

\$9,450,000 - 22199 Interstate Highway 45 Feeder N, Buffalo

MLS® #20937750

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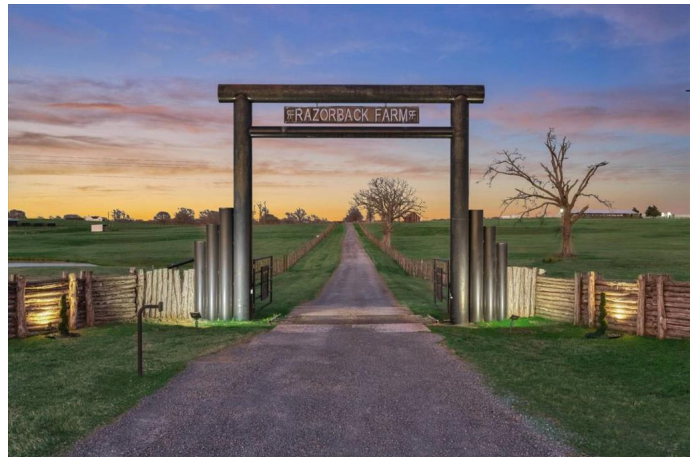
6 Bedroom, 4.00 Bathroom, 5,243 sqft
Residential on 467.00 Acres

NA, Buffalo, TX

Located in the heart of East Texas, Razorback Farm offers a rare opportunity to own a premier 498+-acre ranch, just 1.5 hours from Dallas & The Woodlands with easy access via I-45 & SH 75. The property is home to a renowned Red Brahman breeding program & combines luxury with functionality. At the core of the ranch is a sprawling custom estate home offering stunning countryside views. The home features expansive living areas, high-end finishes, & abundant natural light, making it an ideal space for relaxation & entertaining. The property includes a ranch foreman home, 4 barns, 2 tack rooms, & a fully operational shop with a loft apartment. Two chicken coops, 2 lakes, and 12 ponds enhance the land's natural beauty, providing exceptional fishing & wildlife opportunities. Razorback Farm also includes 2 fertile hay meadows, producing up to 900 round & 3,000 square bales annually, supported by an irrigation system & well. This self-sustaining ranch offers both luxury living & profitable agriculture. An additional Â±31 acres, including a house, barn, and shop, may be available for purchase at an additional cost. Owner is willing to subdivide.

Built in 2021

Essential Information



MLS® #	20937750
Price	\$9,450,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	5,243
Acres	467.00
Year Built	2021
Type	Residential
Sub-Type	Farm
Style	Contemporary/Modern, Modern Farmhouse
Status	Active

Community Information

Address	22199 Interstate Highway 45 Feeder N
Subdivision	NA
City	Buffalo
County	Leon
State	TX
Zip Code	75831-8141

Amenities

Utilities	Aerobic Septic, Electricity Connected, Septic
# of Garages	3
Garages	Additional Parking, Garage, Garage Door Opener, Oversized
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	In Ground, Private, Heated, Pool/Spa Combo

Interior

Interior Features	Double Vanity, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Call Listing Agent
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside

Exterior

Exterior Features	Covered Porch(es), Fire Pit, Storage, Stable/Barn
Lot Description	Acreage, Agricultural, Few Trees, Pasture, Sprinkler System, Tank/ Pond, Water/Lake View
Roof	Composition
Construction	Brick, Stone Veneer, Wood
Foundation	Slab

School Information

District	Buffalo ISD
Elementary	Buffalo
High	Buffalo

Listing Details

Listing Agent	Blake Wilcox
Listing Office	BHGRE Gary Greene

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