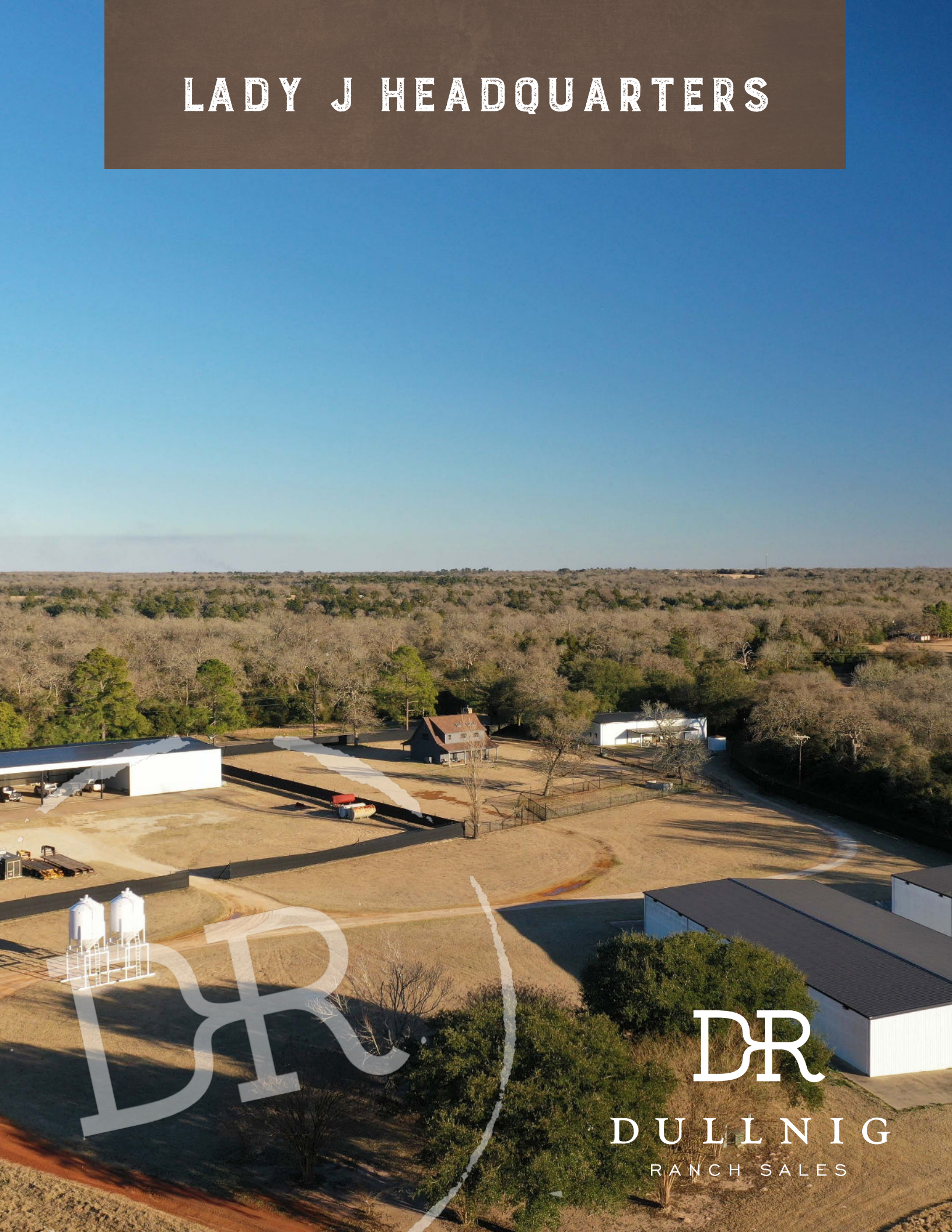


LADY J HEADQUARTERS



DR

DULLNIG
RANCH SALES

DESCRIPTION

Lady J Headquarters are located in the rolling hills just above 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. Discover 11.5± pristine acres in the heart of Leon County—an ideal blend of peaceful countryside and convenience. This well-kept property offers exceptional access with frontage along FM 3, making it a unique opportunity 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.

IMPROVEMENTS

Ranch-Style Home (1,923± SF | Built 1999) This charming two-story ranch-style residence offers 3 spacious bedrooms, 2 full bathrooms, and a versatile loft area—perfect as an office, game room, or additional sleeping space. With a practical layout and welcoming design, this home serves well as a primary residence, guest quarters, or property manager's home.

Headquarters Firetruck Building (19,250± SF | Built 2009)

An impressive and highly functional multi-use facility. It includes:

- 4 private bedrooms: 2 with full en-suite baths, 1 with a half bath, and an additional bedroom near the office
- Private office with its own full bath
- Conference room for meetings, briefings, or group activities
- Workshop space with a large roll-up door, ideal for equipment, tools, or vehicles
- Originally designed with functionality in mind, this versatile building is well-suited for business operations, event hosting, or even conversion to additional lodging or recreational use.

Corporate Entertainment Lodge (4,800± SF | Built 2010)

Designed for hosting large groups and corporate retreats, this lodge is both rustic and refined. Features include:

- 4 bedrooms, ideal for guest accommodations full private bathrooms
- 1 community-style bath area featuring 3 toilet stalls, 2 urinals, and 4 showers—built to comfortably support group events or hunting parties
- Spacious, comfortable, and built for entertaining, this lodge serves as a central hub for gatherings, retreats, or family getaways.

Equipment Storage Building #1 (8,400± SF | Built 2009) A fully climate-controlled facility designed with versatility in mind. This building includes:

- A full gym setup with room for a wide variety of equipment
- Indoor sport court-style flooring, perfect for basketball, pickleball, or general recreation. Well-suited for private training, wellness programs, or group activities.

Equipment Storage Building #2 (8,400± SF | Built 2009) Climate-controlled, this structure is primarily used for secure, protected equipment storage. With its open layout and high ceilings, it accommodates vehicles, machinery, tools, and bulk supplies with ease. Ideal for supporting ranch operations or expanding recreational offerings.



Ranch-Style Home



Firetruck Building



Corp. Entertainment Lodge



Equipment Storage Bldgs

11.5± Acres

Leon County

MAP

[Click here to view map](#)



 Boundary

11.5± Acres
Leon County



**11.5± ACRES LEON COUNTY
16406 FM 3
NORMANGEE, TX 77871**

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

PROPERTY WEBSITE

[Click here to view website](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.