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HODDE

HREC #2069

REAL ESTATE CO.

FARM & RANCH
APPROX. 119.027 AC.

An aerial photograph of a large ranch property. The property features a large white barn with a red roof, a smaller red-roofed building, a swimming pool, and several houses. The property is surrounded by dense green trees and open fields. A paved driveway leads from the foreground towards the buildings.

ABERCROMBIE RANCH

BURLESON COUNTY, TEXAS



H O D D E R E . C O M

ABERCROMBIE RANCH



Sprawling 119.027-acre ranch property featuring multiple living quarters, extensive outbuildings, improved pastures, and recreational amenities—ideal for livestock, horses, or a private family compound. Rolling terrain with scattered trees, heavily wooded sections, and two ponds provide both scenic beauty and functional ranchland. The property was recently operated as a working cattle ranch and is fully fenced, including pipe fencing along the paved county road, cross-fencing around the homes and barns, and barbed-wire fencing throughout the remaining acreage. This exceptional ranch combines residential comfort, income or guest potential, and full ranching infrastructure, offering endless possibilities for ranching, equestrian use, recreation, or a private retreat. Just 9 miles to Lake Somerville, 22 miles to Brenham, 24 miles to College Station, and 88 miles to Houston.

Asking Price: \$4,350,000 **REDUCED: \$3,900,000**



➤ 11532 CR 408
CALDWELL, TX 77836

➤ BURLESON COUNTY
➤ SOMERVILLE ISD
➤ APPROX. 119.027 ACRES

➤ EST. TAXES: \$13,550
➤ MINERALS: NONE TO CONVEY
➤ RESTRICTIONS: NONE

➤ PAVED, COUNTY MAINTAINED ROAD
FRONTAGE ON CR 408
➤ EASEMENTS: AS OF RECORD

MAIN HOUSE



The 3,337 SqFt Main Residence offers 3 bedrooms, 2.5 baths, and a spacious layout designed for comfortable living and entertaining. The kitchen features two islands, granite countertops, a gas range with double oven, and a breakfast nook. Additional living spaces include a living room, family room, formal dining area, office, and a bonus room converted into a large closet. Interior highlights include luxury vinyl plank floors, high ceilings with exposed wooden beams, updated large windows, and two fireplaces. Reverse Osmosis System. Recent improvements include a new roof. Outdoor amenities include a covered porch and patio, heated swimming pool, pool equipment house, and greenhouse.

LIVING ROOM



KITCHEN



BREAKFAST-DEN-OFFICE



PRIMARY SUITE



SWIMMING POOL



BARNDOMINIUM



The impressive 4,603 SqFt Barndominium includes a 2,604 SqFt first floor featuring a large recreation room with seating area, natural stone fireplace, expansive wet bar with refrigerator, range, dishwasher, microwave, and granite countertops, plus a separate game room and half bath. Interior finishes include wood plank floors, wood columns, and exposed beams, along with a two-car garage. The second floor offers 1,999 SqFt with four bedrooms, two full baths, and a large storage area.



GARAGE CONVERSION



A 911 SqFt Detached Garage Conversion provides additional living space with a large living area, bedroom, full bathroom with shower, VLP floors, and exposed wooden beams. An unfinished staircase leads to an upstairs area currently used for storage with potential for future living space or additional bedrooms.



THREE CAR GARAGE APARTMENT



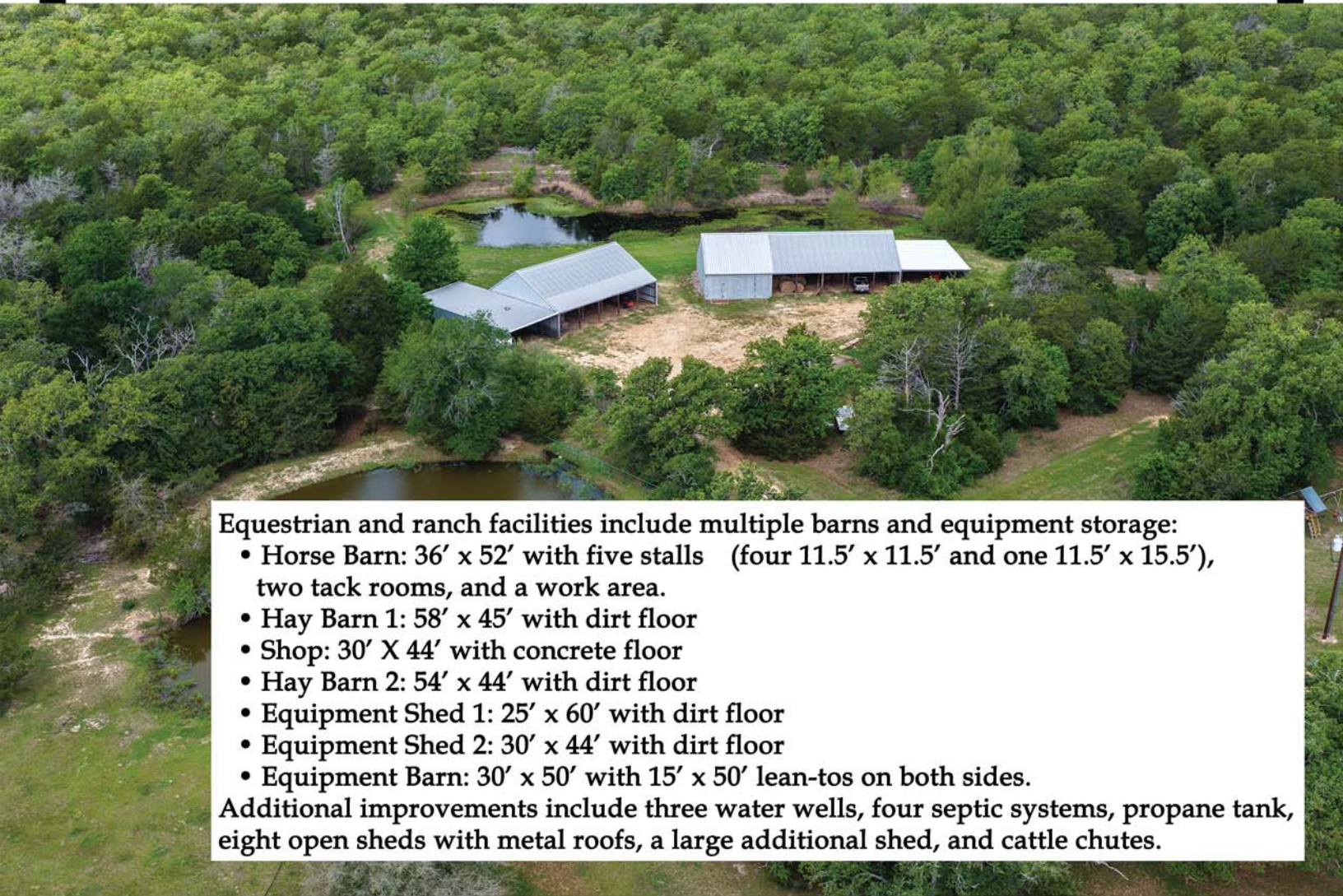
The Three-Car Garage Apartment includes a garage with sink and approximately 1,280SqFt of total living space. The lower level offers 582SqFt with a living room, sitting room or potential kitchen space, and a half bath, along with a large deck. The upper level provides 698SqFt with two bedrooms, a full bath, wood-looking vinyl flooring, and ample storage.



HORSE BARN



HAY BARN



Equestrian and ranch facilities include multiple barns and equipment storage:

- Horse Barn: 36' x 52' with five stalls (four 11.5' x 11.5' and one 11.5' x 15.5'), two tack rooms, and a work area.
- Hay Barn 1: 58' x 45' with dirt floor
- Shop: 30' X 44' with concrete floor
- Hay Barn 2: 54' x 44' with dirt floor
- Equipment Shed 1: 25' x 60' with dirt floor
- Equipment Shed 2: 30' x 44' with dirt floor
- Equipment Barn: 30' x 50' with 15' x 50' lean-tos on both sides.

Additional improvements include three water wells, four septic systems, propane tank, eight open sheds with metal roofs, a large additional shed, and cattle chutes.



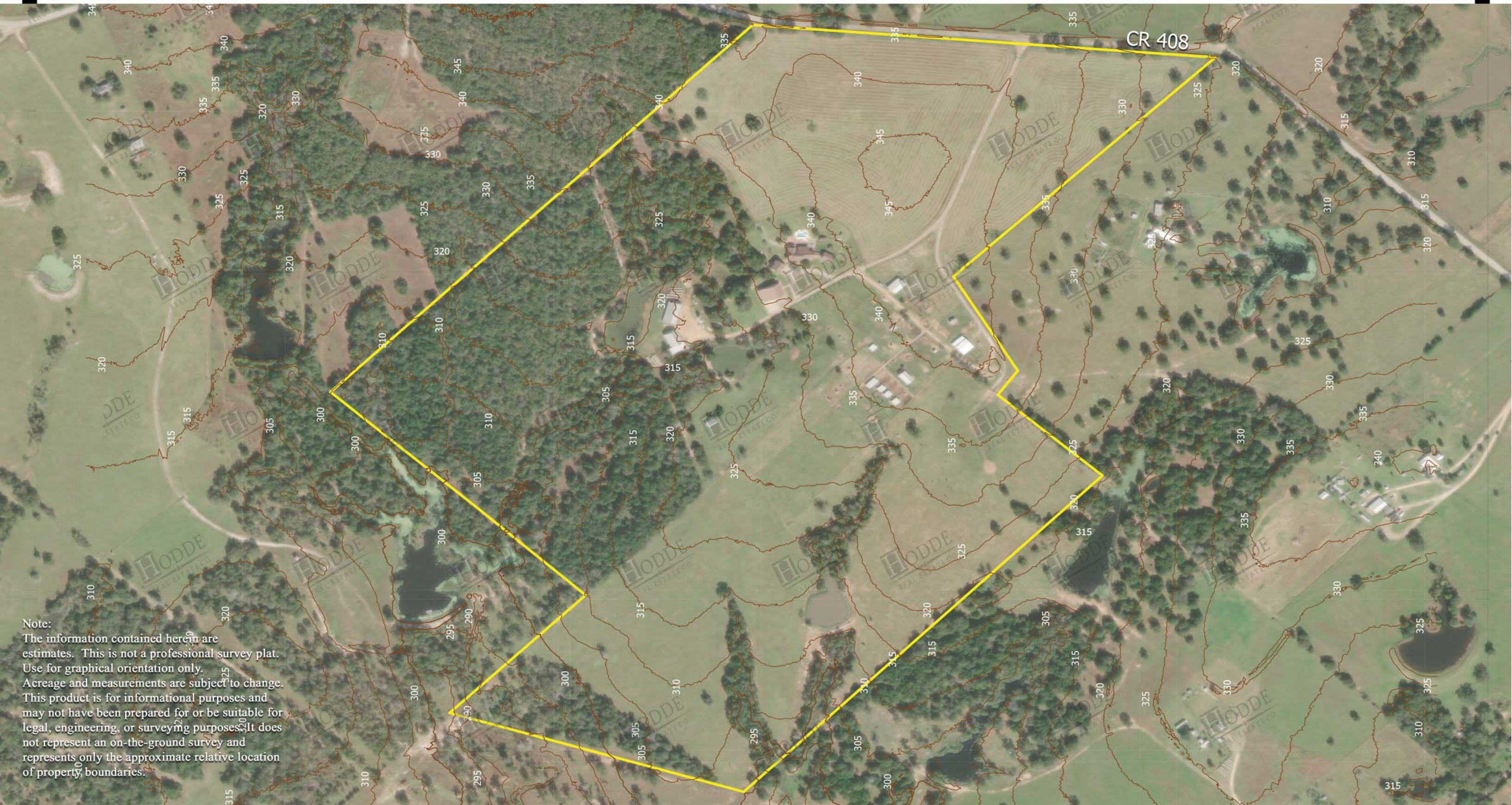
ADDITIONAL BUILDINGS



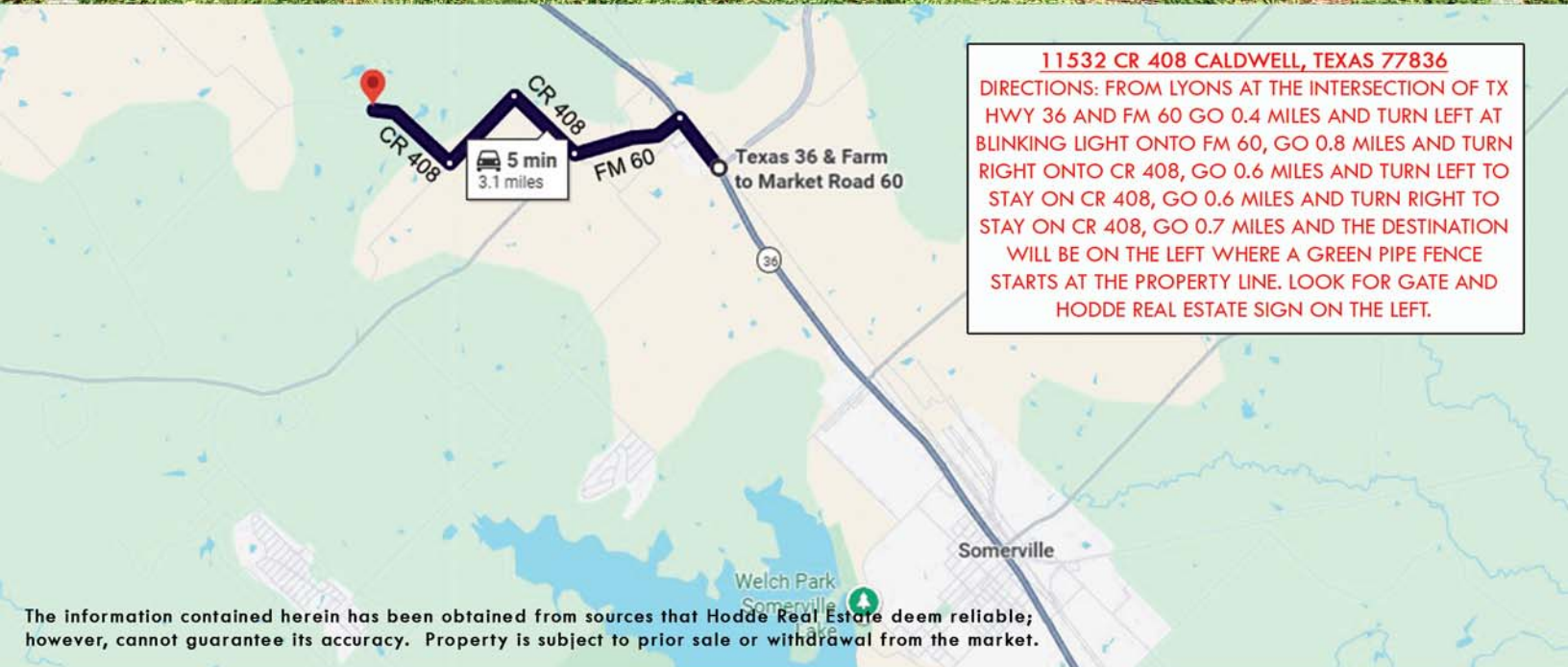
ADDITIONAL PHOTOS



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.



11532 CR 408 CALDWELL, TEXAS 77836

DIRECTIONS: FROM LYONS AT THE INTERSECTION OF TX HWY 36 AND FM 60 GO 0.4 MILES AND TURN LEFT AT BLINKING LIGHT ONTO FM 60, GO 0.8 MILES AND TURN RIGHT ONTO CR 408, GO 0.6 MILES AND TURN LEFT TO STAY ON CR 408, GO 0.6 MILES AND TURN RIGHT TO STAY ON CR 408, GO 0.7 MILES AND THE DESTINATION WILL BE ON THE LEFT WHERE A GREEN PIPE FENCE STARTS AT THE PROPERTY LINE. LOOK FOR GATE AND HODDE REAL ESTATE SIGN ON THE LEFT.

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.



JIM RIPPLE
979-451-2882

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REAL ESTATE CO.