

BRENHAM  
979-836-8532

BELLVILLE  
979-274-8484

ROUND TOP  
979-378-8778

**H**ODDE



HREC #2062

REAL ESTATE CO.

FARM & RANCH  
APPROX. 35.741 AC.



# WOODLAND LAKE RANCH

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

# WOODLAND LAKE RANCH



Welcome to Woodland Lake Ranch, a beautiful ±35.741-acre property in Chappell Hill, TX offering an incredible mix of natural beauty and modern amenities. The land features a scenic 3-acre pond, wet weather creek, improved park-like pastures, scattered trees, dense woods, and gently rolling terrain, peaceful water views, an ag exemption, no HOA, and all with paved county road access. The custom-built main residence, completed in 2022, offers approximately 2,855 square feet of single-story living space with three bedrooms, three full bathrooms, and one half bath. The open-concept layout includes a spacious living, dining, and kitchen combination with vaulted ceilings and abundant natural light. The kitchen is equipped with Bosch appliances, a large center island, double ovens, a gas cooktop, a breakfast bar, and a walk-in pantry. The primary suite features a large bathroom and an oversized walk-in closet. Additional highlights include two tankless water heaters, propane heat, a water well, and septic system. The home is finished with durable Hardi Plank and stone siding, and a combination composition and metal roof. Adjacent to the main home and connected by a covered walkway, the detached three-car garage is oversized for additional storage and functionality. Attached to the garage is a guest Casita, also built in 2022, offering approximately 799 square feet. The Casita includes one bedroom, one full bath, an open living and kitchen area, and a spacious walk-in closet, with matching exterior finishes and roof. A concrete driveway extends approximately 830 feet and leads to a circle drive, offering convenience and curb appeal. Whether you're looking for a full-time residence, a weekend getaway, Woodland Lake Ranch is a rare opportunity to own a thoughtfully designed property in Chappell Hill, TX. 60 miles from Houston, 40 miles from College Station, and 10 miles from Brenham.

ASKING PRICE: \$3,200,000



➤ 2865 WOODLAND RANCH LN.  
CHAPPELL HILL, TX 77426

- WASHINGTON COUNTY
- BRENHAM ISD
- APPROX. 35.741 ACRES

- EST. TAXES: \$8,670 (PER WCAD)
- MINERALS: NONE
- RESTRICTIONS: YES

- PAVED, COUNTY FRONTAGE
- EXCLUDED FROM SALE: NONE
- EASEMENTS: AS OF RECORD

# MAIN HOME



- ❖ APPROX. 2,855 SQ. FT. (PER BLUEPRINTS)
- ❖ 3 BEDROOMS; 3 FULL, 1 HALF BATHS
- ❖ YEAR BUILT: 2021
- ❖ EXTERIOR: HARDI PLANK & STONE
- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: SLAB
- ❖ WATER WELL/SEPTIC SYSTEM
- ❖ 3 CAR OVERSIZED GARAGE - DETACHED
- ❖ ONE STORY

# BACK PORCH



# KITCHEN



# LIVING AREA



# PRIMARY BEDROOM



# ADDITIONAL PHOTOS





# CASITA



- ✦ YEAR BUILT: 2021
- ✦ APPROX. 799 SF (PER BLUEPRINTS)
- ✦ 1 BEDROOM, 1 BATH
- ✦ LIVING/KITCHEN COMBO  
LARGE WALK-IN CLOSET
- ✦ EXTERIOR: HARDI PLANK & STONE
- ✦ ROOF: COMPOSITION
- ✦ FOUNDATION: SLAB
- ✦ ATTACHED TO THE GARAGE
- ✦ ATTACHED TO MAIN HOUSE BY  
COVERED WALKWAY

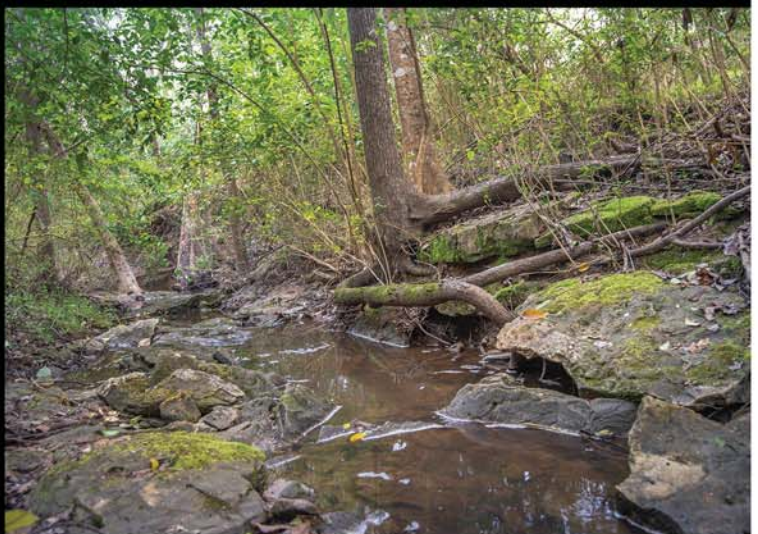
# CASITA INTERIOR



# BARN



# ADDITIONAL PHOTOS



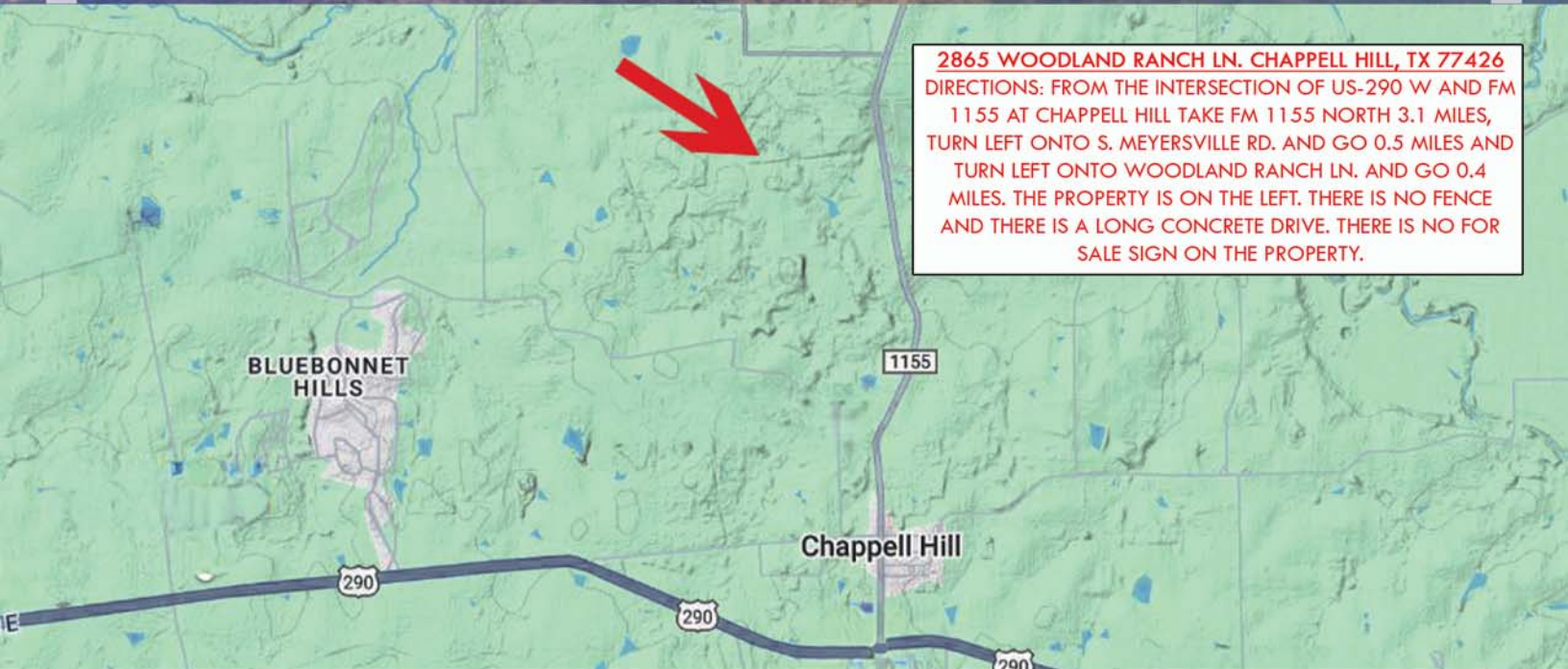
# AERIAL LAYOUT



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.



**2865 WOODLAND RANCH LN. CHAPPELL HILL, TX 77426**  
DIRECTIONS: FROM THE INTERSECTION OF US-290 W AND FM 1155 AT CHAPPELL HILL TAKE FM 1155 NORTH 3.1 MILES, TURN LEFT ONTO S. MEYERSVILLE RD. AND GO 0.5 MILES AND TURN LEFT ONTO WOODLAND RANCH LN. AND GO 0.4 MILES. THE PROPERTY IS ON THE LEFT. THERE IS NO FENCE AND THERE IS A LONG CONCRETE DRIVE. THERE IS NO FOR SALE SIGN ON THE PROPERTY.



**JIM RIPPLE**  
**979-451-2882**

**HODDE**  
REAL ESTATE CO.