

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #5411-15

REAL ESTATE CO.

ACREAGE
APPROX. 1.972 AC.



4450 ORCHARD OAKS LN.
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



Discover the perfect blend of country charm and modern convenience on this beautiful 1.972-acre property located just 3.5 miles from downtown Brenham. Nestled among mature Live Oak trees, this parcel offers a great setting with scenic views — ideal for your dream home or weekend retreat. Key features include electric on site, prime building site (Barndominiums are allowed with plan approval) and paved county road access for smooth commuting. Enjoy quick access to shopping, medical facilities, and schools, all just minutes away. Plus, you're only 15 minutes from Lake Somerville for weekend recreation. This property offers the space, location, and flexibility to make your vision a reality.

ASKING PRICE: ~~\$139,500~~ **REDUCED: \$119,750**



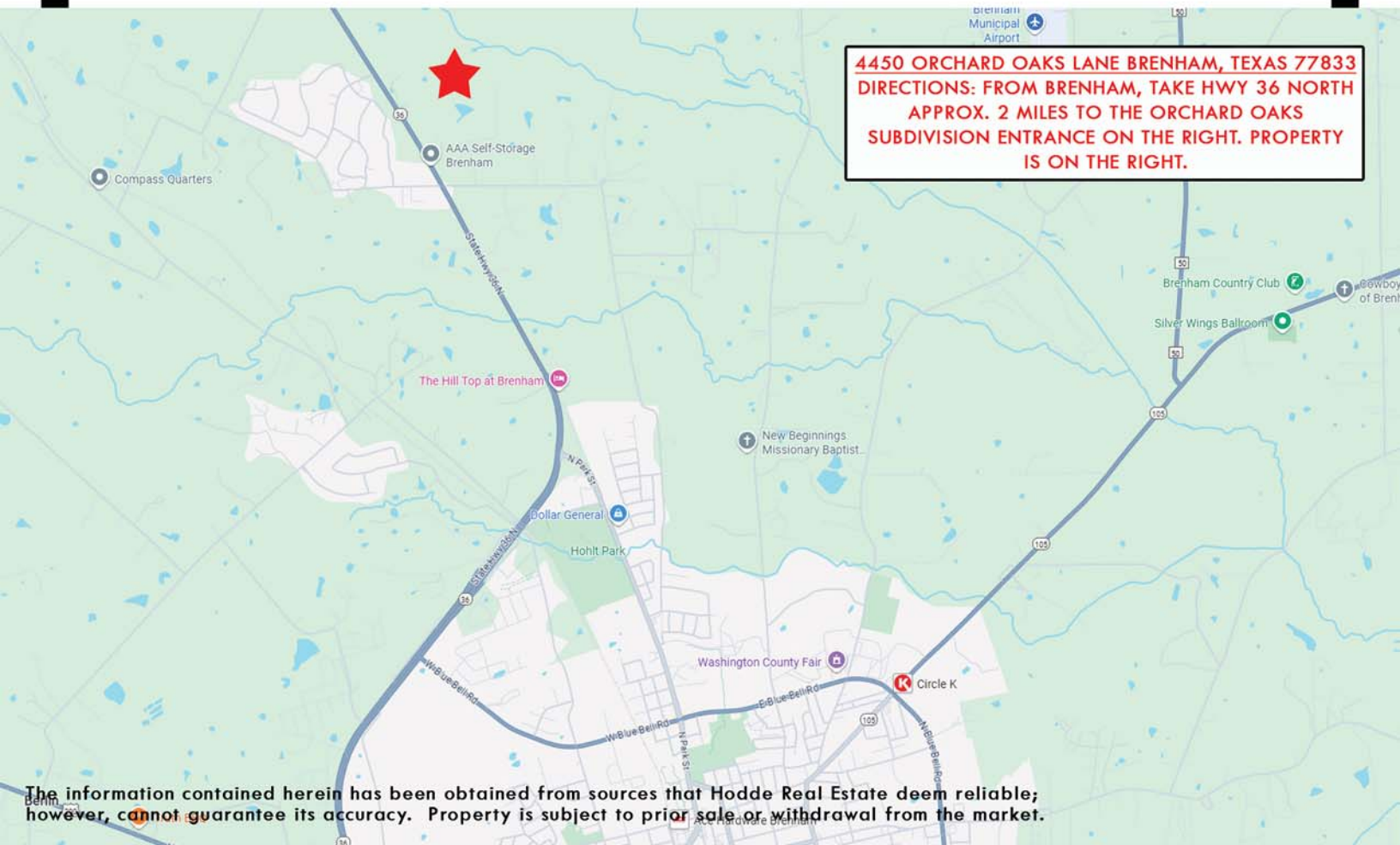
4450 ORCHARD OAKS LN.
BRENHAM, TX 77833

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 1.972 AC.
- ★ EST. TAXES: \$913.64 (PER WCAD)



- ★ MINERALS: NONE
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ WELL & SEPTIC REQUIRED

- ★ PAVED, COUNTY MAINTAINED ROAD FRONTAGE
- ★ ELECTRIC ON PROPERTY
- ★ GREAT VIEWS



HODDE
 REAL ESTATE CO.

Randy Hodde
 979.203.7050

