

BRENHAM
979-836-8532

BELLVILLE

ROUND TOP
979-378-8778

HODDE



REAL ESTATE CO.

HREC #2061

FARM & RANCH
APPROX. 39.87 AC.



WHISPERING HILLS RANCH
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

WHISPERING HILLS RANCH



Discover Whispering Hills Ranch, a beautiful property located near Round Top, and historic La Bahia Hall, offering two homes set on ±39.87 acres of stunning land. The main house is a two story, 2,350 sq. ft. home featuring three bedrooms, three bathrooms, and two wood-burning fireplaces. Custom cypress cabinetry, salvaged from an old barn on the property, adds unique charm to the open floor plan. The first floor includes a full bath, while all bedrooms and two bathrooms are located on the second floor. Recent updates include waterproof laminate flooring (2019), new windows (2020), and a durable metal roof. Enjoy breathtaking views of the ponds from two second-floor outdoor decks, one covered for added comfort, and the other open for star gazing. The second home is a charming ±1,343 sq. ft. antique property with two bedrooms and one bathroom. It features vinyl siding, new windows, and a metal roof. The large covered back deck provides a perfect spot for outdoor relaxation. The land is truly park-like, with rolling terrain, distant views, scattered oaks, and improved pasture. Three picturesque ponds enhance the natural beauty of the property, making it an ideal retreat or weekend getaway. Additionally, there are three carport-style metal buildings (roof only) for extra covered space. Don't miss the opportunity to own this serene and versatile property just 6.1 miles from Round Top, 16 miles from Brenham, 49 miles from College Station, and 83 miles from Houston.

ASKING PRICE: ~~\$2,540,000~~ **REDUCED: \$2,399,000**



➤ 1355 HIGHWAY 237
BURTON, TX 77835

➤ WASHINGTON COUNTY
➤ BURTON ISD
➤ APPROX. 39.87 ACRES

➤ EST. TAXES: \$5,561
(PER WCAD WITH EXEMPTION)
➤ MINERALS: NEGOTIABLE
➤ RESTRICTIONS: NONE

➤ PAVED, STATE HWY FRONTAGE
➤ EXCLUDED FROM SALE: NONE
➤ EASEMENTS: AS OF RECORD

MAIN HOME



- ❖ APPROX. 2,350 SQ. FT. (PER BLUE PRINTS)
- ❖ 3 BEDROOMS, 3 FULL BATHS
- ❖ YEAR BUILT: 2007
- ❖ EXTERIOR: HARDI PLANK
- ❖ ROOF: METAL
- ❖ FOUNDATION: SLAB
- ❖ WATER WELL/SEPTIC SYSTEM
- ❖ 2 CAR ATTACHED GARAGE
- ❖ NEW WINDOWS (2020)

2ND STORY DECKS



KITCHEN



LIVING AREA



PRIMARY BEDROOM



ADDITIONAL PHOTOS



GUEST HOUSE



- ✦ YEAR BUILT: 1931
- ✦ APPROX. 1,343 SF (PER WCAD)
- ✦ 2 BEDROOMS, 1 BATH
- ✦ EXTERIOR: VINYL SIDING
- ✦ ROOF: METAL
- ✦ FOUNDATION: PIER & BEAM
- ✦ COVERED FRONT PORCH AND BACK DECK

GUEST INTERIOR



FIRE PIT - FISHING PIER



POND & TREES



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.



1355 HWY 237 BURTON, TX 77835
DIRECTIONS: AT THE US-290 W AND TEXAS HWY 36 S INTERCHANGE IN BRENHAM HEAD WEST ON US-290 W 13.4 MILES. KEEP LEFT AND CONTINUE ON TEXAS HWY 237 S 1.5 MILES. PROPERTY WILL BE ON THE LEFT. LOOK FOR THE HODDE REAL ESTATE CO. SIGN.



JIM RIPPLE
979-451-2882

