

HREC #5394

FARM & RANCH
APPROX. 82.36 AC.

An aerial photograph of a large farm property at sunset. A large pond in the center reflects the golden light of the setting sun. The surrounding landscape is a mix of green fields, clusters of trees, and a few farm buildings. The sky is a gradient of orange and yellow.

BROADLEAF FARM

WASHINGTON COUNTY, TEXAS

HODDE
REAL ESTATE CO.

979-836-8532

WWW.HODDERE.COM

CONTACT:
RANDY HODDE
RHODDE@HODDERE.COM

BROADLEAF FARM








Approx. 82.36 acres located near Brenham with just a short drive to Round Top, Texas. The property features high rolling hills with scattered mature trees, wooded areas and open pastures. A long curving driveway passes by the large lake and ends at the homesite. The farm house offers a dog-run style entry with 3 bedrooms, 3 baths, formal living, formal dining and country kitchen. There is a separate wing/addition that includes the master suite with fireplace and sitting area and additional bedroom and bathroom upstairs. The large porches are perfect for taking in the wonderful views of the country side and lake. Other improvements include barn, water well for home and additional irrigation well. The paved road frontage gives you easy quick access making this the ideal property for either your permanent home or weekend get away!

ASKING PRICE: \$2,950,000



 HORAK ROAD
BRENHAM, TX 77833

 WASHINGTON COUNTY
 BRENHAM ISD
 APPROX. 82.36 ACRES

 EST. TAXES: \$6,345
 MINERALS: NEGOTIABLE
 RESTRICTIONS: NONE

 PAVED, COUNTY MAINTAINED ROAD
 WATER FEATURES: 3 PONDS
 EASEMENTS: AS OF RECORD

KITCHEN

LIVING ROOM



✦ KITCHEN: APPROX. 14'9" X 10'2"

✦ WOOD FLOORING THROUGHOUT

✦ DOG RUN ENTRY HALLWAY



✦ LIVING: APPROX. 14'8" X 16'2"

✦ 4 FIREPLACES THROUGHOUT

✦ LARGE FRONT & SIDE PORCHES



✦ HORAK ROAD
BRENHAM, TX 77833

✦ APPROX. 3,330 SQ. FT. (PER WCAD)
✦ YEAR BUILT: 1990; 2013
✦ EXCLUSIONS: NONE

✦ ROOF: METAL
✦ FOUNDATION: PIER & BEAM
✦ EXTERIOR OF HOME: WOOD

✦ WATER SUPPLY: WATER WELL
✦ SEWER: SEPTIC SYSTEM
✦ GARAGE WITH CARPORT

ADDITIONAL PHOTOS

MASTER WING



DINING ROOM: APPROX. 15'3" X 12'10"



DOWNSTAIRS BEDROOM: APPROX. 14' X 10'7"



UPSTAIRS BEDROOM: APPROX. 14'4" X 14'9"



UPSTAIRS BEDROOM: APPROX. 14'3" X 13'7"



MASTER BEDROOM: APPROX. 24'9" X 14'11"



UPSTAIRS LANDING: APPROX. 11'3" X 8'



UPSTAIRS BEDROOM - MASTER WING
APPROX. 14'10" X 13'10"



SITTING AREA IN MASTER



MASTER BATH: APPROX. 11'2" X 10'6"

ADDITIONAL PHOTOS



AERIAL LAYOUT



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.



The Information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

