

CLAY FULLER | PAM TUCKER

2712 HAPPY SWANER LN, AXTELL, TX 76624

88.18+/- Acres

FOR SALE

COLDWELL BANKER APEX, REALTORS®

CROMWELL COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, it's agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.



PROPERTY OVERVIEW

Set beneath a canopy of mature oaks in the rolling countryside of McLennan County, Vintage Oaks Ranch offers 88.17 private acres just a short drive from downtown Waco.

The property combines open improved pasture, a stock pond, and a fully improved headquarters with more than 8,000 square feet of climate-controlled living and gathering space. It comfortably sleeps up to 16 guests. The centerpiece is a 4,800-square-foot barn-style hall built in 2013, with a fireplace, three full baths and a half bath, a 1,440-square foot open porch, and an enclosed sunroom. The hall has hosted weddings and celebrations of up to 170 guests.

The property transitions just as easily into a grand family lodge, entertainment barn, or private company retreat. A 2,846-square-foot residence (2012) offers three bedrooms and two baths, wrapped by nearly 900 square feet of covered porches. A separate 400-square-foot guest cottage (2018) adds a one-bedroom, one-bath suite for family, staff, or overnight guests. Working improvements include a 1,750-square-foot shop with a 450-square foot finished enclosure and a 2,800-square-foot barn for equipment, hay, or livestock.

PROPERTY HIGHLIGHTS

PROPERTY
Vintage Oaks Ranch

LOCATION
2712 Happy Swaner Ln, Axtell, TX 76624

PROPERTY TYPE
Land | Special Use

MARKET
McLennan

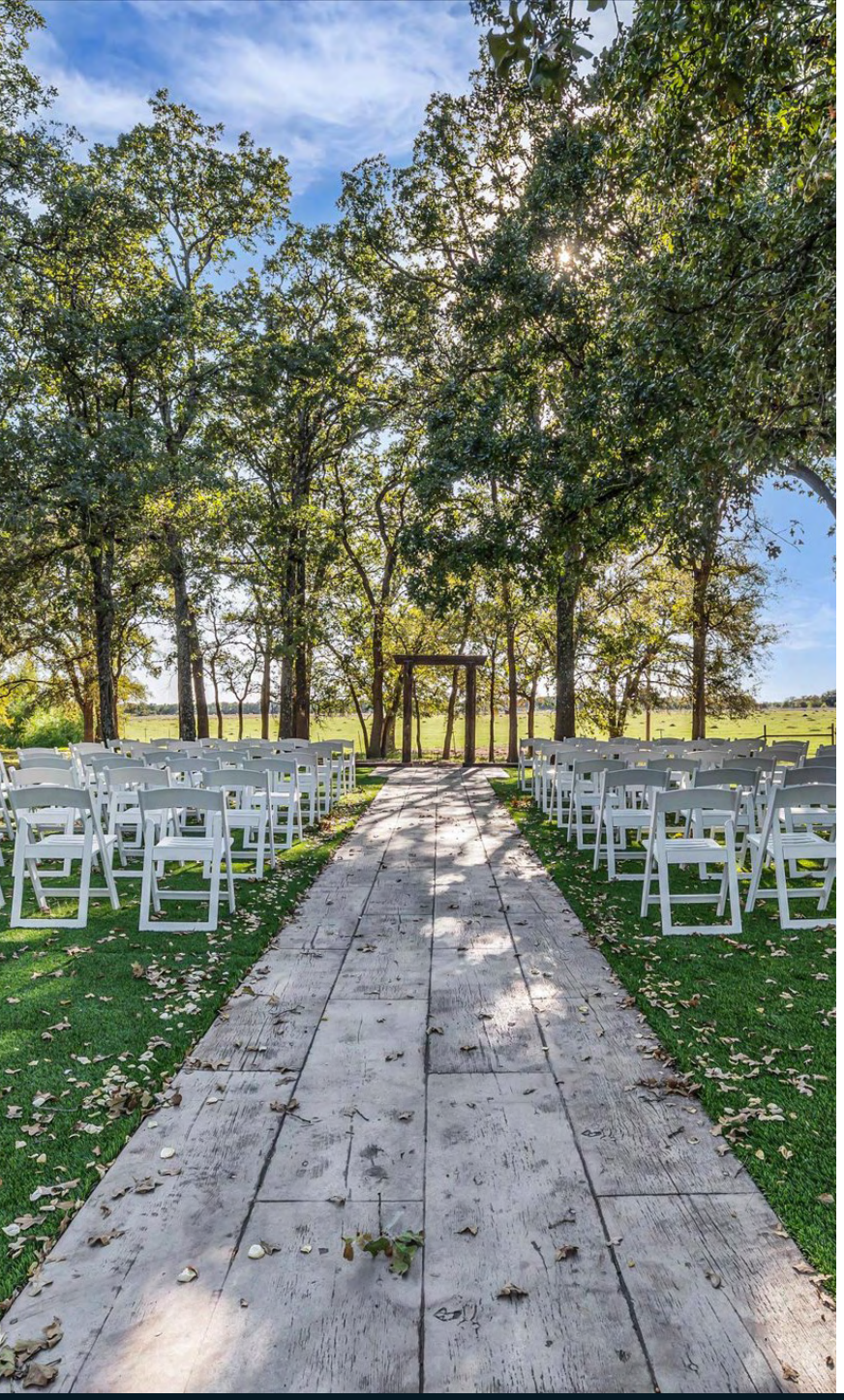
ZONING
R

LOT SIZE
88.18+/- Acres

ASKING PRICE
$2,200,000

Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com



PROPERTY HIGHLIGHTS

- **88.17 acres** of rolling Central Texas land with frontage on Happy Swaner Lane, Axtell
- **Sleeps up to 16** across the main residence, guest cottage, and event hall
- **Over 8,000 SF of climate-controlled improvements** across three structures
- **4,800 SF barn-style event hall** (2013), with a fireplace, 3.5 baths, a 1,440 SF open porch, and a 360 SF enclosed sunroom
- **Proven event capacity** of up to 170 guests, with indoor and outdoor ceremony and reception sites
- **2,846 SF main residence** (2012), with 3 bedrooms, 2 baths, and about 900 SF of covered porches

Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com

PHOTO GALLERY: PROPERTY










Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com

PHOTO GALLERY: EVENT SPACE





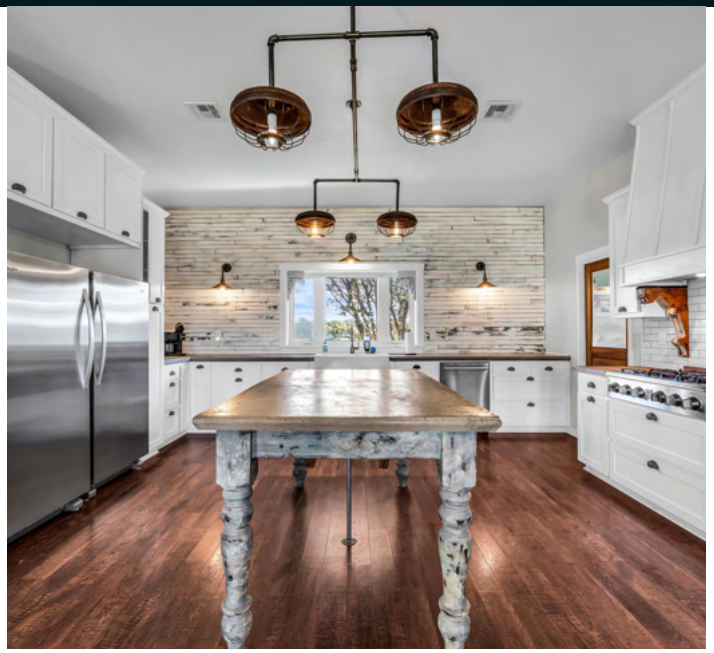



Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com

PHOTO GALLERY: RESIDENCE













Clay Fuller
clay@cromwellcommercialgroup.com

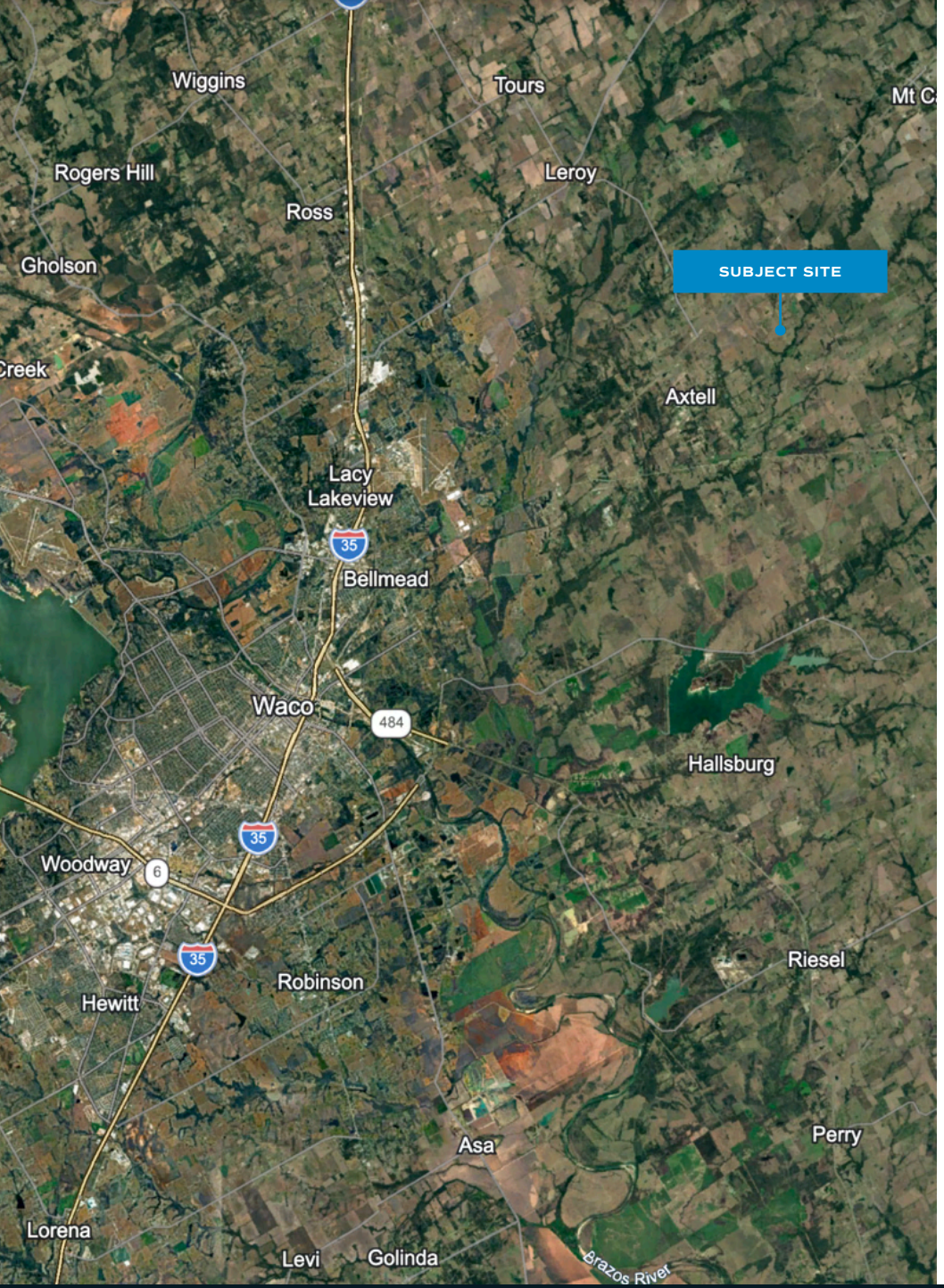
Pam Tucker
pamtuckertx@gmail.com

RESIDENCE FLOOR PLAN



Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com







Clay Fuller
clay@cromwellcommercialgroup.com

Pam Tucker
pamtuckertx@gmail.com

CROMWELL
COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.774.9701
O: 254.313.0000
E: clay@cromwellcommercialgroup.com
W: cromwellcommercialgroup.com



PAM TUCKER

C: 254.644.3759
E: pamtuckertx@gmail.com
W: cromwellcommercialgroup.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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 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 represent the 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 information 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.

Coldwell Banker Apex, Realtors	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Lori Arnold	323729-B	lori@cbapex.com	254-313-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Josh Arnold	606305-B	josh@cbapex.com	254-313-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Clay Fuller	666232-SA	clay@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____