

Hidden Meadow Ranch

30° 23.22’ N | 97° 18.1017’ W



PROPERTY DESCRIPTION

Hidden Meadow Ranch offers 35.41± acres of productive hay pasture, mature hardwoods, and comfortable country living conveniently situated between Elgin and Taylor in Lee County, Texas. At the heart of the property is a 1,512-square-foot, three-bedroom, two-bath home set beneath established shade trees, creating a private and inviting headquarters for the land.

The acreage is predominantly open and usable, with well-maintained hay fields framed by mature trees and wooded edges. A well-fed stock tank provides a dependable water feature, while the mix of open ground and cover gives the property both agricultural utility and recreational appeal. An established shooting range adds another dimension for the outdoor-minded owner.

With over 35 acres, the property offers enough room to produce hay, hunt, shoot, and enjoy the outdoors without the demands of maintaining a large ranch. The existing home and improvements make it immediately usable as a full-time residence, weekend retreat or recreational property, with ample room for a buyer to shape the land around their own needs.

Located between Elgin and Taylor with convenient access to SH 95, Hidden Meadow Ranch combines productive land, water, recreation, and a comfortable residence within easy reach of the growing communities of eastern Williamson County, Bastrop County, and the greater Austin area.

PRESENTED BY



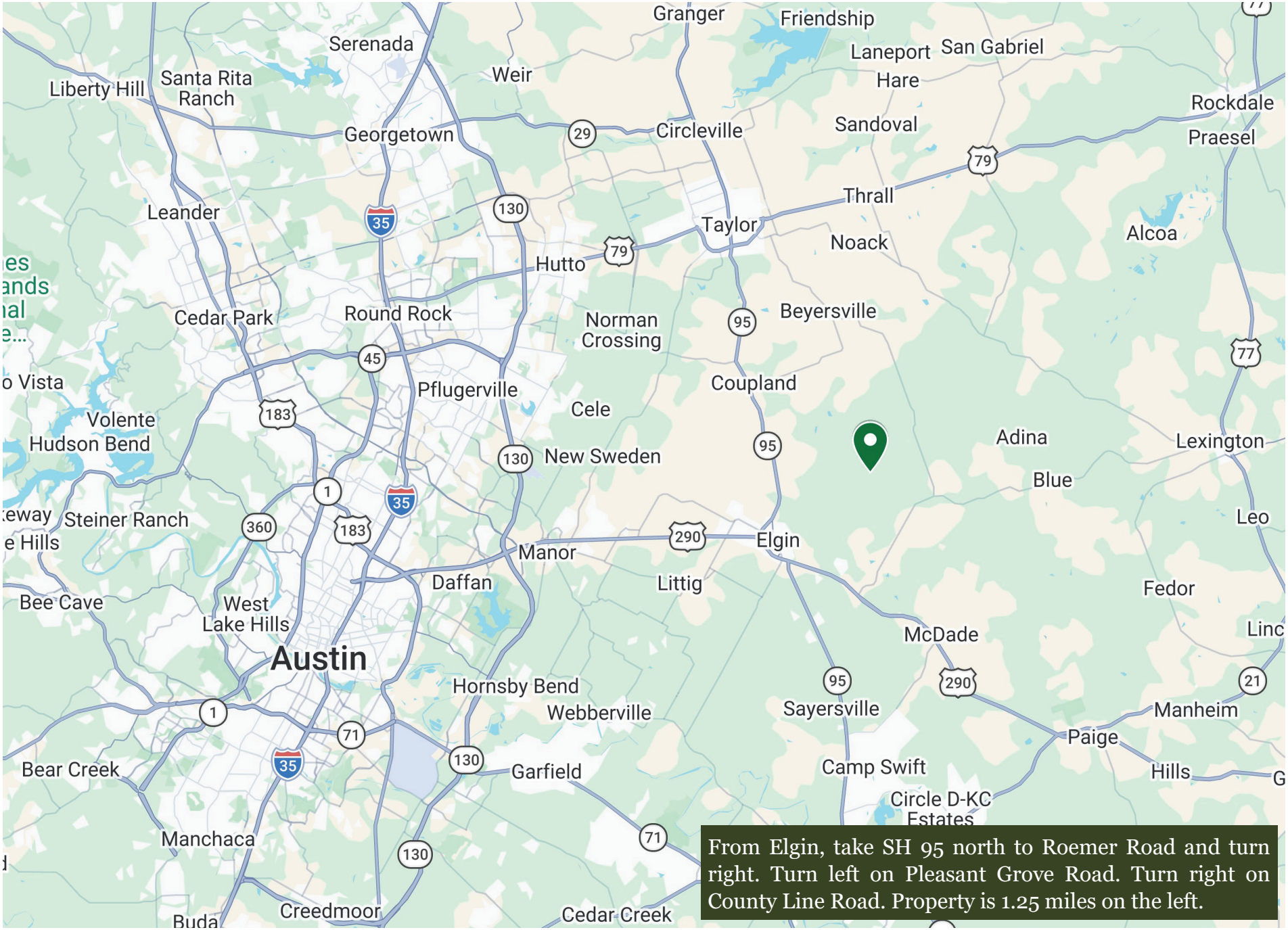
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LOCATION



From Elgin, take SH 95 north to Roemer Road and turn right. Turn left on Pleasant Grove Road. Turn right on County Line Road. Property is 1.25 miles on the left.



PROPERTY MAP

Click here to view map





IMPROVEMENTS

The property is improved with a three-bedroom, two-bath residence constructed in 1997. Lee County Appraisal District records indicate 1,512 square feet of living area, along with 684 square feet of covered porches, a 702-square-foot carport and a 312-square-foot detached storage building.

TOPOGRAPHY

The property features moderately rolling terrain with approximately 40 feet of elevation relief, ranging from roughly 570 to 610 feet above sea level. The land rises generally from the southern portion of the property toward the east and northeast, with the homesite positioned on one of the two hilltop sites best suited for improvements. The varied topography provides attractive views while leaving the majority of the acreage open and highly usable.

UTILITIES

The property is serviced by a 4-inch Brien water well drilled to a depth of 250 feet. Electricity is provided by Bluebonnet Electric Cooperative. The property is also served by an on-site septic system.

TAXES

The property currently benefits from a 1-d-1 Agricultural Use Appraisal (commonly referred to as an “ag exemption”) through coastal hay production. The existing lease is on an annually-renewing oral agreement, giving the buyer the flexibility to continue or terminate the lease as desired.

MINERALS

Negotiable. Contact broker for details.

PROPERTY VIDEO

Video can be viewed at allied.land/hiddenmeadowvideo









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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to representthe 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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the informa on required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Sales Agent / Associate's Name	License No.	Email	Phone

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Buyer / Tenant / Seller / Landlord Initials Date


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