

**Southern Cross Ranch**  
3096 Happy Swaner Ln  
Axtell, TX 76624

**\$1,895,000**  
148± Acres  
McLennan County



**Southern Cross Ranch**  
**Axtell, TX / McLennan County**

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**SUMMARY**

**Address**

3096 Happy Swaner Ln

**City, State Zip**

Axtell, TX 76624

**County**

McLennan County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

31.6882 / -96.931474

**Acreage**

148

**Price**

\$1,895,000

**Property Website**

<https://ranchrealestate.com/property/southern-cross-ranch-mclennan-texas/65592/>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**



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**PROPERTY DESCRIPTION**

Welcome to Southern Cross Ranch, a pristine 148+/- Acre ranch located in Northeast McLennan County, just 25 minutes from Waco. This is a highly improved ranch where you can experience your own private 25+/- Acre lake stocked with trophy bass, custom barndominium, producing pastures, mature hardwoods, and excellent hunting.

A park like setting, this ranch has tirelessly been curated into a serene landscape that is perfect for a full-time residence or weekend getaway. Upon entering the ranch via paved access, two pipe entrances are in place to greet you into the property along with an immaculate gravel driveway to the residence. The 40' x 80' heated and cooled barndominium holds private living quarters of around 1,600sqft of living space and includes 1-bedroom, full kitchen with propane range, 1-bathroom, walk-in pantry, and cozy living room. The rest of the barndominium is fantastic for endless toys and the perfect setup for entertaining guests, featuring a stone outdoor fireplace and exceptional views of the lake. The large overhangs spanning 40'x 70' offer excellent cover along with 4 large 12' tall bay doors. Attached to the barndominium is a 40' x 40' shop that is also heated and cooled. In the shop comes an Atlas car lift, and ample outlets for various machines and equipment. Both the barndominium and shop have been professionally spray foamed and the concrete floors stained.

Land/Topography: Currently used for hay production, the pastures are routinely sprayed for weeds and supplemented with fertilizer. In a wet spring the ranch has been known to produce several hundred bales on any giving cutting. Multiple mature oaks and pecan trees dot the landscape throughout with large groups towards the rear of the ranch where a wet weather creek meanders through. For additional surface water you will find a smaller pond next to the lake that is also stocked with various species of fish.

Utilities: The ranch is serviced by city water with a second meter in place for an additional dwelling. Electricity is in place and partially underground. The septic system is a large capacity unit, designed for any additional housing along with a newly installed propane tank.

Other Improvements: On the property is a metal pavilion right by the lake that is another great spot for cleaning the days catch or entertaining guests. Water is supplied to the pavilion with electricity available. Excellent fencing on all four sides of the property makes a great opportunity to run cows if wanted. 2 deer blinds along with a protein feeder, 2 corn feeders, and a fish feeder convey with the property. Another 25'x 50' metal pavilion is in place for equipment storage with electricity and water supplied to it.

Wildlife: The ranch is an excellent foster for wildlife as exceptional white-tailed deer are commonly seen, along with turkeys, doves, ducks, geese, hogs, various bird species and even bald eagles.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**



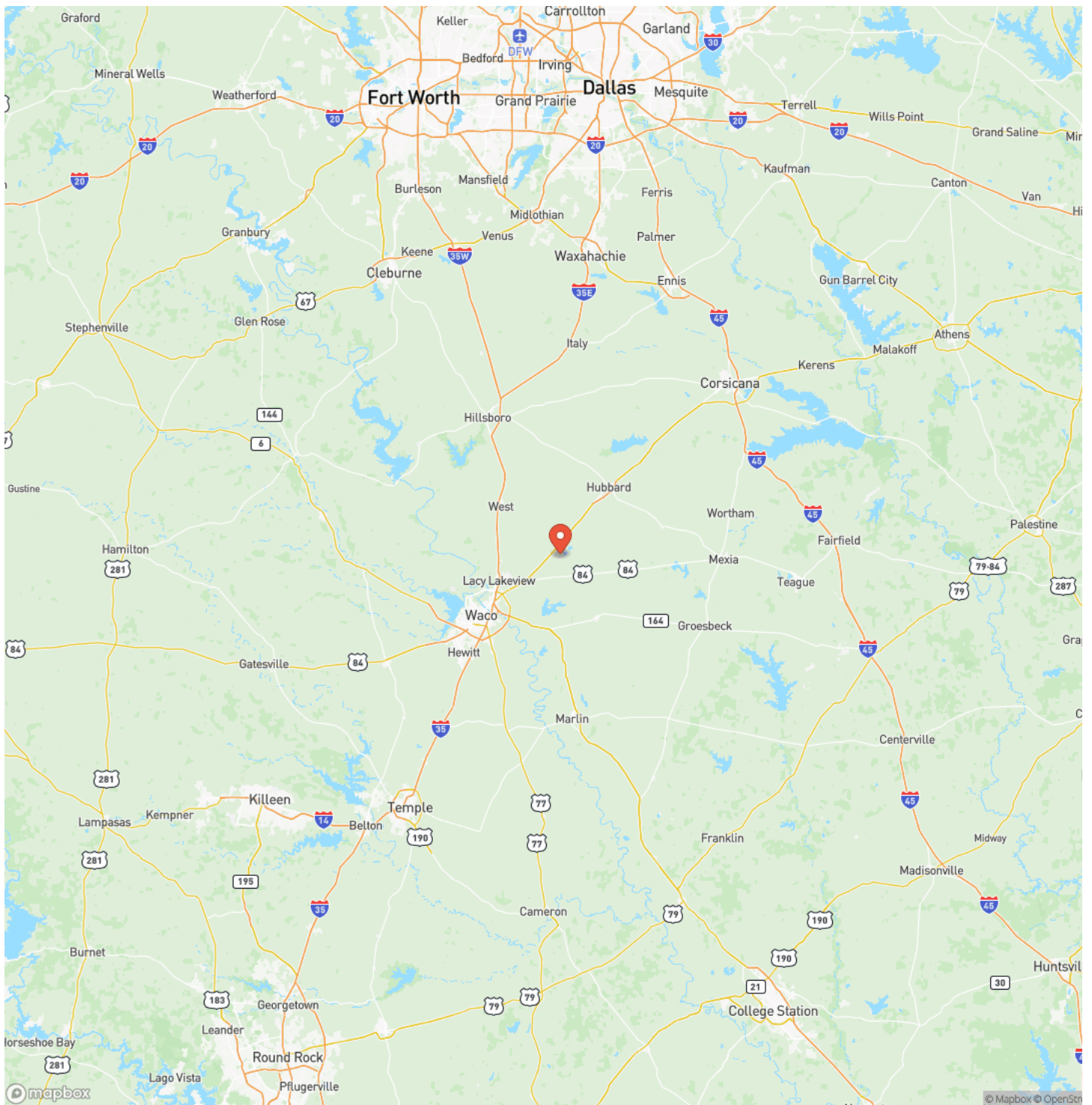
Southern Cross Ranch  
Axtell, TX / McLennan County



## Locator Map



# Locator Map



## Satellite Map









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**Capitol Ranch Real Estate, LLC**  
12405 Schwartz Road  
Brenham, TX 77833  
(979) 530-8866  
[www.RanchRealEstate.com](http://www.RanchRealEstate.com)

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