

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #15-041

REAL ESTATE CO.

ACREAGE
TRACT SIZES VARY



SANDY HILL FARMS

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



Welcome to Sandy Hill Farms, where wide-open spaces, sweeping skies, and the quiet beauty of Washington County create the perfect backdrop for your Texas dream. Offering three exceptional unrestricted tracts ranging from approximately 23 to 35 acres, this scenic property combines privacy, flexibility, and convenient access to some of the area's most sought-after destinations. Characterized by gently rolling terrain, expansive views, and multiple attractive homesites, Sandy Hill Farms presents an ideal setting for a custom home, barndominium, weekend retreat, or future investment. With no restrictions, owners have the freedom to create a property tailored to their vision. Each tract currently benefits from an Agricultural Exemption, providing the advantage of reduced property taxes while preserving the land's rural character. Electricity is available nearby, and a private water well will be required. Conveniently located just minutes from Brenham, Round Top, and Burton, Sandy Hill Farms offers the serenity of country living while remaining close to shopping, dining, and the many attractions that make Washington County one of Texas' most desirable places to call home. Whether you're ready to build today or simply secure your own piece of the Texas countryside for generations to come, Sandy Hill Farms offers the space, freedom, and opportunity to create something truly special. Seller financing available!!

TRACT 1 - APPROX. 23.41 ACRES - \$614,000
 TRACT 2 - APPROX. 34.35 ACRES - \$900,000
 TRACT 3 - APPROX. 35.01 ACRES - \$919,000

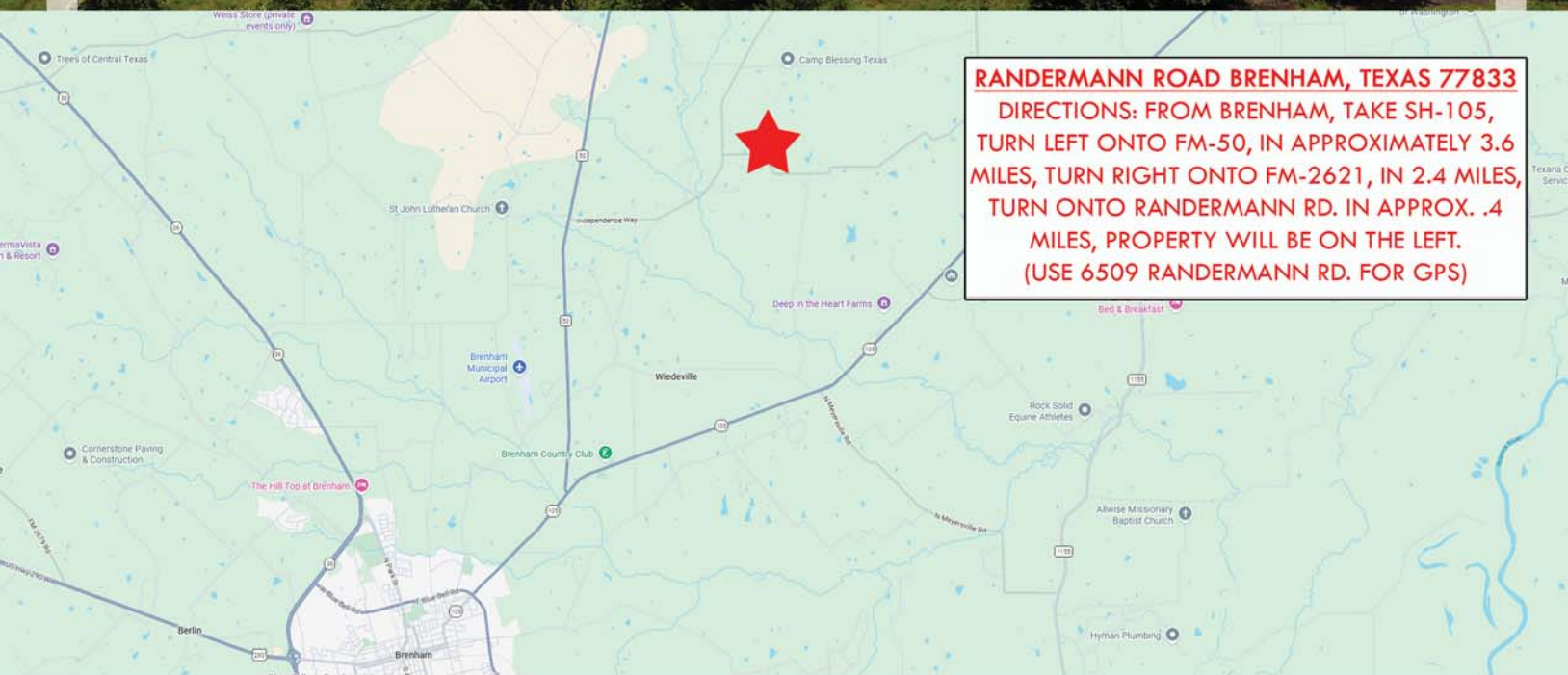


RANDERMANN ROAD
 BRENHAM, TEXAS 77833

- ★ WASHINGTON COUNTY
- ★ COLUMBUS ISD
- ★ APPROX. 92.77 TOTAL AC.
- ★ EST. TAXES: TBD



- ★ MINERALS: NONE TO CONVEY
- ★ RESTRICTIONS: NONE
- ★ EXCLUDED FROM SALE: NONE
- ★ EASEMENTS: AS OF RECORD
- ★ PAVED, COUNTY MAINTAINED ROAD FRONTAGE
- ★ ELECTRIC AVAILABLE
- ★ WELL & SEPTIC REQUIRED



RANDERMANN ROAD BRENHAM, TEXAS 77833

DIRECTIONS: FROM BRENHAM, TAKE SH-105, TURN LEFT ONTO FM-50, IN APPROXIMATELY 3.6 MILES, TURN RIGHT ONTO FM-2621, IN 2.4 MILES, TURN ONTO RANDERMANN RD. IN APPROX. .4 MILES, PROPERTY WILL BE ON THE LEFT. (USE 6509 RANDERMANN RD. FOR GPS)

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.

Carrie Grimm
979-830-0737

