

4-N Ranch
10709 Hwy 105
Brenham, TX 77833

\$1,195,000
53.11± Acres
Washington County



4-N Ranch
Brenham, TX / Washington County

SUMMARY

Address

10709 Hwy 105 null

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Hunting Land, Recreational Land, Ranches

Latitude / Longitude

30.253521 / -96.265985

Acreage

53.11

Price

\$1,195,000

Property Website

<https://ranchrealestate.com/property/4-n-ranch/washington/texas/112285/>



4-N Ranch

Brenham, TX / Washington County

PROPERTY DESCRIPTION

Nestled in the heart of Washington County, this exceptional ±53.11-acre tract offers the kind of property that's becoming increasingly difficult to find. Rolling terrain, scattered mature live oaks, and a beautiful hilltop homesite combine to create an outstanding setting for your future ranch home or weekend retreat.

The elevated homesite captures long-range views of the surrounding countryside, providing the perfect backdrop for enjoying spectacular Texas sunrises, sunsets, and peaceful country living. Majestic live oak trees add character, shade, and timeless beauty throughout the property.

A picturesque pond provides excellent fishing opportunities while serving as a dependable water source for livestock and native wildlife. Whether you're interested in running a few head of cattle, keeping horses, hunting, fishing, or simply escaping the hustle of the city, this property offers the versatility to make it your own.

With its combination of attractive topography, scattered hardwoods, productive pasture, and desirable location, this Washington County ranch is well suited for recreation, agricultural use, or building a legacy property to enjoy for generations.

Property Features

- ±53.11 scenic acres in highly desirable Washington County
- Beautiful rolling terrain with elevation changes
- Mature live oak trees scattered throughout the property
- Outstanding hilltop homesite with panoramic countryside views
- Pond ideal for fishing, livestock, and wildlife
- Productive pasture with excellent grazing potential
- Abundant wildlife including deer and other native species
- Ideal for a permanent residence, weekend getaway, or investment
- Conveniently located with easy access to Brenham, College Station and Houston

IMPROVEMENTS

There is an old house and out buildings-No Value attributed to structures.

The property is fully perimeter fenced.

WATER

There is a water well and one pond.

POWER

Power is supplied to the property by Bluebonnet Electric.

RECREATION and WILDLIFE

White-tailed deer are abundant on the property as well as hogs, doves, and occasional ducks on the pond.

The property is completely fenced, under AG Valuation and is surface sale only.

LOCATION

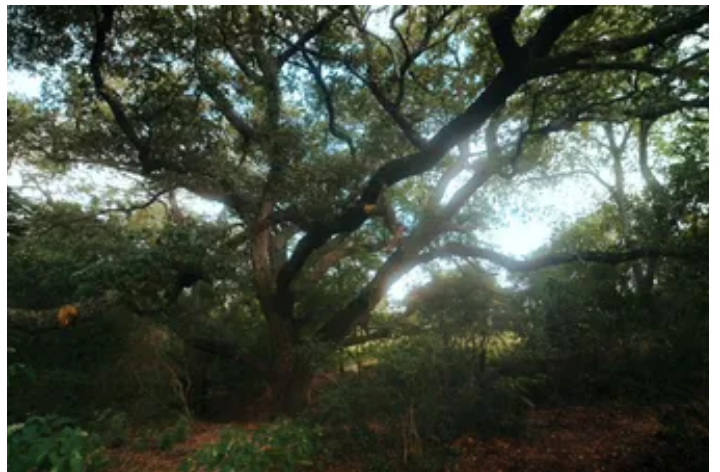
11 miles to Brenham

37 miles to College Station

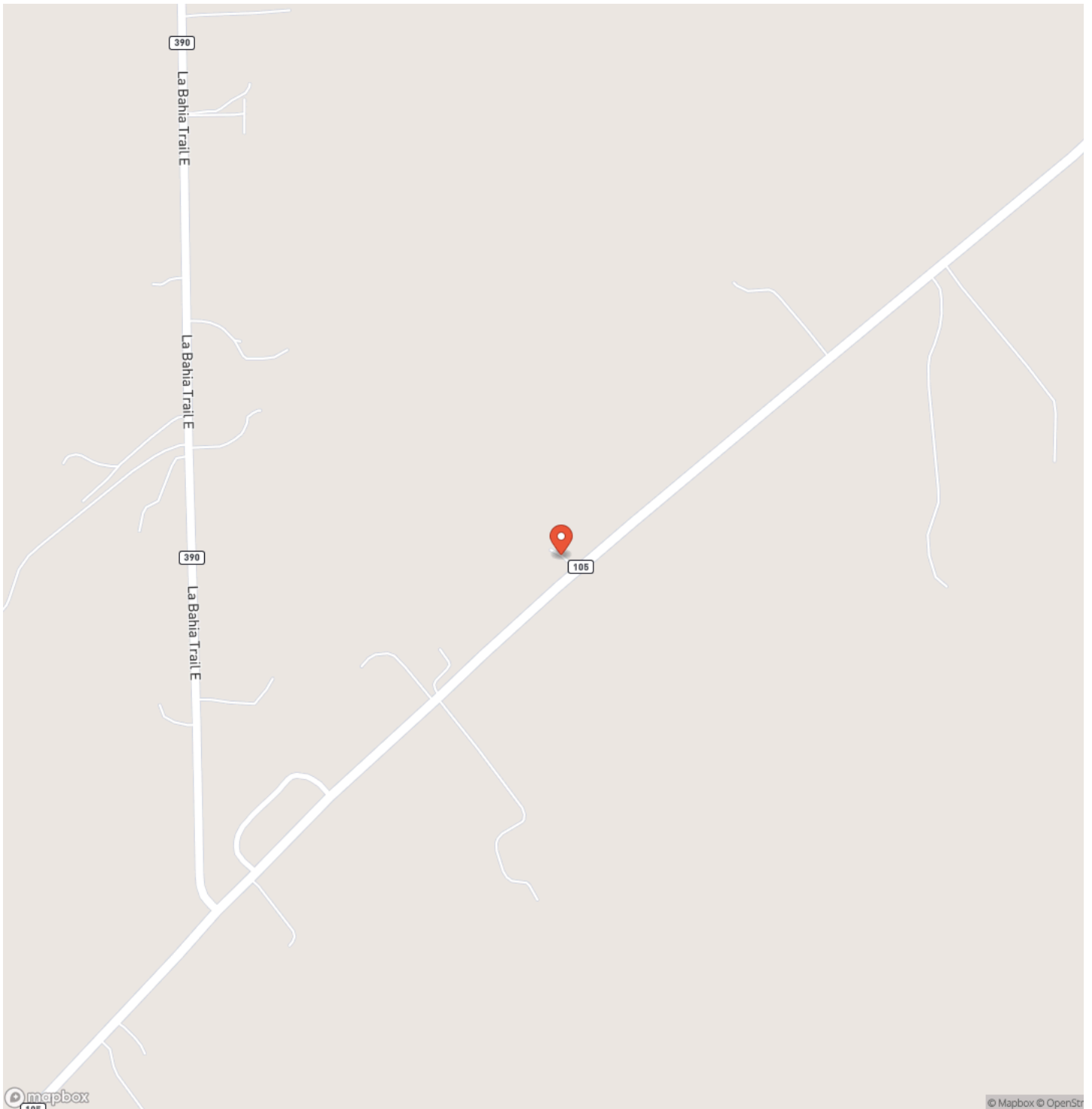
76 miles to Houston

99 miles to Austin

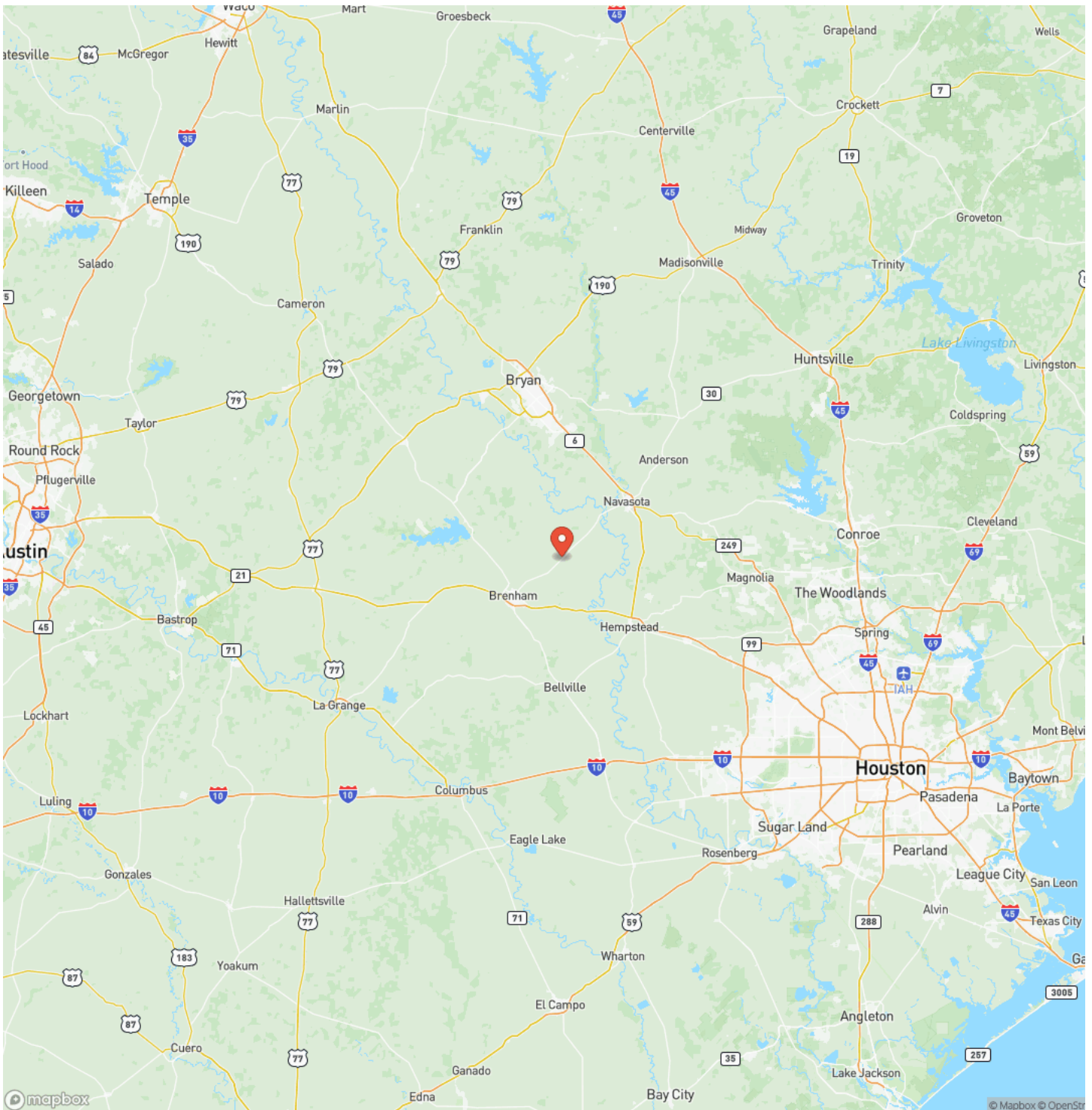
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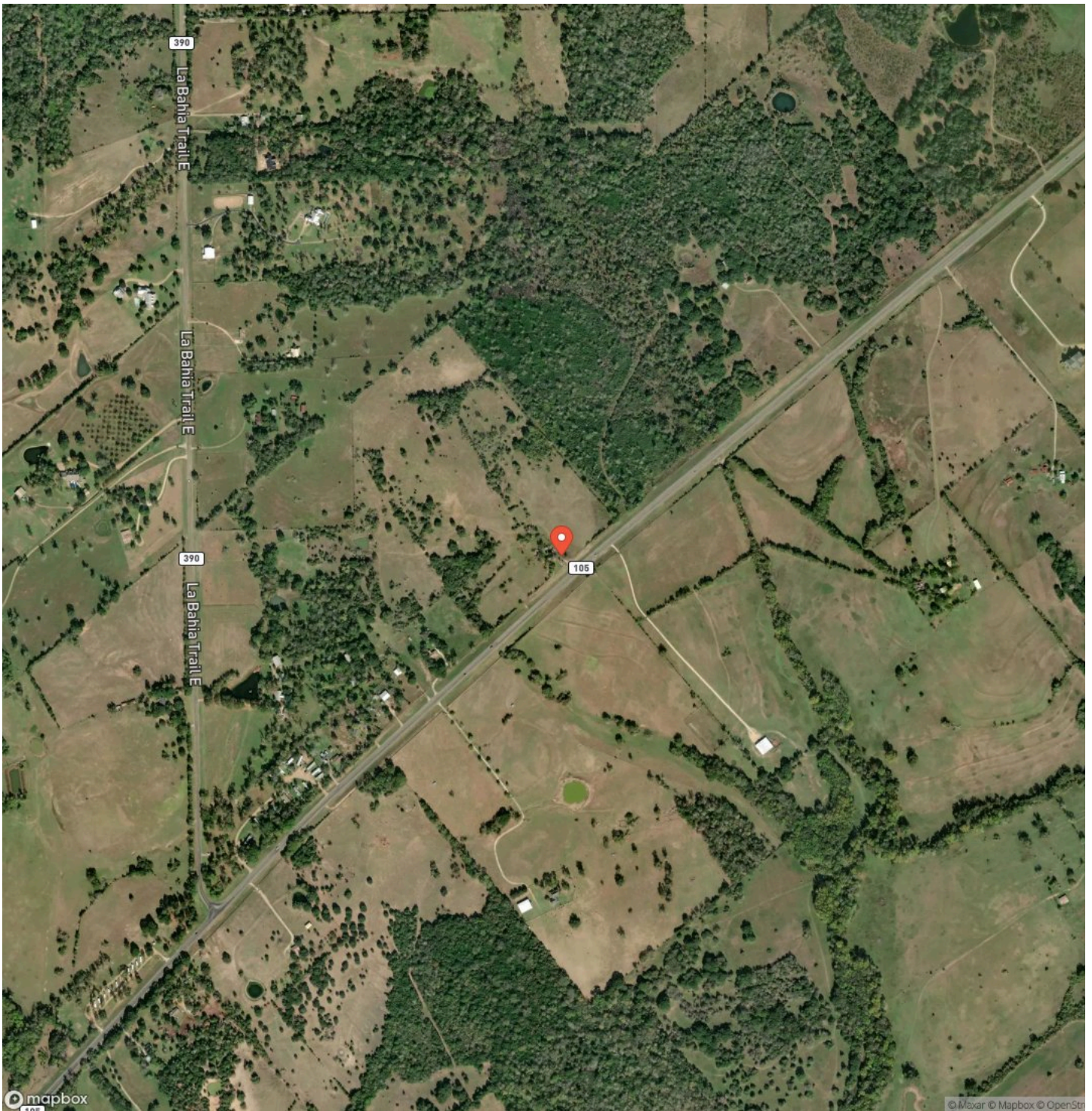
Locator Map



Locator Map



Satellite Map



4-N Ranch
Brenham, TX / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zach Murski

Mobile

(979) 203-0343

Email

Zach@CapitolRanch.com

Address

City / State / Zip

Brenham, TX 77833

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Showings are done by appointment only with the required 24 to 48-hour notice. Listing agent must be present for all showings. No trespassing. Capitol Ranch Real Estate, LLC will work with a buyer's agent, however, buyer's agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Capitol Ranch Real Estate does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The information and photos herein may not be duplicated in whole or part.

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