

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

203 N. Live Oak St.  
Round Top, TX 78954  
979-378-8778



REAL ESTATE CO.

HREC #4261

FARM & RANCH  
APPROX. 48.235 AC.



# SUN OIL RANCH

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



# 9801 SUN OIL ROAD

Beautiful property located less than 5 miles to the Historic Old Baylor Park and just 2.5 miles to FM 390 (Scenic La Bahia Trail). Property features a private and peaceful setting with mature trees, wooded areas, stocked pond and abundant wildlife. Also includes two community water meters, electric on property (two meters), detached garage with attic storage and one-stall barn with feed/tack room. This property also offers a well maintained and updated manufactured home with ±1800 SF, 3 bedrooms, 2 baths and open floor plan. Ideal for a weekend retreat or permanent residence and multiple amazing home sites for building your dream home. Partially high fenced, cross fencing, pecan orchard and hay pasture. Paved county road frontage on two sides, can be divided easily.

ASKING PRICE: \$1,495,000 **REDUCED: \$1,275,000**



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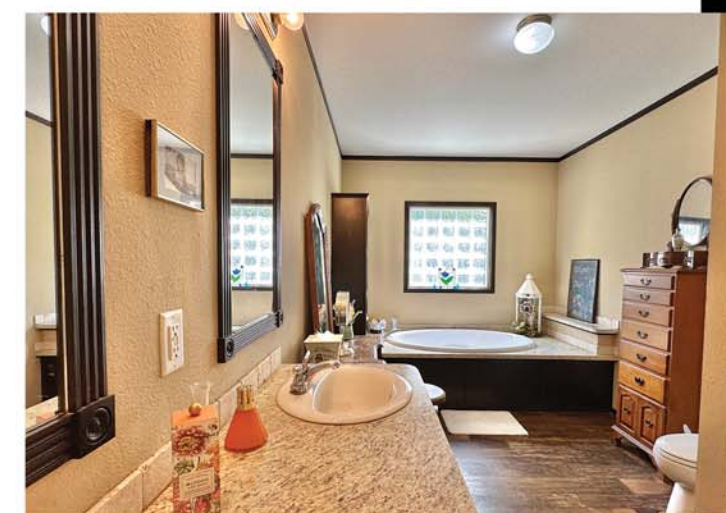
➤ WASHINGTON COUNTY  
➤ BRENHAM ISD  
➤ APPROX. 48.235 ACRES

➤ EST. TAXES: \$351.63 (PER WCAD WITH AG)  
➤ MINERALS: AS OF RECORD  
➤ RESTRICTIONS: NONE

➤ PAVED, COUNTY ROAD FRONTAGE  
➤ HOA: N/A  
➤ EASEMENTS: AS OF RECORD



# INTERIOR PHOTOS



➤ 9801 SUN OIL ROAD  
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➤ SQUARE FOOTAGE: APPROX. 1,800 SF  
➤ YEAR BUILT: 2014  
➤ EXCLUSIONS: NONE

➤ ROOF: COMPOSITION  
➤ COMMUNITY WATER (2 METERS)  
➤ SEPTIC SYSTEM

➤ WOOD FIREPLACE  
➤ DETACHED GARAGE  
➤ PARTIAL HIGH FENCING



# PROPERTY PHOTOS



# AERIAL



WILDLIFE ON PROPERTY





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.



Tiffany Abrams  
 979-251-4036

