BRENHAM
979-836-8532

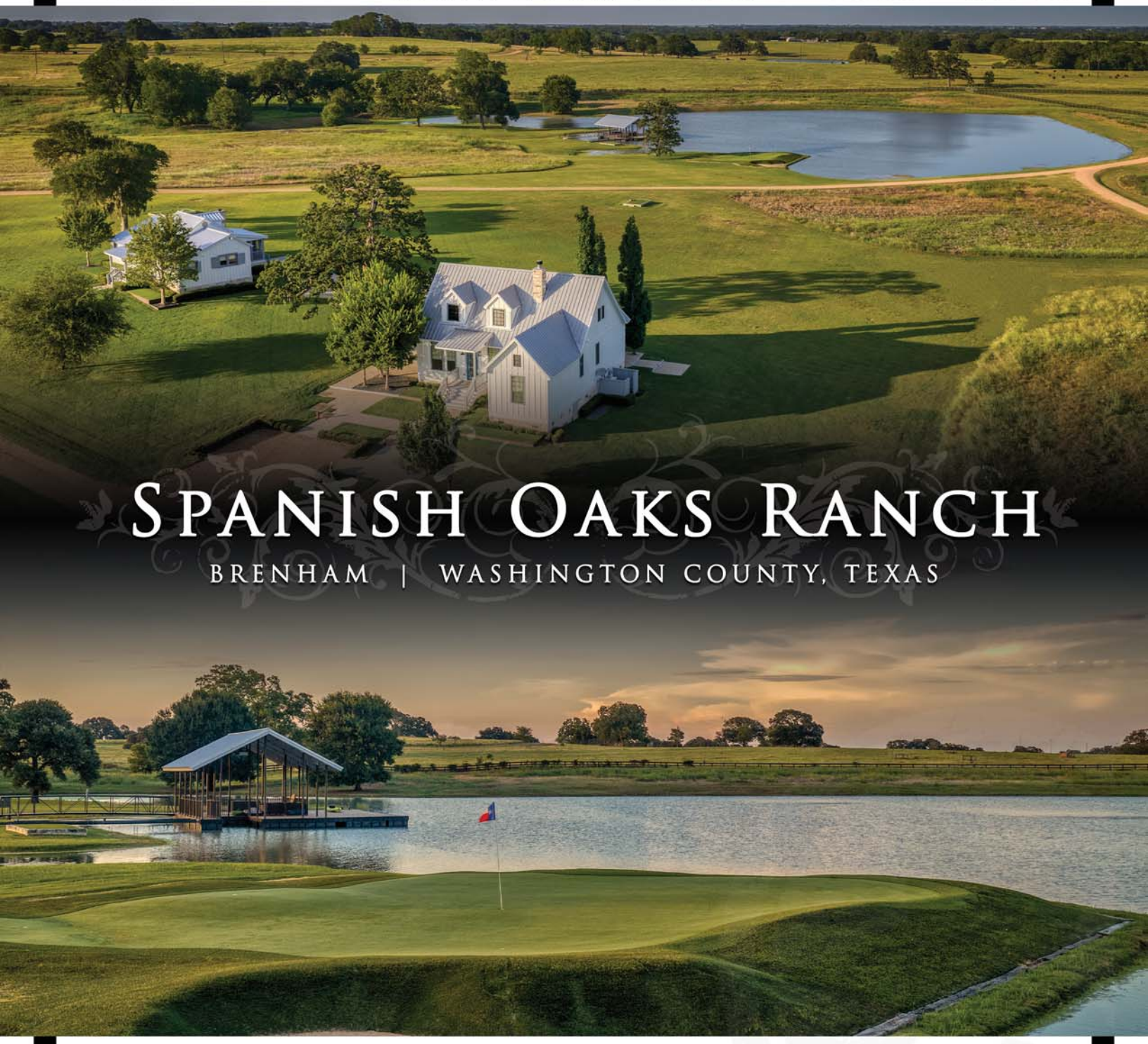
BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE
REAL ESTATE CO.

HREC #5262

FARM & RANCH
APPROX. 159.757 AC.



SPANISH OAKS RANCH

BRENHAM | WASHINGTON COUNTY, TEXAS

Spanish Oaks Ranch

Exceptional 160-Acre Ranch – Brenham, Texas

Conveniently located just minutes from downtown Brenham and a short drive to Round Top, this exceptional 160-acre ranch offers an outstanding combination of recreational amenities, comfortable accommodations, and beautiful Texas countryside. The property features two weekend casitas and an impressive party barn designed for entertaining or, complete with a pickleball court, media room, dining area, and inviting living space with a kitchen. Whether hosting family and friends or enjoying a quiet weekend in the country, this property offers an ideal setting for relaxation and recreation. At the heart of the ranch is an approximately 5-acre stocked lake, providing a beautiful focal point and excellent fishing opportunities. Additional amenities include a professionally maintained turf golf green, irrigation well supplementing the lake, and ample open pastureland for cattle grazing and wildlife. The scenic landscape features rolling hills, attractive long-range views, mature live oak trees, and a live creek, creating a picturesque setting with multiple opportunities to enjoy the outdoors. An additional building site offers potential for future improvements or a private homesite. With paved road frontage and an exceptionally convenient location near Brenham and Round Top, this versatile ranch offers a rare opportunity to own a private recreational retreat with the space, amenities, and setting to enjoy the best of country living.

ASKING PRICE: $7,595,000





1241 Windy Acres Rd.
Brenham, Texas 77833

- Washington County
- Brenham ISD
- Approx. 159.757 acres
- Est. Taxes: $9,124.56 (per WCAD with Ag Exemption)
- Minerals: Seller to Retain
- Easements: As of Record
- Paved, County Road Frontage
- Restrictions: None
- 5+ acres lake & small pond

Cottage 1





- APPROX. 1,169 SQ. FT. (PER WCAD)
- 2 BEDROOMS
  2 FULL BATHS
- YEAR BUILT: 2011
- EXTERIOR: HARDI
- ROOF: METAL
- FOUNDATION: BLOCK

Kitchen-Living Area







Bedrooms







Cottage 2



- APPROX. 1,480 SQ. FT. (PER WCAD)
- 3 BEDROOMS
  2 FULL BATHS
- YEAR BUILT: 2005
- EXTERIOR: WOOD
- ROOF: METAL
- FOUNDATION: PIER & BEAM



Kitchen-Living Area







Bedrooms







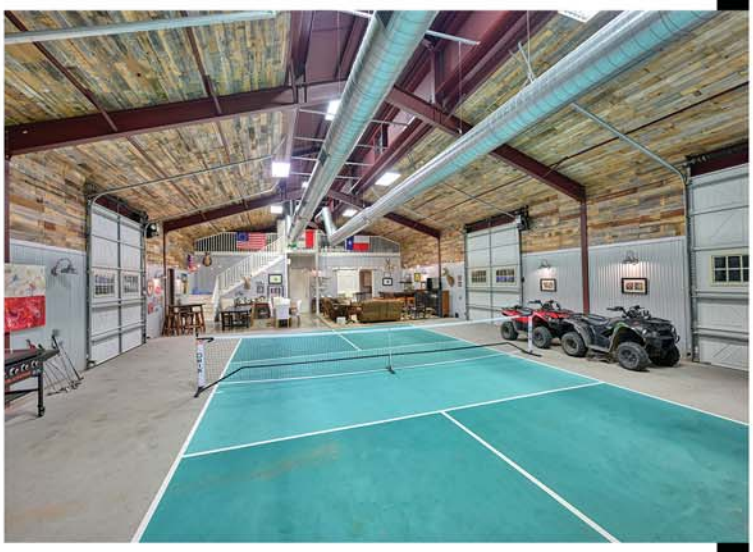
Barn



- Year Built: 2013
- Living Quarters: Approx. 1,400 SF (per WCAD)
- Storage/Entertaining Area: Approx. 2,640 SF (per WCAD)
- Upstairs Storage Area: Approx. 1,400 SF (per WCAD)
- Exterior: Metal
- Roof: Metal

Entertaining Area













Living Quarters







Additional Photos



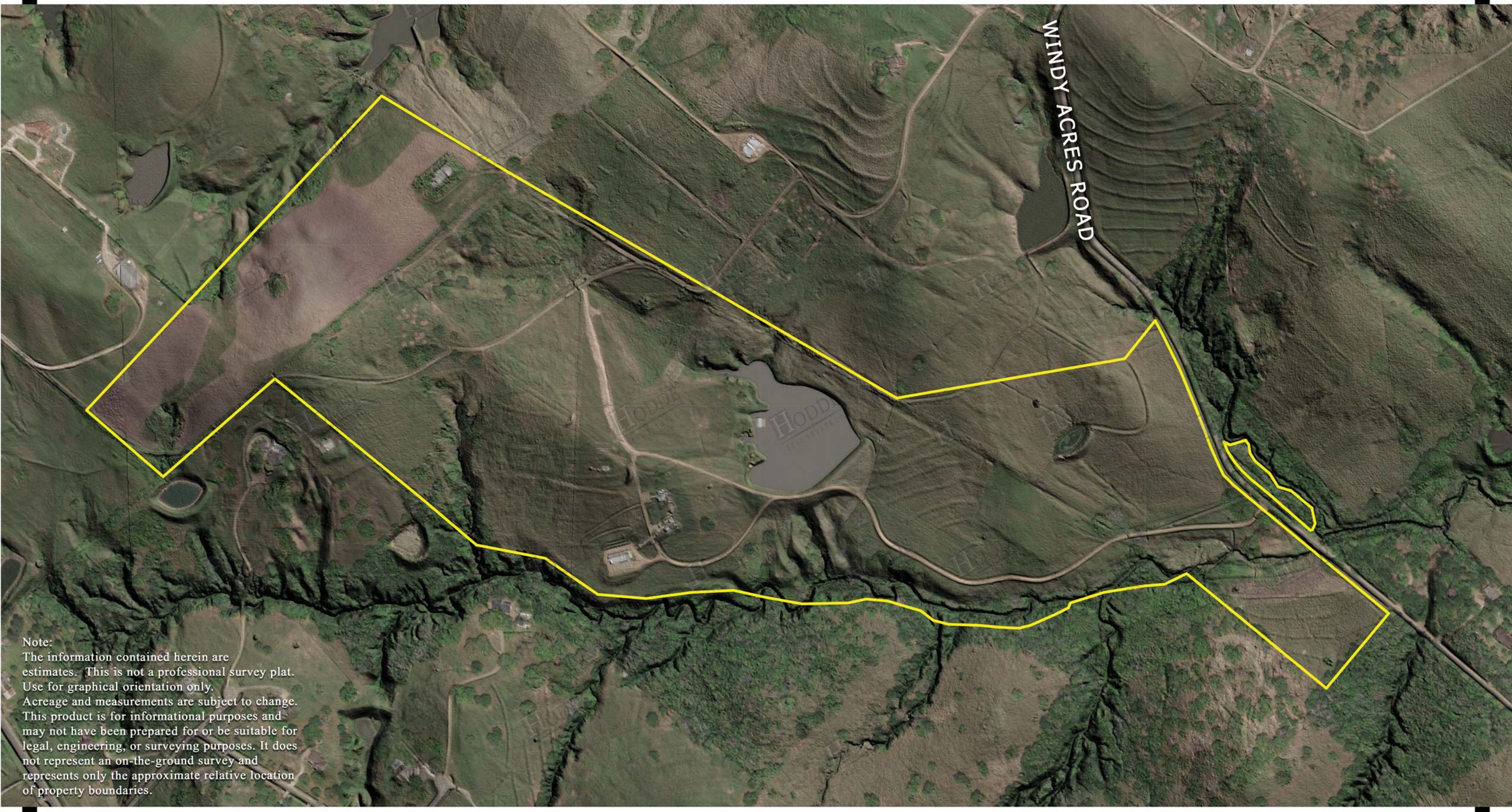






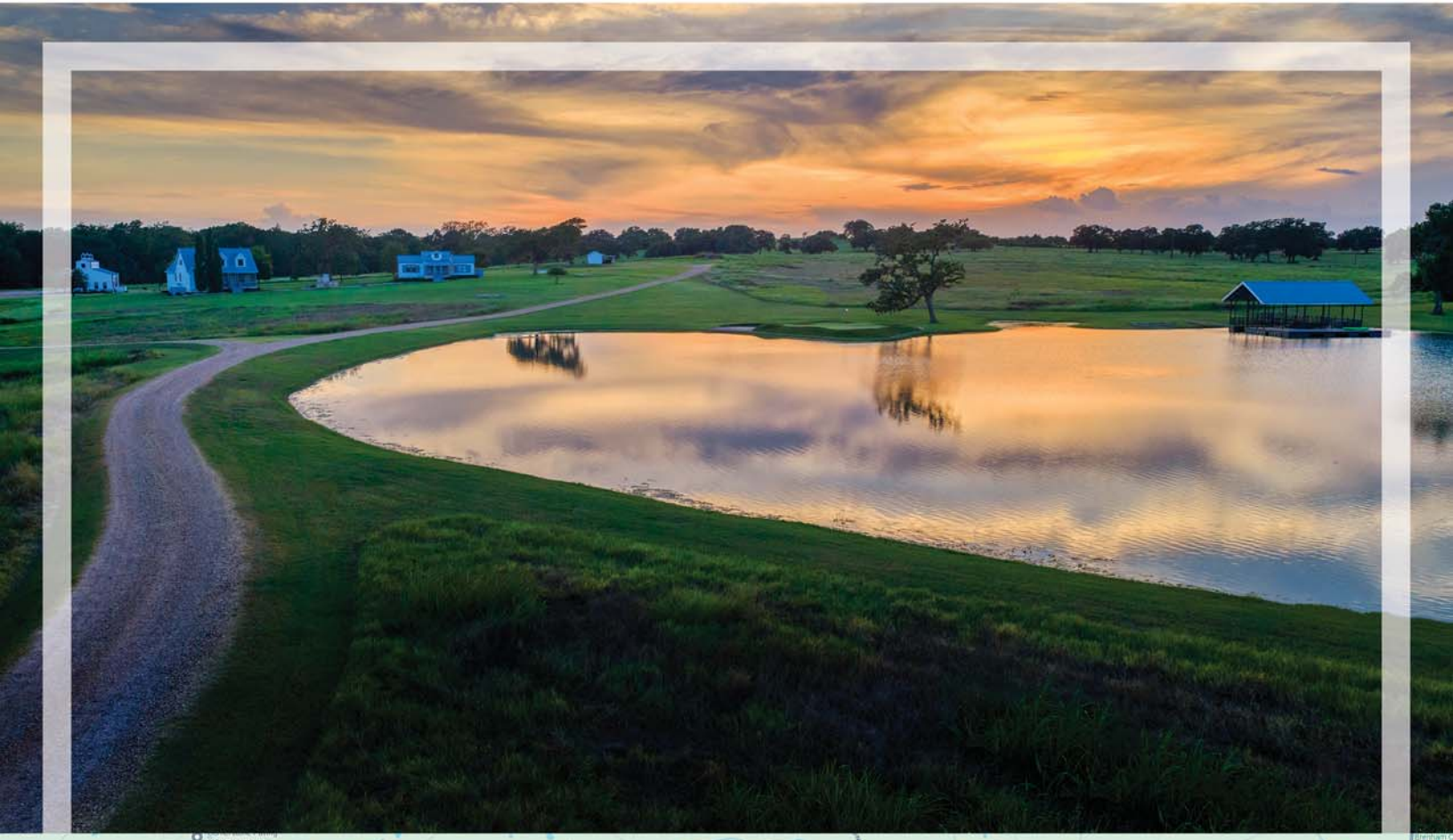


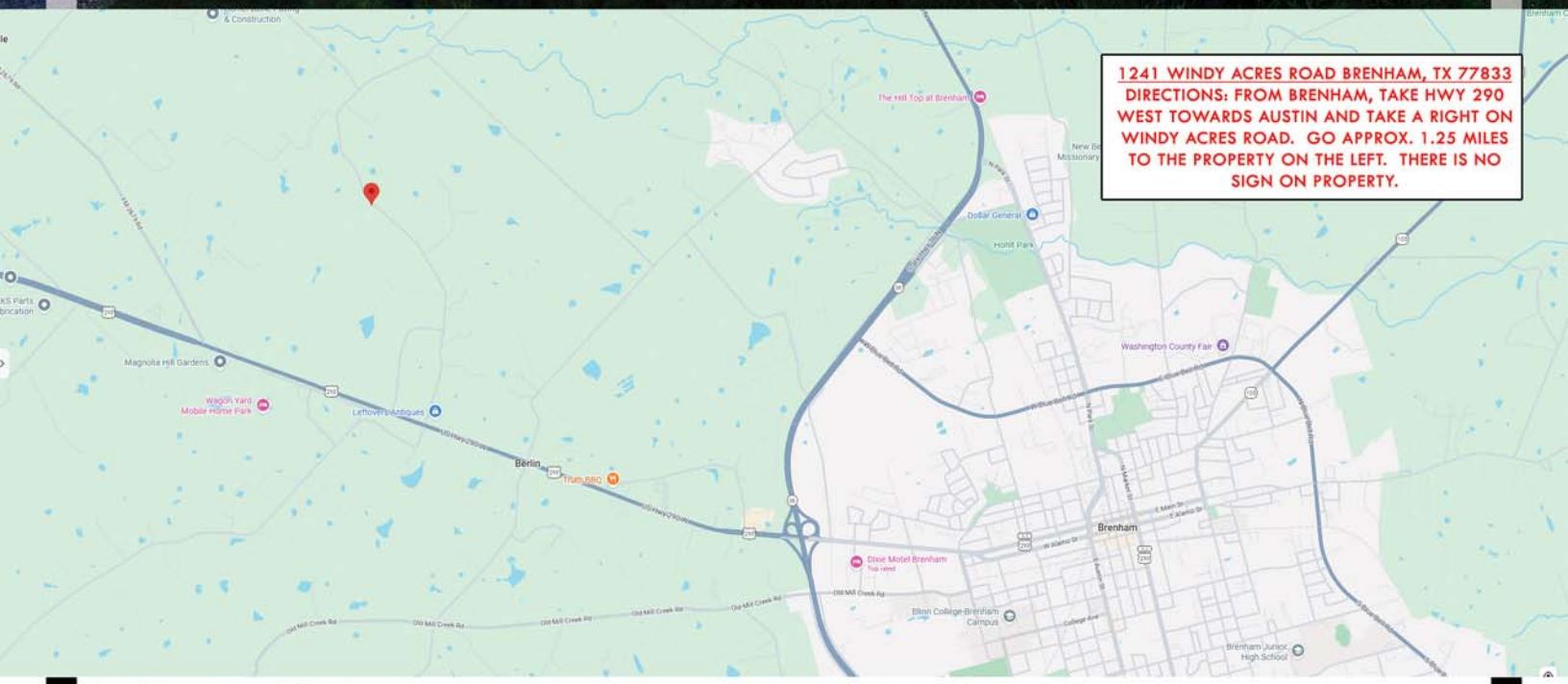
Aerial Layout



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.

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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.



RANDY HODDE
979-203-7050

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