



For Sale on Market  
\$8,999,999  
 Call 7135033261 Today!

## 22199 INTERSTATE HIGHWAY 45 FEEDER N, BUFFALO, TX 75831

### 6 BEDS, 4 FULL BATH(S)

Located in the heart of East Texas, Razorback Farm offers a rare opportunity to own a premier 467+ -acre ranch, just 1.5 hours from Dallas & The Woodlands w/easy access via I-45 & SH 75. The property is home to a renowned Red Brahman breeding program & combines luxury w/functionality. At the core of the ranch is a sprawling custom estate 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 w/loft apartment. 2 chicken coops, 2 lakes, & 12 ponds enhance the land's natural beauty. Farm also includes 2 fertile hay meadows, producing up to 900 round & 3,000 square bales annually & irrigation system. An additional ±31 acres, including a house, barn, and shop, may be available for purchase at an additional cost. Seller willing to subdivide.

### GENERAL DESCRIPTION

- Subdivision:** NA
- Property Type:** Country Homes/Acreage - Free Standi
- Bedrooms:** 6
- Baths:** 4 Full
- Stories:** 2
- Garage:** 3 / Attached
- Style:** Contemporary/Modern
- Year Built:** 2021
- Building Sqft:** 5,243 / Seller
- Lotsize:** 20,342,500 / Other
- Market Area:** Buffalo Area
- MLS# / Area:** 10312483 / 63



**Get in touch**  
**Blake Wilcox**

7135033261



**Better Homes and Gardens Real Estate Gary Greene - Lake Conroe South**

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 Visit <https://www.har.com/10312483> for more information