

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #3094

REAL ESTATE CO.

COUNTRY HOME
APPROX. 15.69 AC.

An aerial photograph of a large, green horse farm. In the foreground, a brown horse stands in a fenced-in area. The farm is surrounded by lush green trees and grass. In the background, there are several white buildings, including a large barn and a house. A small pond is visible in the lower right corner of the image.

LONE STAR ACRES

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

LONE STAR ACRES

Remarkable equestrian property with 15.69+/- acres with 1/4th acre pond, perimeter and cross-fenced into 6 pastures each with loafing sheds. Nestled among scattered oaks is a warm and inviting three bedroom, two bath home offering 2632 SF with a spacious open floor plan. Remodeled in 2017 featuring a large island kitchen open to the dining and living room with gas log fireplace, generous sized primary bedroom with spacious bath. Attached 2 car garage, 10'x48' screened-in back porch, fenced backyard with elevated garden area. Community water for the house and water well for barns and front pasture.

The 95'x30' barn built in 2012, features three 12'x30' implement bays, a large enclosed porch area that leads to a 30'x36' game room with bathroom, corner kitchen/bar area, pool table, shuffle board, game table and TV. A great space to entertain friends and family that could be expanded into a two-bedroom guest quarters.

The showpiece of the property is the 100'x155' barn built in 2020 that features the following:

- 60'x100' riding arena • three 12'x12' Priefert horse stalls • 10'x20' tack room, 10'x20' office/storage, and 10'x20' hobby room • 12'x16' wash rack • 25'x100' implement storage area that can easily be converted to additional stall space • 14'x50' RV storage • Three 50-amp RV plugs • 20'x50' concrete floored workshop • 4-horse walker

ASKING PRICE: \$1,695,000 **REDUCED: \$1,649,000**



➤ 8775 LONE STAR ROAD
WASHINGTON, TX 77880

➤ WASHINGTON COUNTY
➤ BRENHAM ISD
➤ APPROX. 15.6883 ACRES

➤ EST. TAXES: \$10,938 (PER WCAD WITH NO EXEMPTIONS)
➤ MINERALS: NONE
➤ RESTRICTIONS: NONE

➤ PAVED, COUNTY ROAD FRONTAGE
➤ EXCLUSIONS: NONE
➤ EASEMENTS: PIPELINE

HOUSE



❖ 8775 LONE STAR ROAD
WASHINGTON, TX 77880

❖ SQ. FT.: APPROX. 2632 SF
❖ YEAR BUILT: 1985; REMODELED: 2017
❖ 3 BEDROOMS; 2 BATHS

❖ EXTERIOR OF HOME: BRICK
❖ ROOF: METAL
❖ FOUNDATION: SLAB

❖ WATER SUPPLY: HOUSE -
COMMUNITY WATER;
BARN - WATER WELL
❖ POND & SEASONAL CREEK

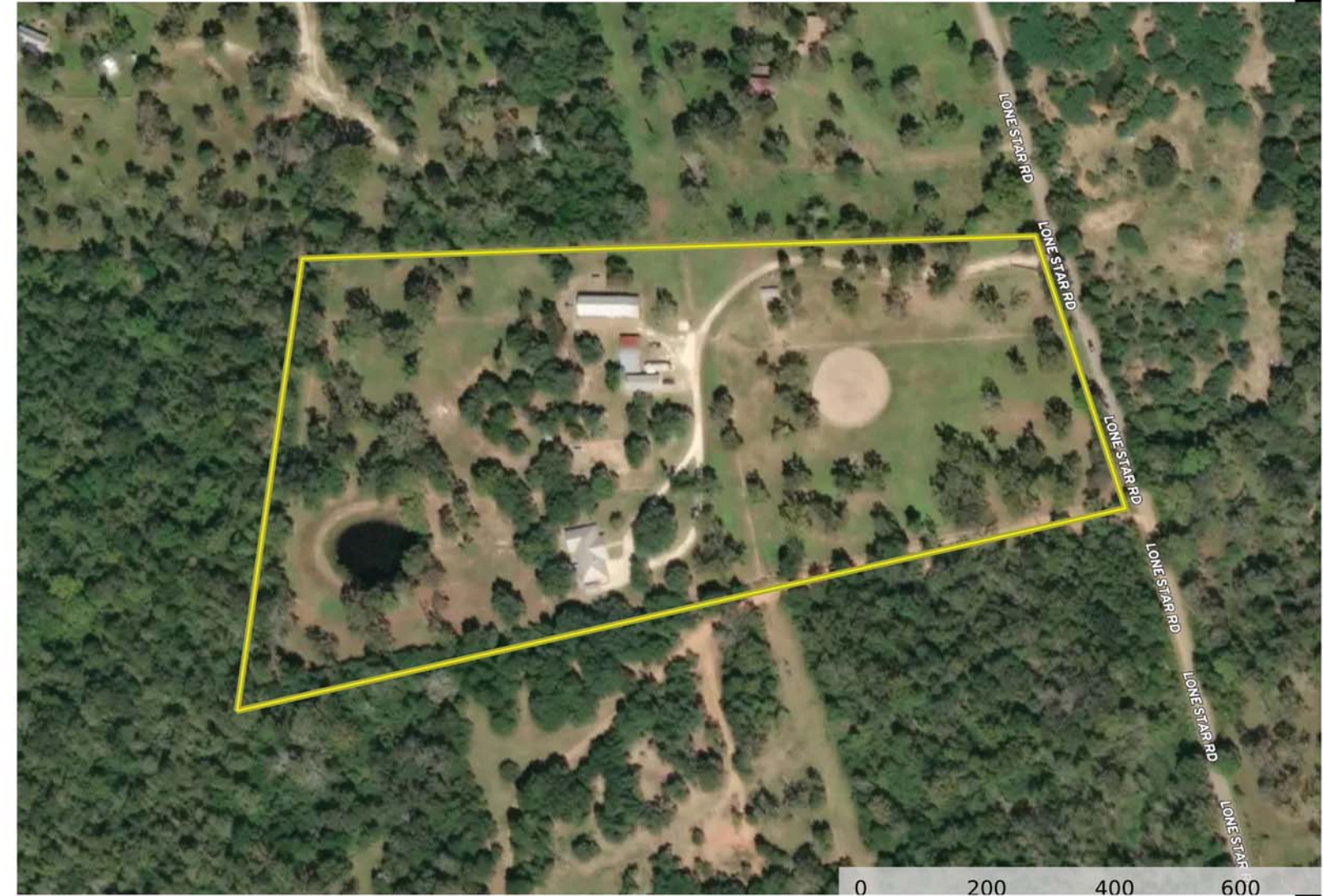
BARN WITH ARENA



➤ APPROX. 100' X 155'



PROPERTY PHOTOS



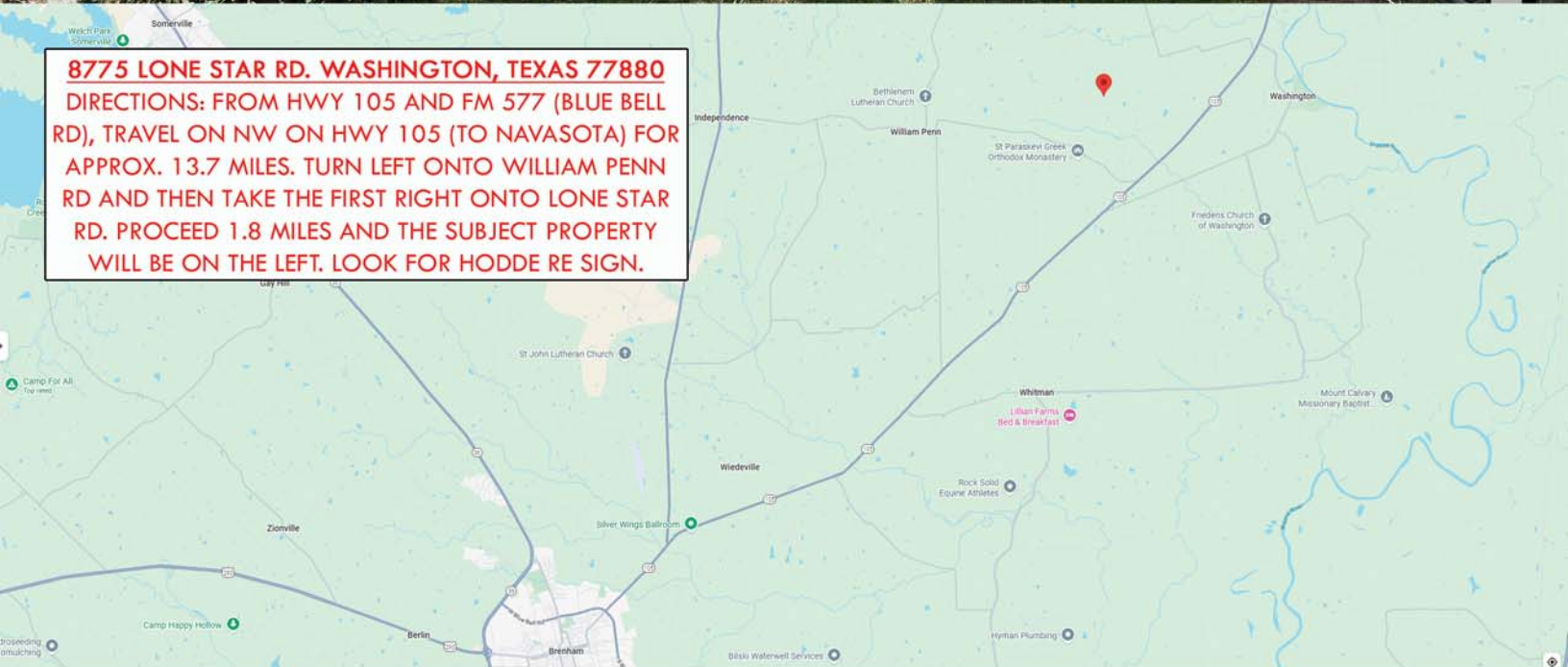
➤ APPROX. 95' X 30'





8775 LONE STAR RD. WASHINGTON, TEXAS 77880

DIRECTIONS: FROM HWY 105 AND FM 577 (BLUE BELL RD), TRAVEL ON NW ON HWY 105 (TO NAVASOTA) FOR APPROX. 13.7 MILES. TURN LEFT ONTO WILLIAM PENN RD AND THEN TAKE THE FIRST RIGHT ONTO LONE STAR RD. PROCEED 1.8 MILES AND THE SUBJECT PROPERTY WILL BE ON THE LEFT. LOOK FOR HODDE RE SIGN.



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.

ASHLEY JAHNKE
979-277-4897

