

Warren Ranch

16392 Highway 90 North
Bedias, Texas 77381

Property Highlights

- Beautiful 4,090 one-story home with 4 bedrooms, 4.5 bathrooms, and a study room
- Home is EnergyStar certified
- Property is under Agricultural Exemption
- Located just 30 minutes from Bryan/College Station
- Partially wooded
- Improvements include livestock shed with tack room
- Wet weather creek
- Visibility from Highway 90 North

17.70 AC with Improvements
For Sale



Bryan/College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
Phone: 979.268.2000

Houston

7102 West Sam Houston Parkway N, Suite 230
Houston, Texas 77040
Phone: 281.256.2300

San Antonio

200 East Grayson Street, Suite 101
San Antonio, Texas 78215
Phone: 210.366.8791

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Offering Summary

Asking Price: \$650,000.00

Price/AC: \$36,723.16/AC

Finance Option: Cash, Conventional

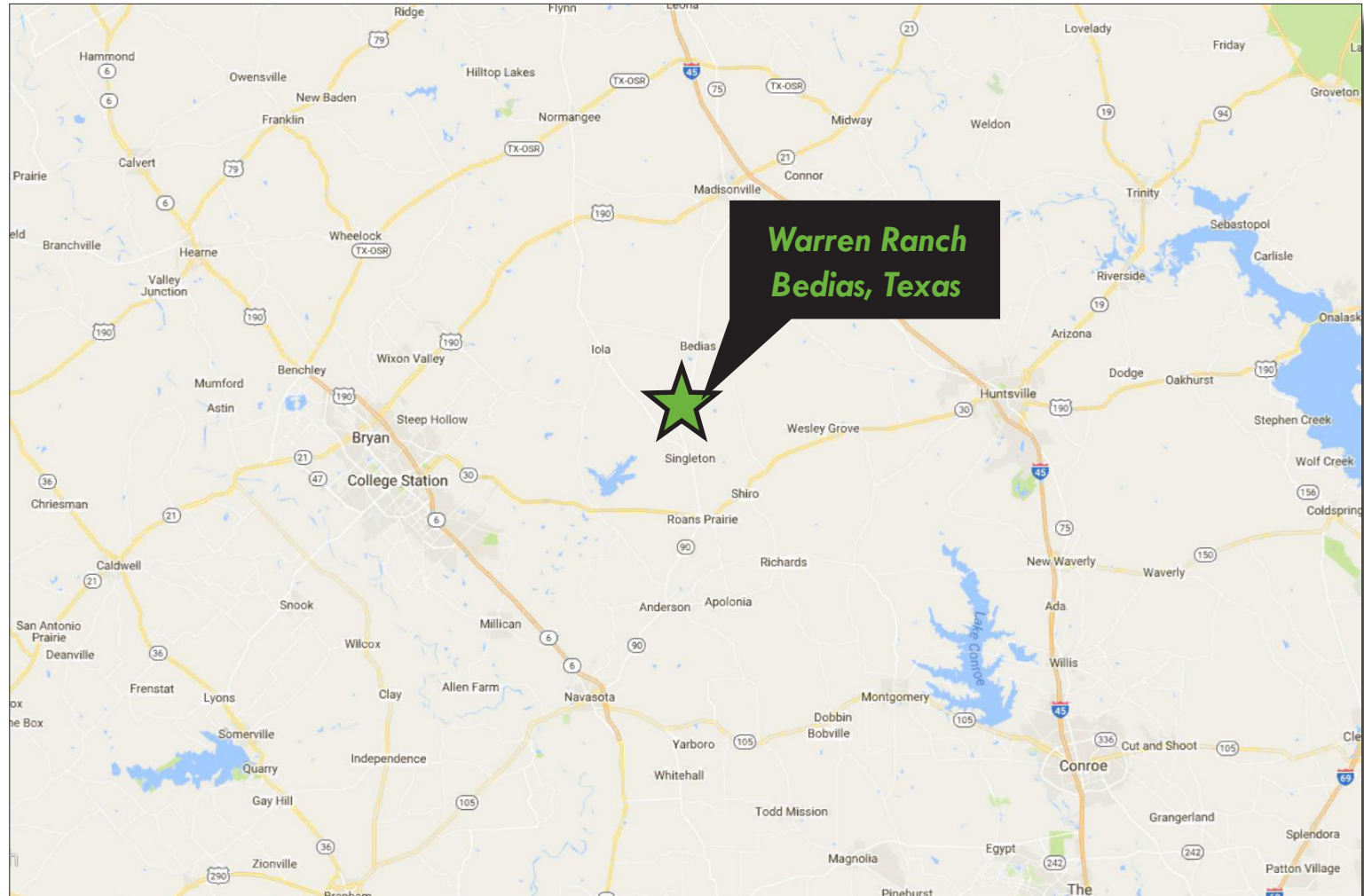
Property Overview

Oldham Goodwin Group is pleased to present Warren Ranch for your consideration. This beautiful property features a 4,090 square foot home on 17.7 rural acres. The property includes a livestock shed with a tack room and is under a agricultural exemption. Warren Ranch is located just minutes from the Grimes County seat of Anderson, Texas and mid-way between Bryan/College Station and Huntsville.

Utilities

Electric:	Entergy
Water:	Wickson Creek (Municipal)
Sewer:	Aerobic Septic
Telephone/Internet:	TBD by Client
Natural Gas:	N/A

Location Map



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Property Aerial

Directions From Huntsville

Drive west on Highway 30 for about 26 miles towards Highway 90. Turn north on Highway 90 and continue about 7.9 miles. Look for property sign; Warren Ranch will be on your right.

Directions From College Station

Drive east on Highway 30 for about 21.3 miles to Highway 90. Turn north onto Highway 90 and continue about 7.9 miles. Look for property sign; Warren Ranch will be on your right.

Proximity To Major Cities

35 minutes from Bryan/College Station,
38 minutes from Huntsville, 16 Minutes
from Anderson

Visibility

327' frontage on Highway 90 North



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Property Photos



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Bryan/College Station | Houston | San Antonio

Steve Mattox

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Building Information

Address: 16392 Highway 90 N.
Bedias, Texas 77831
Legal Description: A0126 BBB & CRR, TRACT 8-8,
ACRES 17.7025
Assessor's Parcel Number: R65574
Year Built: 2011
Building Area: 4,090 SF

Construction Features

of Floors: One (1)
Foundation: Concrete
Frame: Wood
Exterior Walls: Stone & Siding
Roof Cover: Shingle
Heat/AC: Electric Central AC/Electric Central Heat
Countertops: Granite
Fixture Finishes: Bronze
Appliances: Stainless
Cabinets: Oak

Land Information

Size : 17.7025 Acres
Water Features: Wet weather creek
Additional Buildings: Storage shed & Livestock shed
with tack room
School District: Anderson Shiro ISD

(Most Information From Anderson County CAD & GIS)



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Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of Warren Ranch, 16392 Highway 90 North, Bedias, Texas 77381 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

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