

203 N. Live Oak St.
Round Top, TX 78954

112 West Main St.
Brenham, TX 77833
979-836-8532

HODDE



REAL ESTATE CO.

HREC #14-125

ACREAGE
APPROX. 58.96 AC.



SCHWARTZ ROAD
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

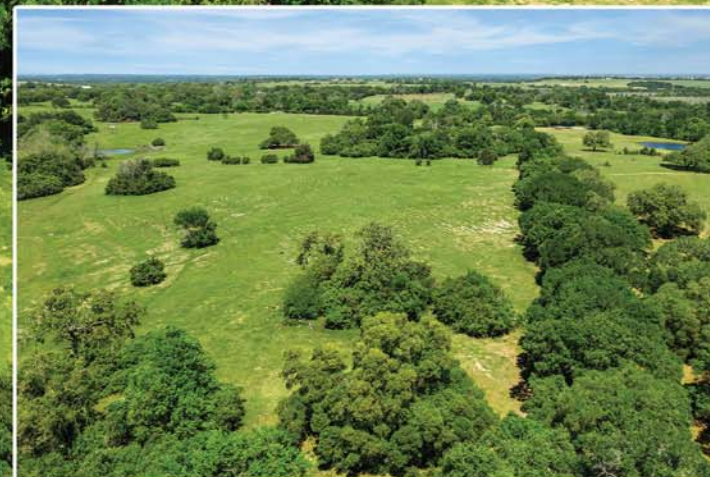
SCHWARTZ ROAD



Welcome to this stunning real estate offering! Approx. 58.96 acres of breathtaking, long distance views of soft rolling topography excellently located off a paved road in Brenham just off of scenic Fm 390. One of the standout features of this property is the abundance of huge live oak trees scattered throughout the land. These majestic trees provide shade, beauty, and a sense of tranquility. A wet weather creek meanders through the property, adding to the natural charm and providing a serene spot to relax or explore. Additionally, there are ponds on the property, offering opportunities for fishing or simply enjoying the peaceful surroundings. The property benefits from a wildlife exemption, minerals are negotiable, and light restrictions will be added to ensure the beauty and tranquility of the area are preserved while still allowing for customization and personalization. The sandy soil on this property is ideal for gardening and landscaping. It also contributes to the overall aesthetic appeal. The mix of improved pasture and woods creates a harmonious balance between open fields and tranquil wooded areas. With a selection of several prime homesites, you have the perfect opportunity to choose the ideal spot to build your dream home. Don't miss out on the chance to own this remarkable piece of real estate!

ASKING PRICE: ~~\$2,150,000~~ **REDUCED: \$1,995,000**

Also offered as: TRACT 1 - ±31.18 ac. - ~~\$1,153,660~~ **\$999,000** TRACT 2 - ±27.78 ac. - ~~\$1,041,750~~ **\$950,000**





➤ **SCHWARTZ ROAD
BRENHAM, TEXAS 77833**

➤ **WASHINGTON COUNTY**
➤ **BRENHAM ISD**
➤ **APPROX. 58.96 ACRES**

➤ **EST. TAXES: \$73.64** (PER WCAD WITH AG. EXEMPTION)
➤ **MINERALS: NEGOTIABLE**
➤ **RESTRICTIONS: LIGHT**

➤ **EASEMENTS: AS OF RECORD**
➤ **SEVERAL PONDS**
➤ **PAVED, COUNTY ROAD FRONTAGE**

AERIAL LAYOUT

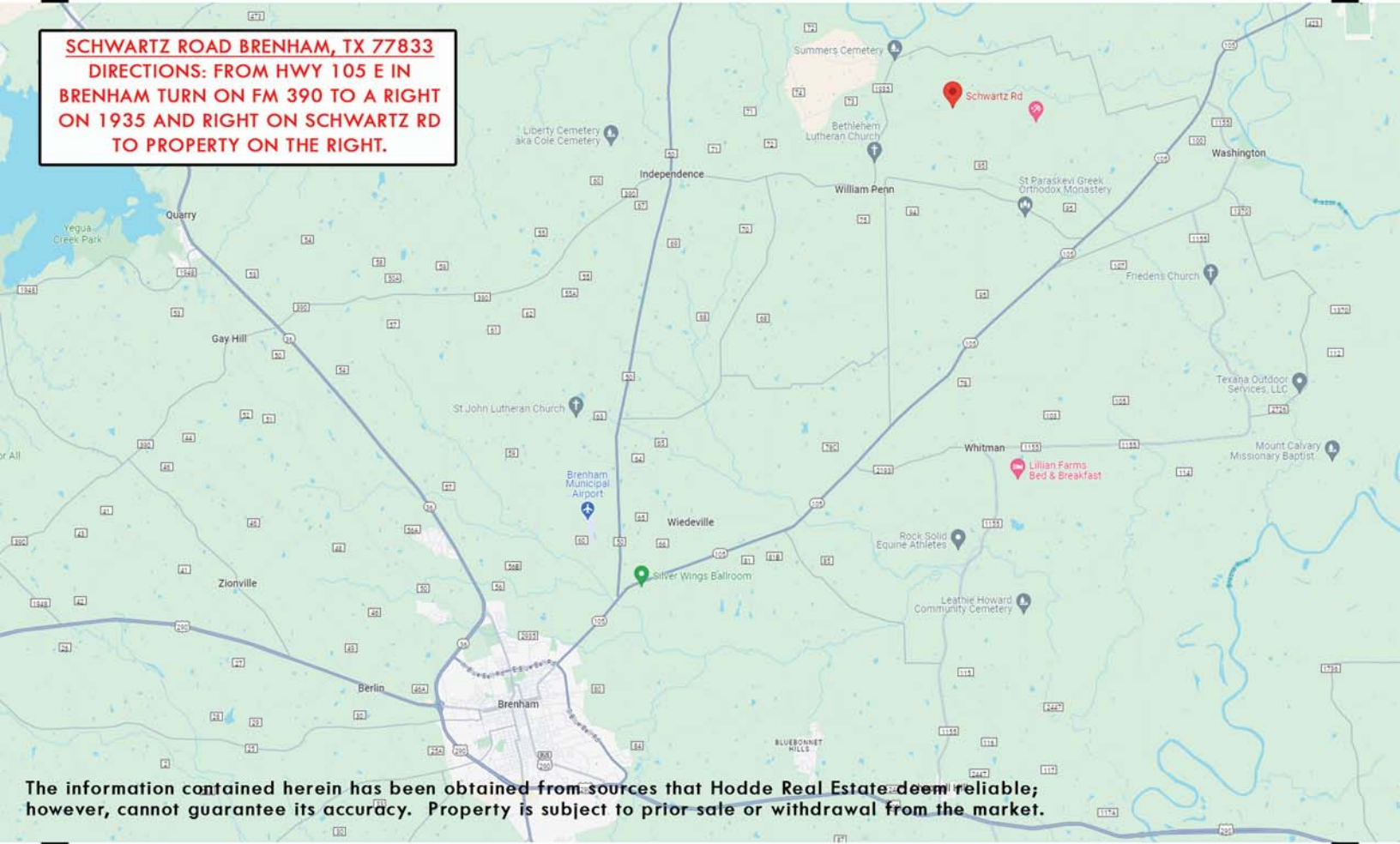
Note:

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.

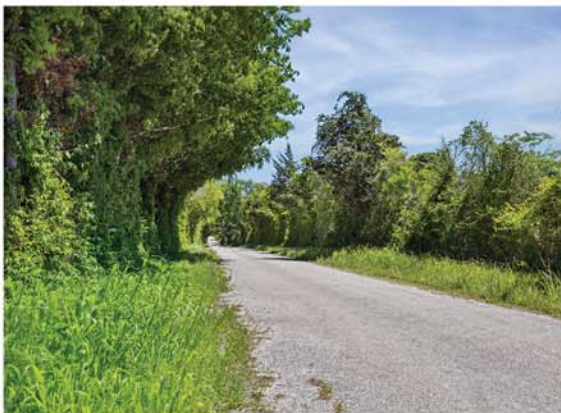




SCHWARTZ ROAD BRENHAM, TX 77833
DIRECTIONS: FROM HWY 105 E IN BRENHAM TURN ON FM 390 TO A RIGHT ON 1935 AND RIGHT ON SCHWARTZ RD TO PROPERTY ON THE RIGHT.



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.



HODDE

REAL ESTATE CO.

Katy Pugh
979.277-4081

