

# LADY J RANCH



**2,695+ Acres Leon-Robertson Co.**  
**16406 FM 3**  
**Normangee, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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Lady J is located in the rolling hills and Navasota River bottom in Post Oak Savannah region of East Texas, a transition zone between the Blackland Prairies to the east and Pineywoods to the west. The land promotes an incredible diversity of habitat ranging from rich native grasses and forbs to towering hardwoods. This combination makes the property ideal for livestock as well as native and exotic wildlife that call Lady J home. With its natural beauty accented by abundant improvements, this is truly a unique ranch that adapts to a variety of end uses from private family gatherings to a turnkey Corporate Retreat within 45 minutes of the desirable College Station-Bryan Metropolitan area. IH 45 connecting Dallas to Houston is 17± miles east.



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## IMPROVEMENTS

The ranch boasts spectacular improvements designed and constructed with attention to detail for ease and comfort for both owners and wildlife.

Headquarters:

Corporate Entertainment Lodge – 4,800± sf (2010) 4 bedrooms, 2 full baths, 1 community bath with 3 stalls, 2 urinals and 4 showers.

Main Headquarters Firetruck Building – 19,250± sf (2009) 4 bedrooms, 2 with full bath, one with a half bath and an office with full bath. There is also a conference room and shop with a roll up door.

Ranch House - 1,923± sf (1999) 2 story, 3 bedrooms 2 baths with loft.

Equipment Storage Building – 8,400± sf (2009) Climate Controlled, full gym and sport court type setup.

Equipment Storage Building – 8,400± sf (2009) Climate Controlled, used primarily for storage.

Storage Warehouse – 14,400± sf (2000) Full bath/office space with roll up doors all the way around.

Giraffe Barn – 1,040± sf (2000) heated and insulated.

Stables – 15,000± sf (2000) Consists of 26 stalls and paddocks, wash stations, tack room and large open storage area.

Bunk House – 1,536± sf (2000) Located in the horse stables with full functioning kitchen, bathroom and loft.



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## IMPROVEMENTS CONTINUED

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### Lake-Side Housing:

Cottage 1 – 788± sf (1989) 1 bed and 1 bath, full kitchen, dining and den area with fireplace.

Cottage 2 – 341± sf (1989) 2 beds and 1 bath.

Duplex 1 – 500± sf (2016) 2 beds and 2 baths.

Duplex 2 – 500± sf (2016) 2 beds and 2 baths.

Storage Building – 828± sf (2000) Open floor concept with game cleaning setup, ice machine, shop, etc.

The perimeter of the upland ranch is fenced with several quality high fenced sections. The "House Pasture" consists of approximately 240± high fenced acres located along FM 3. There are also approximately 733± acres under a high fence that borders the western boundary of the house pasture. The sellers strategically left the area along the Navasota River under a low fence to preserve its natural state and have an area for strictly native game. To the west of the Navasota River pasture is another high fenced pasture encompassing approximately 501± acres. Each pasture has automatic controlled gates with clicker and sensor entry.



## WILDLIFE

Lady J Ranch has an abundance of native wildlife including whitetail deer, hogs, varmints and bird species, especially migratory waterfowl. Many water features including several ponds, oxbow lakes and roosting sites attract and hold ducks. The lakes and tributaries are also designed and managed for world class bass fishing and have been stocked with high quality largemouth bass, crappie and catfish. Exotics include Elk, Red Deer, Fallow, Axis, Sambar, Scimitar-Horned Oryx, Scimbok, Aoudad, Zebra, Eland and Gemsbok. Superior whitetails have produced trophies year after year. This area is known for its fertile soils that support numerous species of bunchgrasses, forbs and hardwoods. These species include but are not limited to hardwoods such as post oaks, elm, sweet gum, redbud, hickory and pecans as well as highly palatable forb species such as beauty berry, cedar elm and hog plum to name a few.



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## **WATER**

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Water is supplied by 5 water wells providing water to all improvements and strategically placed throughout the ranch for wildlife and livestock. A number of windmill wells are situated across the ranch. Numerous lakes and ponds are an attraction for fishing and waterfowl with the largest being 9± acres. The Navasota River meanders through the middle of the ranch for 3± miles creating a healthy and fertile wildlife habitat that attracts and holds many native wildlife species.

## **SOLAR LEASE POTENTIAL**

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In addition to the unique aesthetics of this ranch and these impressive improvements, a solar lease is in place offering the financial rewarding possibilities for the development of approximately 500 acres into a revenue generating solar farm.



## EQUIPMENT TO CONVEY

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Negotiable.

## MINERALS

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Surface sale only.

## TAXES

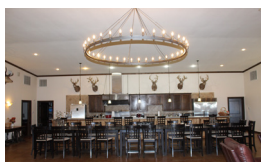
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Ag exempt.

## LOCATION

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The ranch entrance is 6± miles NW of Normangee, with paved frontage on FM 3. 1,200± acres of the 2,695± acres are located in Robertson County with additional access from a county road off of FM 1940 on the back side of the ranch. This region of Leon and Robertson County is part of the College Station-Bryan Metropolitan Statistical area.



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## **2,695± ACRES LEON-ROBERTSON CO 16406 FM 3, NORMANGEE, TEXAS**

**Airports:** The Madisonville Municipal Airport (51R) is located 3 miles southwest of Madisonville and has a 3,202-foot runway. The Hilltop Lakes private airport is located 3± miles from the ranch.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

### **MAP**

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### **VIDEO**

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