

# 9855 FM 2621

Brenham, Texas

## ~114.57 AC With A 4,600 SF Home For Sale

### Property Highlights

- ~4,600 SF Two-Story Home With 4 Bedrooms, 4 Baths, Open Floor Plan For Kitchen/Dining/Living
- 9 & 12 Foot Ceilings, Custom Cabinets & Doors With Alderwood, Recessed Lighting, 2 Fireplaces & A Screened Back Porch For Al Fresco Dining
- Massive Oak Trees In The Yard, Ponds, 2 Seasonal Creeks, Gently Rolling Land With Improved Pastures & A Restored Barn
- ~600 SF Game Room Could Be Converted To Additional Bedrooms
- 3-Car Garage Plus Work Room, 1,000 Gallon Propane Tank & A Generator
- Located In The Highly Desirable Area Of Independence With A View For Miles





# 9855 FM 2621

## Brenham, Texas

### Property Aerial

### Asking Price

\$1,825,000

### Property Overview

This property is located in the highly desirable, historical area known as Independence and just a short drive from Chappell Hill. The meticulously appointed 4,600 SF home has 4 bedrooms, 4 baths and an open floor plan for kitchen/dining/living. The home features custom wood cabinets and doors of Alderwood, granite counters, 2 fireplaces, 9 and 12 foot ceilings, a 3-car garage plus workroom. The home sits atop beautiful gently rolling hills, and there is a view for miles from the screened back porch. A 600 SF game room upstairs could be converted to additional bedrooms. Massive oak trees in the yard, 2 ponds, 2 seasonal creeks, gently rolling land with improved pastures. This property also features a 1,000 gallon propane tank, a generator and a restored barn. An incredibly beautiful property!



© 2013 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 9855 FM 2621

## Brenham, Texas

### Property Photos

#### Property Highlights

- ~4,600 SF Two-Story Home With 4 Bedrooms, 4 Baths, Open Floor Plan For Kitchen/Dining/Living
- 9 & 12 Foot Ceilings, Custom Cabinets & Doors With Alderwood, Recessed Lighting, 2 Fireplaces & A Screened Back Porch For Al Fresco Dining
- Massive Oak Trees In The Yard, Ponds, 2 Seasonal Creeks, Gently Rolling Land With Improved Pastures & A Restored Barn
- ~600 SF Game Room Could Be Converted To Additional Bedrooms
- 3-Car Garage Plus Work Room, 1,000 Gallon Propane Tank & A Generator
- Located In The Highly Desirable Area Of Independence With A View For Miles



© 2013 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 9855 FM 2621

## Brenham, Texas

### Property Photos

#### Utilities

Electric: Bluebonnet Electric Coop  
Water: Well Water, Softener System  
Sewer: Private Septic  
Telephone: AT&T  
Internet: Broadband Internet  
Natural Gas: Propane

#### Accessibility

Property can be accessed from paved road frontage.

#### Directions

From Highway 105, drive north on FM 50 toward Independence for approximately 4 miles. Turn right on FM 2621 and drive approximately 4 miles to 9855 FM 2621. No sign. Turn left onto a gravel driveway, towards the house which is set back from the main road.



© 2013 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 9855 FM 2621

## Brenham, Texas

### Building Information

Address	9855 FM 2621, Brenham, Texas 77833
Legal Description	A0017 Bridge, William, Tract 122, Acres 114.57
Year Built	2005
Building Area	4,600 SF

### Construction Features

Foundation	Concrete Slab
Frame	Wood Framing
Exterior Walls	Masonry/Stucco
Roof Cover	Asphalt Shingles
Heat/AC	Central HVAC

### Land Information

Size	114.57 Acres
Zoning	N/A
Features	2 Ponds; 2 Seasonal Creeks; Restored Barn; 3-Car Garage
Topography	Gently Rolling
School District	Brenham ISD

(Most Information From Washington County CAD & GIS)



© 2013 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 9855 FM 2621

## Brenham, Texas

### Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) shall treat all parties honestly
- 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- 4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

© 2013 Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.