

HREC #2040

FARM & RANCH  
APPROX. 121.14 AC.



# BROWN DOG RANCH

WASHINGTON COUNTY, TEXAS

**HODDE**  
REAL ESTATE CO.

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# BROWN DOG RANCH

A rare find in this area of Washington County, a beautiful ±121 acres nestled in the prestigious Ranches of Doe Run, a much sought after exclusive large acreage development located in historic Washington, TX just north of Chappell Hill, TX on FM 1155. This secluded property features rolling terrain, hilltop views, pastures with scattered trees, as well as heavily wooded areas, two ponds, and bordered on one side by a creek. In addition, it is adjacent to a 16 acre Brazos River community park owned by the Doe Run property owners that has trails and Brazos River beach frontage. The property also has a 2544 SF metal barn for storage and equipment, that also has a living area with two rooms, a kitchen, a bathroom with a shower, water well, and septic system. There is also a loafing shed and corrals. The property is fenced and crossed fenced. AG exempted for cattle. Don't miss this opportunity to own an exceptional country property in Doe Run! 71 miles from Houston, 19 miles from Brenham, and 49 miles from College Station.

ASKING PRICE: \$2,500,000



2540 RUNNING RIVER LN.  
WASHINGTON, TX 77880

WASHINGTON COUNTY  
BRENHAM ISD  
APPROX. 121.14 ACRES

EST. TAXES: \$890 (PER WCAD WITH AG EXEMPTION)  
MINERALS: SELLER TO RETAIN  
RESTRICTIONS: YES

PAVED, COUNTY MAINTAINED ROAD FRONTAGE  
WATER FEATURES: TWO PONDS  
EASEMENTS: AS OF RECORD

# BARN

# ADDITIONAL PHOTOS



- ❖ BARN SQUARE FOOTAGE: APPROX. 2,544 SF (PER WCAD)
- ❖ YEAR BUILT: 2002 (PER WCAD)
- ❖ ROOF & EXTERIOR: METAL

- ❖ FOUNDATION: SLAB
- ❖ WATER SUPPLY: WELL
- ❖ SEWER: SEPTIC SYSTEM

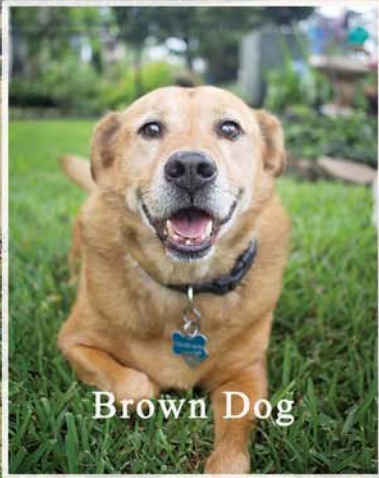
- ❖ HOA FEE: \$485/YEAR
- ❖ TWO ROOMS, KITCHEN AND BATHROOM
- ❖ BRAZOS RIVER ACCESS

❖ 2540 RUNNING RIVER LN.  
WASHINGTON, TX 77880

# 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.

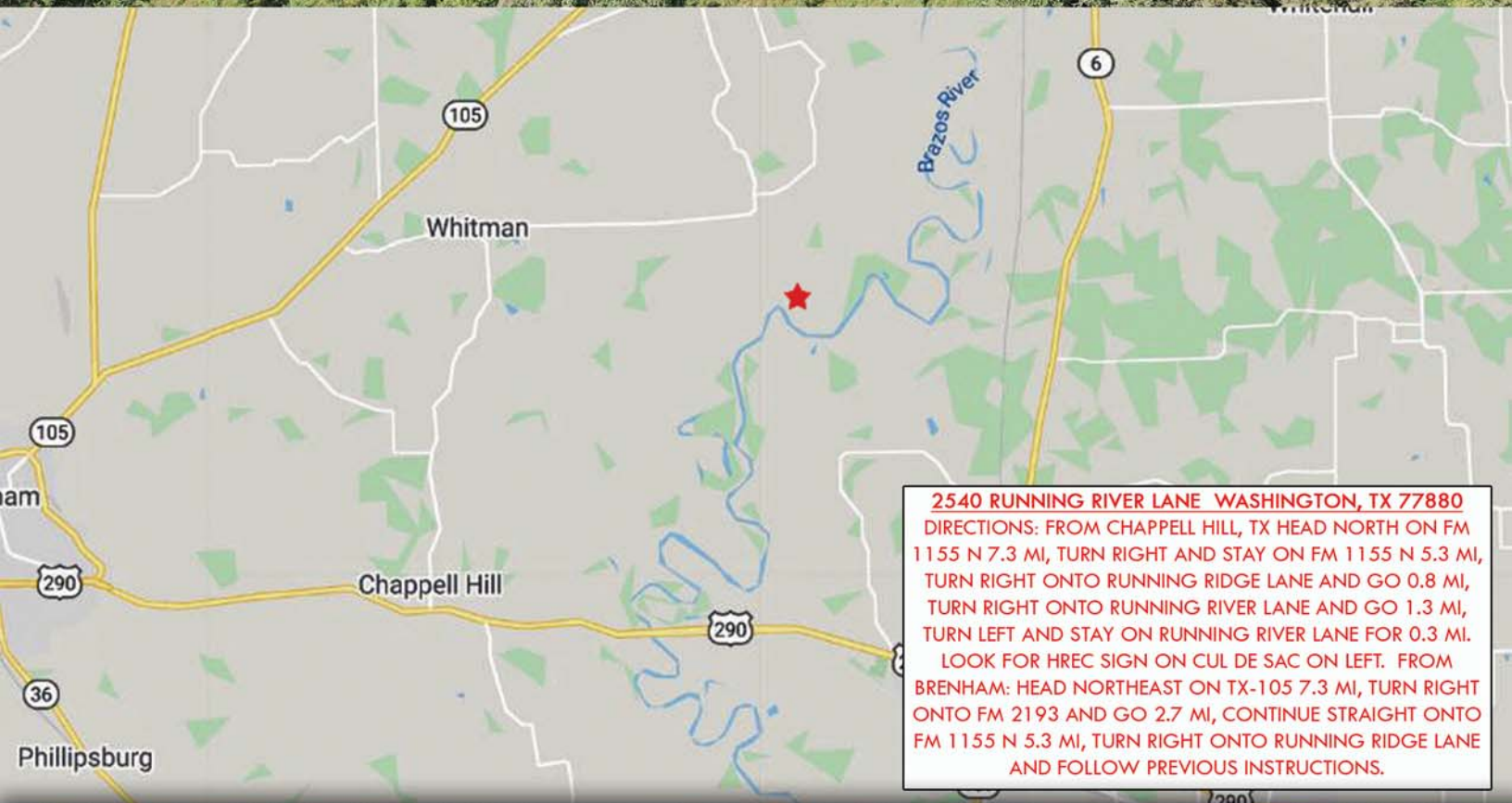




Brown Dog



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.



**2540 RUNNING RIVER LANE WASHINGTON, TX 77880**

**DIRECTIONS:** FROM CHAPPELL HILL, TX HEAD NORTH ON FM 1155 N 7.3 MI, TURN RIGHT AND STAY ON FM 1155 N 5.3 MI, TURN RIGHT ONTO RUNNING RIDGE LANE AND GO 0.8 MI, TURN RIGHT ONTO RUNNING RIVER LANE AND GO 1.3 MI, TURN LEFT AND STAY ON RUNNING RIVER LANE FOR 0.3 MI.

LOOK FOR HREC SIGN ON CUL DE SAC ON LEFT. FROM BRENHAM: HEAD NORTHEAST ON TX-105 7.3 MI, TURN RIGHT ONTO FM 2193 AND GO 2.7 MI, CONTINUE STRAIGHT ONTO FM 1155 N 5.3 MI, TURN RIGHT ONTO RUNNING RIDGE LANE AND FOLLOW PREVIOUS INSTRUCTIONS.