

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$475,000  
**Type:** Farm & Ranch  
**Address:** 7891 FM 389  
**City/County:** BRENHAM, Washington County  
**Bed/Bath:** 2 Bed, 1.5 Bath  
**Size/Acreage:** ~1,069 Sq. Ft., ~24.675 Acres  
**ID No.:** 90947  
**Listing Name:** VINECREST FARM  
**Status:** Active

A really nice stone & hardiplank cabin built in 2009. The cabin is situated midway into the 24.6 acres to take advantage of the view of the surrounding countryside. Additionally, there is a covered carport/pavilion and barn with approx. 370 sq. ft. of unfinished living space in the upper loft. Other improvements include a gardening shed, livestock loafing shed & fenced chicken coop which all have their own rainwater collection systems. The property also has an alternative building site with compacted pad that would be a great spot to construct a main house. There is a pond near the front of the property & scattered large oaks, along with numerous fruit-bearing trees. The property is receiving an agricultural exemption with wildlife management but is completely fenced with cross-fencing for a quick conversion to livestock. This property is conveniently located approx. 6 miles from Brenham. *Seller financing would be considered.*

**Call Robert Lehmann @ 979-251-4340 for more information**



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> <li>2 Bedrooms</li> <li>1.5 Bathrooms</li> <li>Approx. 1069 Sq Ft</li> <li>Const. Type: Standard Frame</li> <li>Single-level Floor</li> <li>Stone &amp; Hardiplank Exterior</li> <li>Metal Roof</li> <li>Year Built: 2009</li> <li>Fireplace</li> <li>CH&amp;A</li> <li>Carport / Pavilion</li> <li>Barn with Loft</li> <li>Gardening Shed</li> <li>Livestock Loafing Shed</li> <li>Fenced Chicken Coop</li> </ul>	<ul style="list-style-type: none"> <li>Paved FM Road Frontage</li> <li>Minerals Conveyed: Negotiable</li> <li>Well / Septic</li> <li>Partially Wooded</li> <li>Pond</li> <li>Sandy Soil</li> <li>Mostly Flat</li> </ul>	<ul style="list-style-type: none"> <li>School District: Brenham ISD</li> <li>Taxes: \$2,200.00 (qualifies for ag exemption)</li> </ul>	<ul style="list-style-type: none"> <li>Cash</li> <li>Conventional</li> <li>Owner</li> </ul>

**Directions:** From Brenham, take FM 389 for approx. 6 miles. Property will be on the left with Bevers Real Estate sign at gate.

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