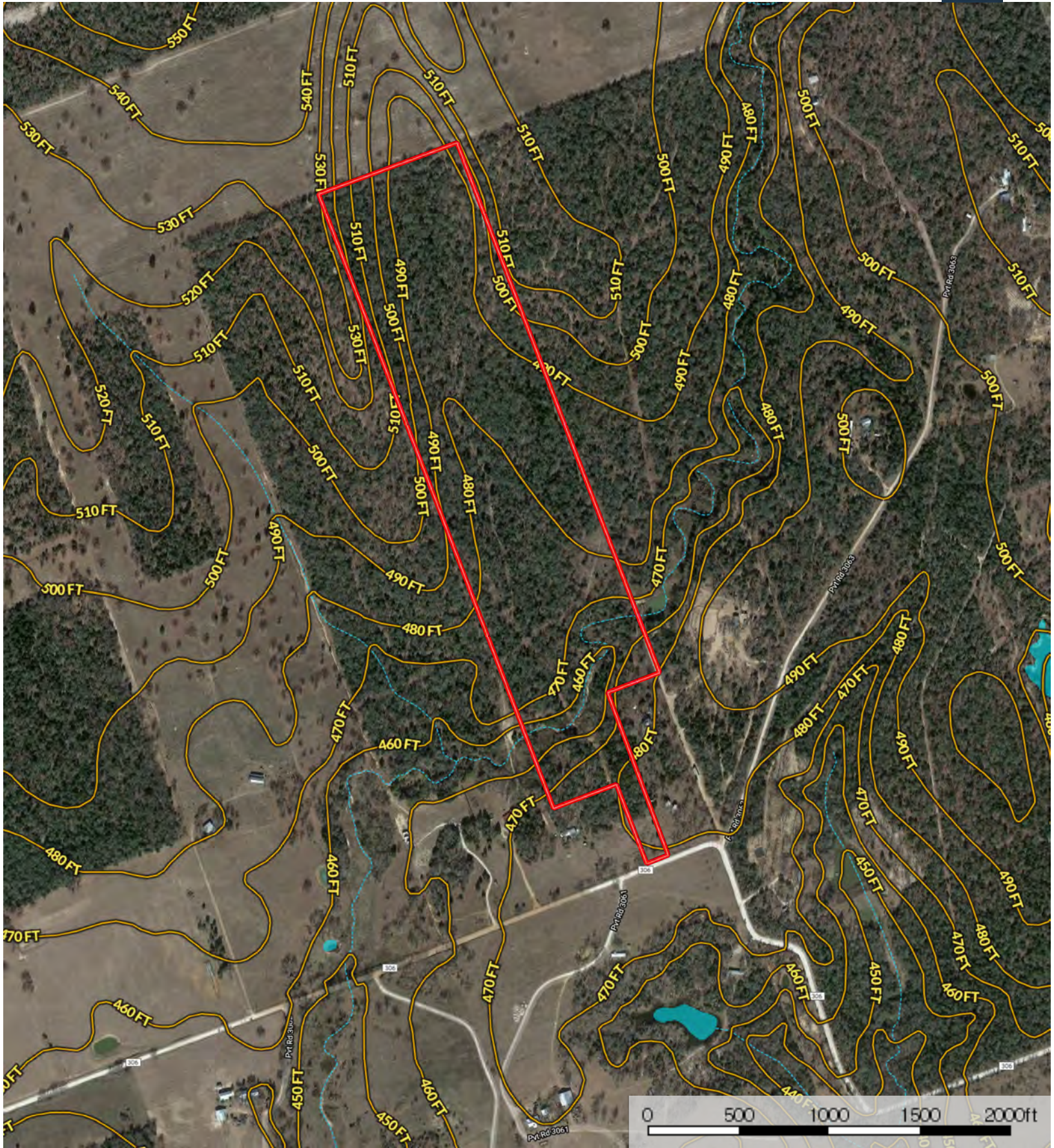
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body





- Subject Property
- Neighbor Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





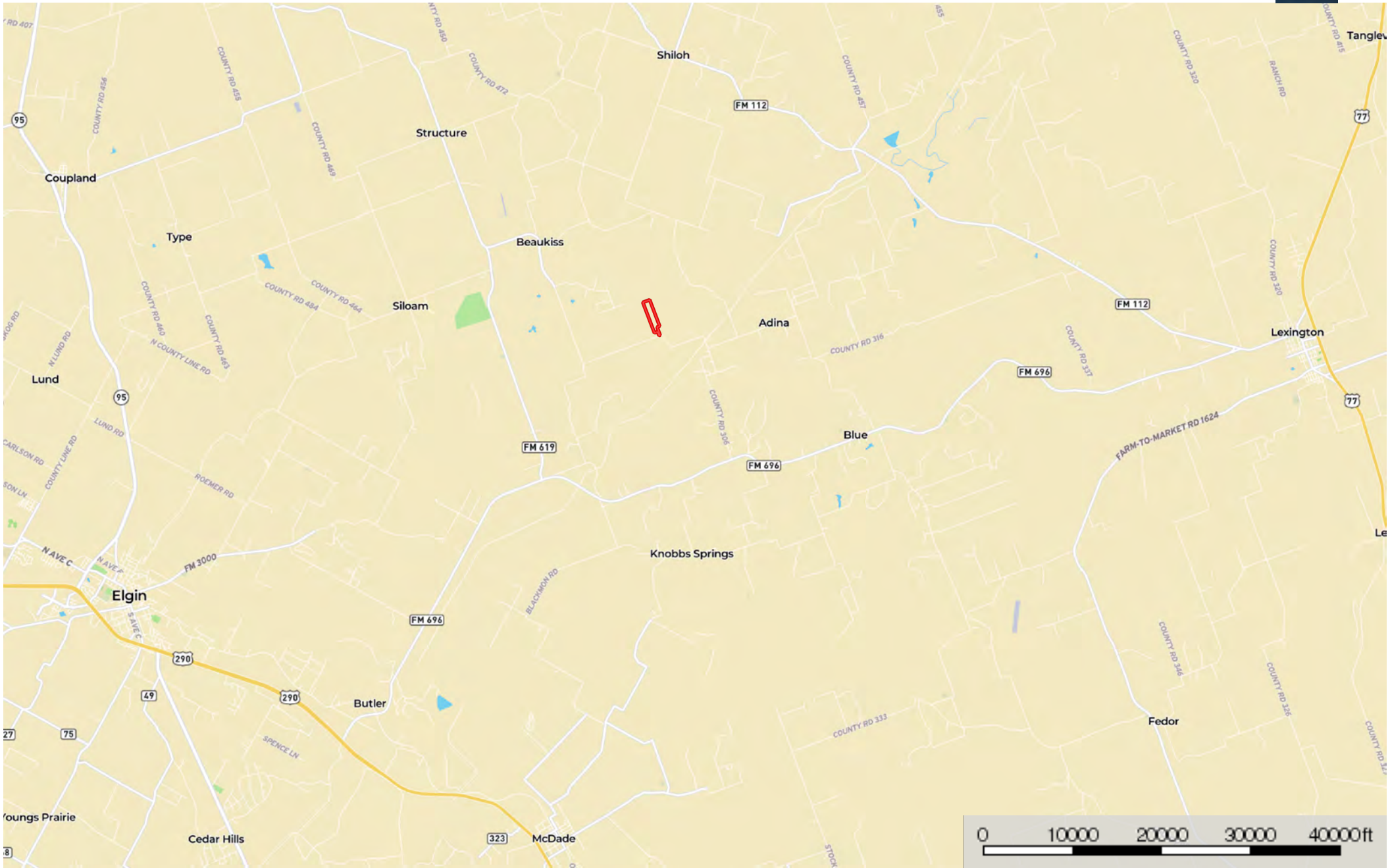
 Boundary     Stream, Intermittent     River/Creek     Water Body



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Location  
Lee County, Texas, 50 AC +/-



Boundary

