BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE
REAL ESTATE CO.

HREC #5461

FARM & RANCH
APPROX. 150.08 AC.



PRAIRIE HILL FARM

BRENHAM | WASHINGTON COUNTY, TEXAS



Prairie Hill Farm

150+ Acre Turn-Key Private Ranch Estate | Between Brenham & Independence, Texas

Discover an exceptional turn-key private ranch estate featuring over 150 acres of rolling hills, expansive long-distance views, and an impressive collection of residential, recreational, and agricultural improvements. Ideally located between Brenham and historic Independence, this property offers the perfect combination of luxury country living, privacy, and versatility. The property features a beautiful modern farmhouse complemented by two private guest casitas, providing comfortable accommodations for family and guests. Additional improvements include a substantial workshop, dedicated ranch hand and caretaker residences, and extensive infrastructure designed for convenient ranch management and entertaining. The recreational amenities are equally impressive, highlighted by a beautiful stocked lake with a dock, additional ponds, and a private shooting range. The rolling terrain offers scenic elevations, panoramic countryside views, and a combination of productive hay meadows and native grassland prairie areas that provide excellent wildlife habitat and agricultural opportunities. Designed with energy independence in mind, the ranch features a solar array complemented by a backup generator. Paved road frontage along two separate roads provides excellent accessibility and flexibility. Conveniently located near Brenham Municipal Airport, the property also offers convenient access for private aircraft transportation and fly-in visits. Whether envisioned as a full-time country residence, private family compound, recreational retreat, or working ranch, this exceptional property offers a rare opportunity to own a thoughtfully improved Texas ranch with outstanding amenities, privacy, and long-term appeal. Price includes furnishings and equipment.

ASKING PRICE: $14,900,000





7308 Old Independence Rd.
Brenham, Texas 77833

- Washington County
- Brenham ISD
- Approx. 150.08 acres
- Est. Taxes: $50,287.34 (per WCAD with AG exemption)
- Minerals: As of Record
- Restrictions: No
- Paved, County Road Frontage
- Excluded from Sale: None
- Easements: As of Record

Main Home





- APPROX. 5,343 SQ. FT. (PER WCAD)
- 4 BEDROOMS
  5 FULL BATHS
- YEAR BUILT: 1907, 1913, 1981
- EXTERIOR: WOOD & HARDI
- ROOF: METAL
- FOUNDATION: SLAB

Entry-Formal Living-Bedroom







Dining Area





Kitchen







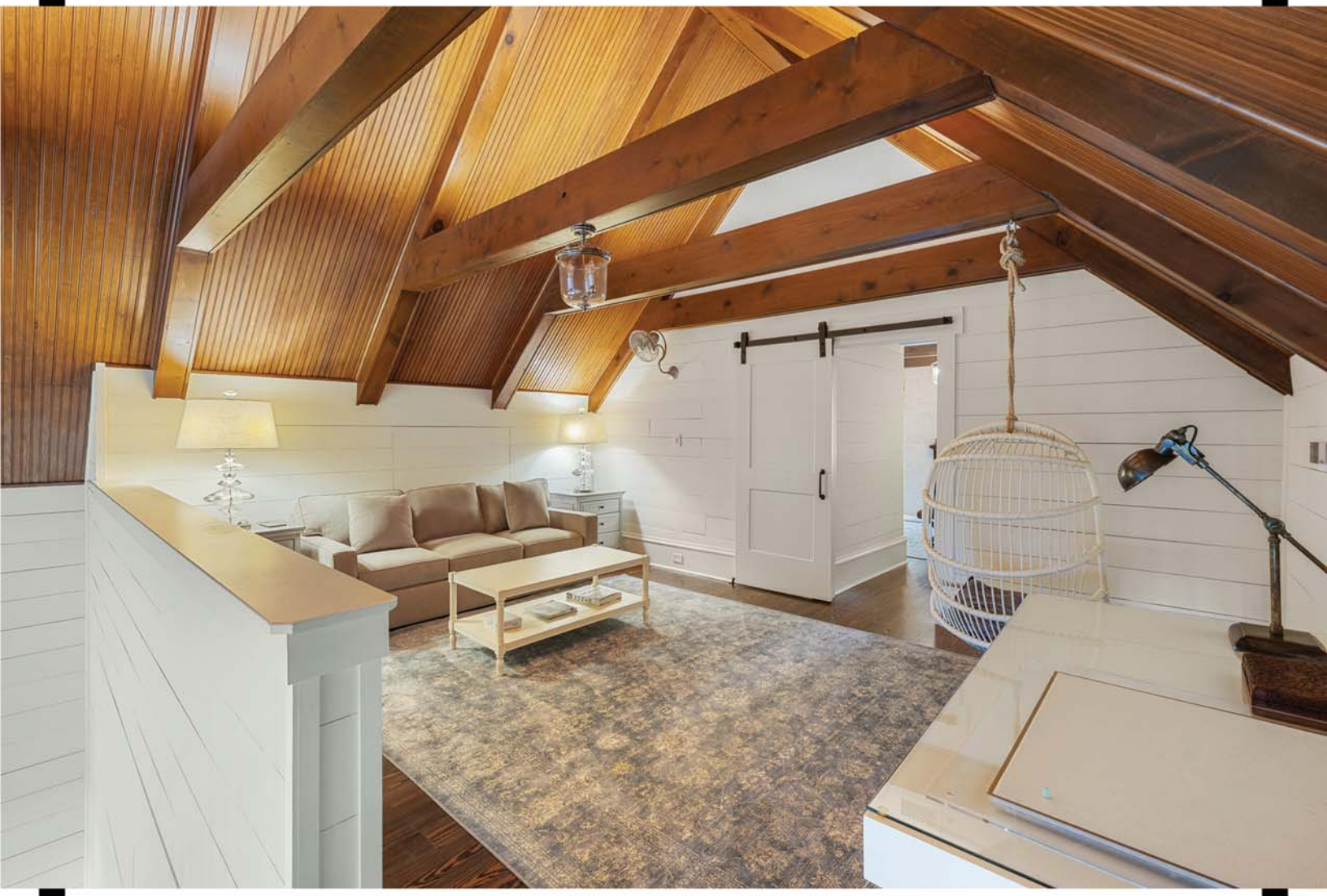
Great Room







Loft with Bedroom







Primary Bedroom







Additional Photos

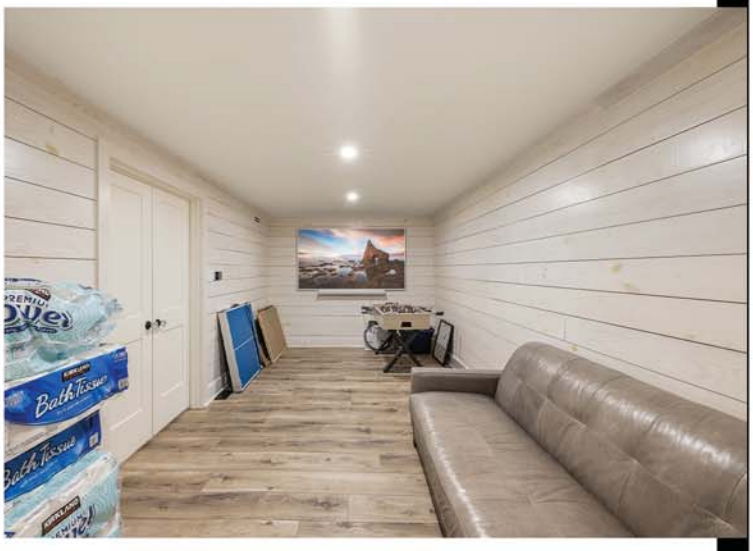












Pool - Porches - Patios













Casita-1



- Approx. 677 Sq. Ft. (per WCAD)
- 2 Bedrooms
  1 Full Bath
- Year Built: 1998
- Exterior: Hardi
- Roof: Metal
- Foundation: Block

CASITA-1







Casita-2



- Approx. 949 Sq. Ft. (per WCAD)
- 3 Bedrooms
  2 Full Baths
- Year Built: 1985
- Exterior: Hardi
- Roof: Metal

CASITA-2













Barn







Other Improvements













Lake and Ponds











Additional Photos













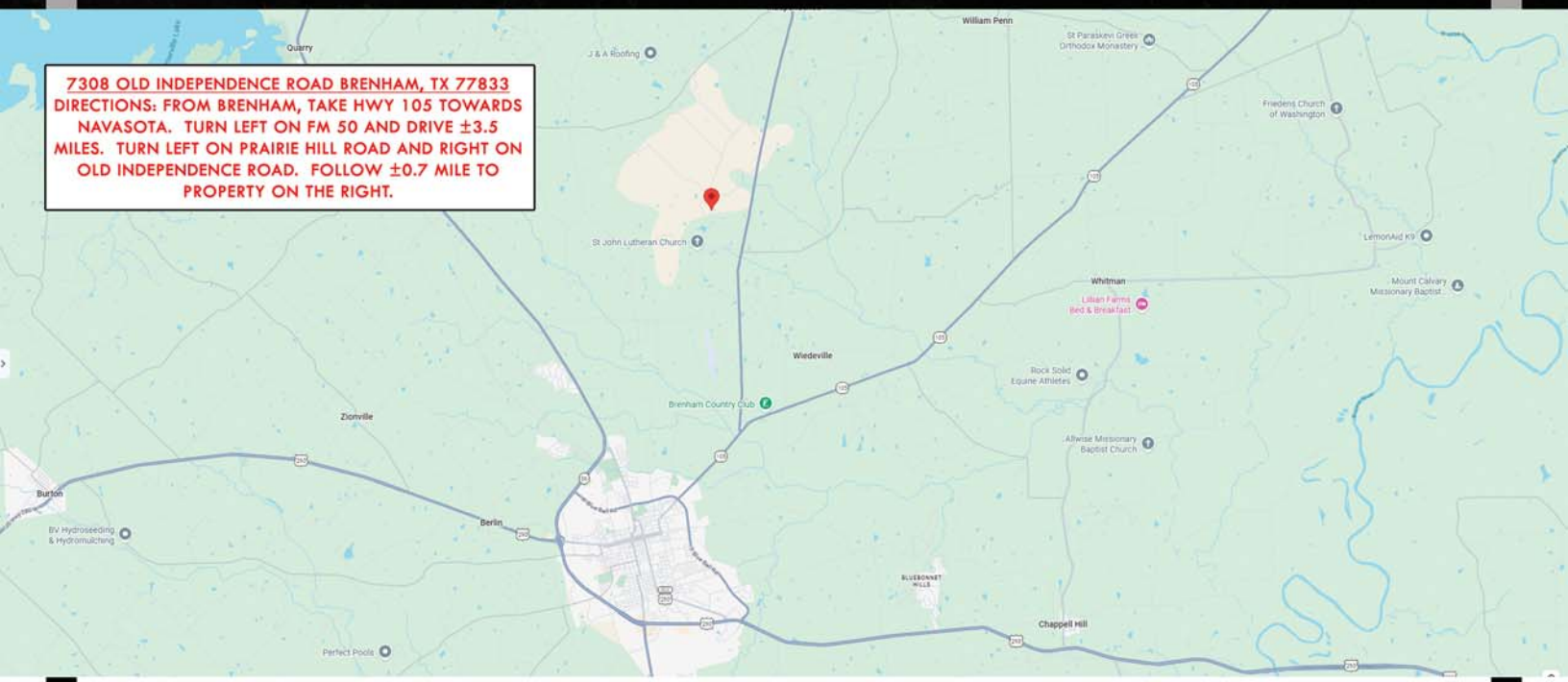
Aerial Layout



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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REAL ESTATE CO.