

HREC #9027

FARM & RANCH
APPROX. 27.639 AC.



THE LONELY WIND RANCH

AUSTIN COUNTY, TEXAS



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THE LONELY WIND RANCH

Near the quaint community of Kenney, Texas, and just minutes from both Bellville and Brenham; you will find this gorgeous 27.639 +/- acre Austin County farm. As you enter the driveway you will notice the lush lawn, attractive landscaping, mature trees and rolling hills the area has to offer. The dark stained wood fence accentuates the home, giving it that relaxing, country feel. The home was built in 2001 and contains 3,812 +/- sq. ft. (per A.C.A.D.), with five bedrooms, three and a half bathrooms, and a two-car garage with bonus work/storage room. The generous living room overlooks the backyard, has many nice details, and a cozy woodburning fireplace. The kitchen/breakfast area has a gas cooktop, a generous amount of storage, and a functional island with an attractive wood surface. The utility room contains a nice mix of work surfaces and storage areas, with a convenient sink under a window. The office and dining room are also striking additions to the home. Impressive finishes throughout. The front and back porches offer a comfortable place to sit, relax and just take it all in. Several vintage barns add extra storage, functionality and character to the property. The gorgeous home overlooks an attractive, well-designed, outdoor entertainment area, with a built-in fire pit, perfect for your family and friends to gather. The farm has native grasses, with a good mix of open meadows and woods, a wet-weather creek, and pond. The property has a generous amount of road frontage, on Lynn Rd., a paved county road. Native wildlife, including deer and migratory birds, frequently visit the property adding a special appeal and tranquility to the land. The relaxed setting, along with the excellent location and views of the rolling countryside make this a must-see property.

ASKING PRICE: \$2,195,000



415 LYNN ROAD
BELLVILLE, TX 77418

✦ AUSTIN COUNTY
✦ BELLVILLE ISD
✦ APPROX. 27.639 ACRES

✦ ESTIMATED TAXES: \$6,958 (PER ACAD WITH AG EXEMPTION)
✦ EASEMENTS: AS OF RECORD
✦ RESTRICTIONS: NONE

✦ COUNTY MAINTAINED ROAD FRONTAGE
✦ WATER FEATURES: POND, WET WEATHER CREEK
✦ ENTERTAINMENT PATIO

KITCHEN

LIVING AREA



- ❖ OPEN CONCEPT KITCHEN AND BREAKFAST AREA
- ❖ GRANITE TILE COUNTERTOPS & FUNCTIONAL WOOD TOP ISLAND



- ❖ FRENCH DOORS OPEN TO BACK PORCH/PATIO
- ❖ WOOD BURNING FIREPLACE WITH GAS IGNITION
- ❖ SPACIOUS DINING ROOM WITH VIEWS OF FRONT YARD



❖ 415 LYNN ROAD
BELLVILLE, TX 77418

- ❖ APPROX. 3,812 SQ. FT. (PER WCAD)
- ❖ YEAR BUILT: 2001
- ❖ ROOF: COMPOSITION

- ❖ FOUNDATION: SLAB
- ❖ WATER WELL & SEPTIC SYSTEM
- ❖ EXTERIOR OF HOME: HARDI & ENGINEERED STONE

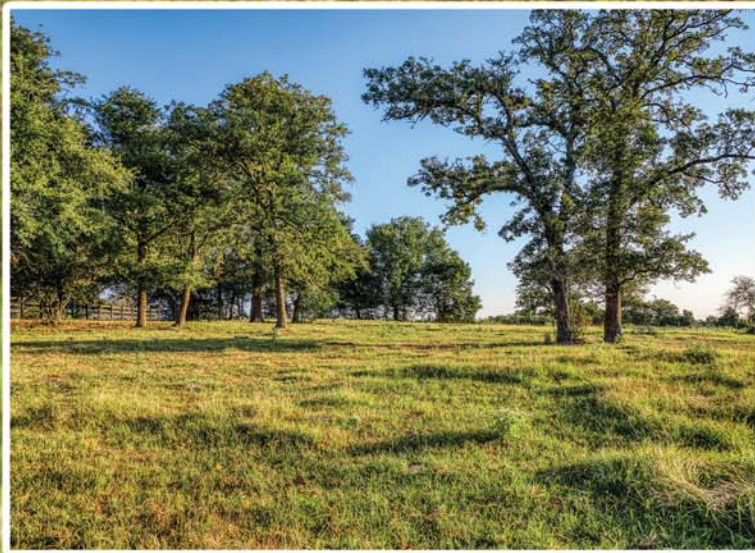
- ❖ TWO CAR ATTACHED GARAGE WITH BONUS STORAGE WORK ROOM

INTERIOR PHOTOS

ENTERTAINMENT PATIO



ADDITIONAL PHOTOS



BIRDSEYE AERIAL LAYOUT

PROPERTY LINES ARE ESTIMATED



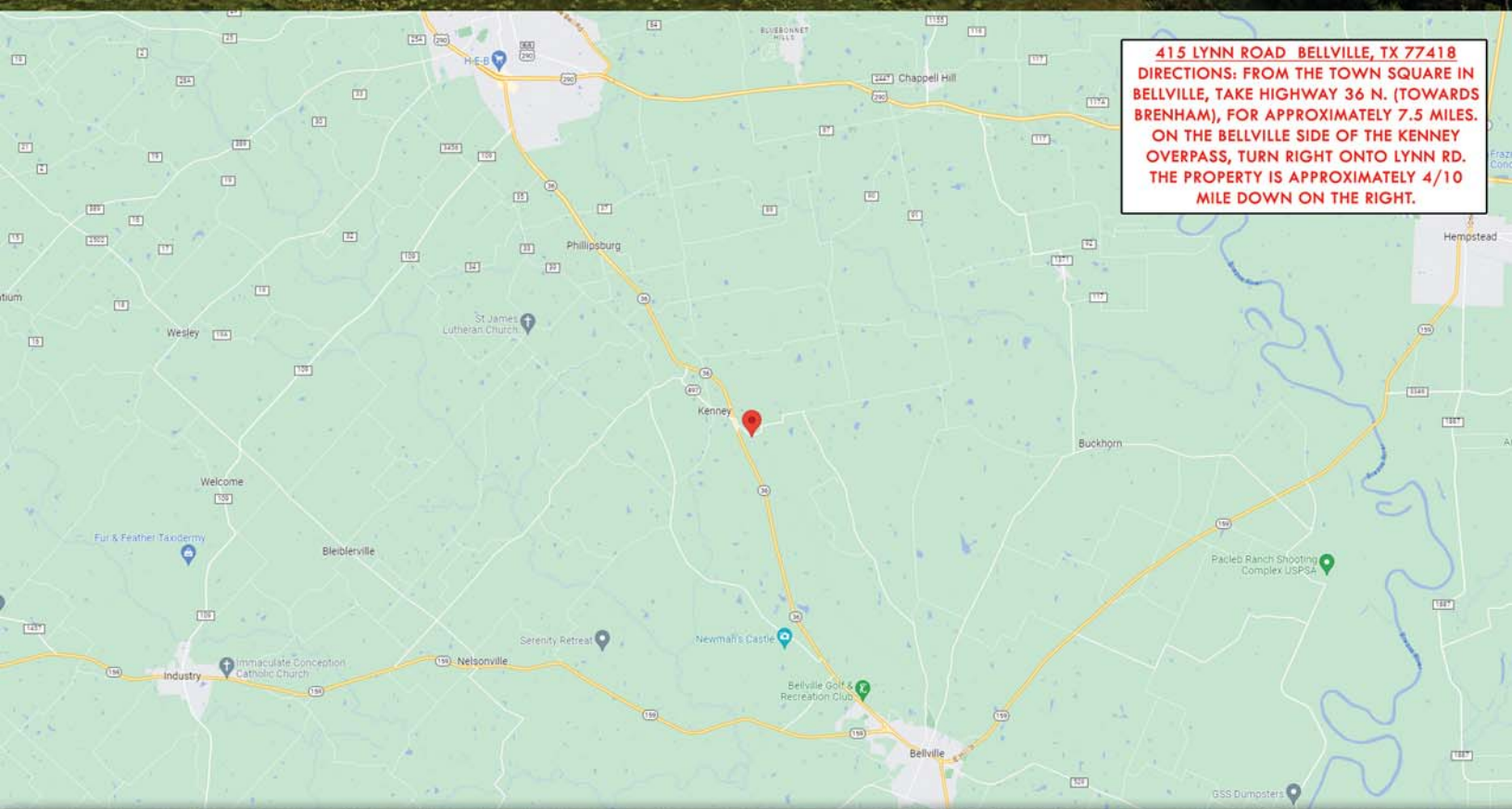
Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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415 LYNN ROAD - BELLVILLE, TX 77418
DIRECTIONS: FROM THE TOWN SQUARE IN BELLVILLE, TAKE HIGHWAY 36 N. (TOWARDS BRENHAM), FOR APPROXIMATELY 7.5 MILES. ON THE BELLVILLE SIDE OF THE KENNEY OVERPASS, TURN RIGHT ONTO LYNN RD. THE PROPERTY IS APPROXIMATELY 4/10 MILE DOWN ON THE RIGHT.