

HREC #4247

FARM & RANCH
APPROX. 87.285 AC.



PAINTBRUSH PASTURES RANCH

WASHINGTON COUNTY, TEXAS



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PAINTBRUSH PASTURES RANCH



*P*icturesque countryside views! 87.285 acres situated in historic Independence. Drive up the oak tree lined drive to the beautifully restored home. The original home was built in the early 1920's with tasteful additions and renovations in 1950 and again in the early 2000's. In addition, the most recent updates include: new roof, new plumbing throughout, fresh interior paint and more. Home offers ±3152 SF with 3 bedrooms, 3 baths, his/her offices and sun room. Spacious living area with rock fireplace open to the formal dining. Large island kitchen with open breakfast area. This gourmet kitchen includes commercial style Viking range, double ovens, granite countertops, great cabinet and counter space and accent lighting both under and above cabinets. Oversized bedrooms, refinished original hardwood flooring, 12' ceilings and large windows offering amazing views from any direction. Large porch ideal for sitting back to watch extraordinary sunsets and for soaking in the magnificent springtime fields of Bluebonnets and Indian Paintbrushes. Oversized two-car attached garage, 3 barns (one barn with 4 stalls) and additional outbuildings great for storage. Perimeter and cross fencing, two ponds, mature scattered trees and agriculture-exemption in place. Paved road frontage on two sides and is conveniently located just 1 mile from downtown Independence, 10 miles to downtown Brenham and only 28 miles to Kyle Field in College Station. This is a truly special property surrounded by Texas History.

ASKING PRICE: \$2,950,000



🌿 9058 SAM HOUSTON RD.
BRENHAM, TEXAS 77833

🌿 WASHINGTON COUNTY
🌿 BRENHAM ISD
🌿 APPROX. 87.285 ACRES

🌿 EST. TAXES: \$6,124.47 (PER WCAD WITH AG EXEMPTION)
🌿 MINERALS: AS OF RECORD
🌿 RESTRICTIONS: NONE

🌿 COUNTY MAINTAINED ROAD FRONTAGE
🌿 WATER FEATURES: 2 PONDS
🌿 EASEMENTS: AS OF RECORD

HIGH CEILINGS & ORIGINAL WOOD FLOORS



- ❖ LARGE ISLAND KITCHEN WITH GRANITE COUNTERTOPS
- ❖ VIKING RANGE & STAINLESS APPLIANCES
- ❖ SPACIOUS BREAKFAST AREA



- ❖ OPEN LIVING & DINING AREA
- ❖ STONE FIREPLACE
- ❖ ORIGINAL CHARACTER RESTORED THROUGHOUT



❖ 9058 SAM HOUSTON RD.
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- ❖ APPROX. 3,152 SQ. FT.
- ❖ YEAR BUILT: 1920's
- ❖ EXCLUSIONS: NONE

- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: PIER & BEAM
- ❖ EXTERIOR OF HOME: HARDI & WOOD

- ❖ WATER SUPPLY: WATER WELLS
- ❖ SEWER: SEPTIC SYSTEM
- ❖ OVERSIZED 2 CAR ATTACHED GARAGE

INTERIOR PHOTOS

PROPERTY PHOTOS



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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