

Independence Creek Ranch
Brenham, TX 77833

\$9,750,000
184± Acres
Washington County



Independence Creek Ranch
Brenham, TX / Washington County

SUMMARY

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Ranches, Recreational Land, Horse Property

Latitude / Longitude

30.331330000000001 / -96.340355000000002

Acreage

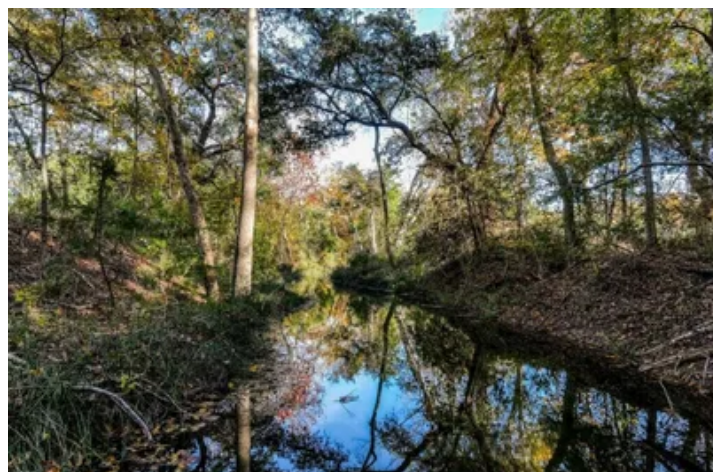
184

Price

\$9,750,000

Property Website

<https://www.capitolranch.com/property/independence-creek-ranch>



MORE INFO ONLINE:

www.RanchRealEstate.com



Independence Creek Ranch Brenham, TX / Washington County

PROPERTY DESCRIPTION

Nestled in the heart of Texas, amidst the picturesque landscapes of Independence, the Independence Creek Ranch presents an unparalleled blend of natural beauty and refined luxury. Spanning approximately 184 acres of verdant rolling hills and ancient Live Oaks, this estate is a rare jewel just outside Brenham and a stone's throw from the historic Independence Store. With its expansive road frontage, meticulously landscaped entrances, and pristine granite-topped roads, the ranch sets a new standard for sophisticated country living.

The estate has undergone extensive updates, enhancing every aspect of its luxurious offerings. The centerpiece, a 4,220 sqft residence, features four bedrooms, three bathrooms, and is designed for both grand entertaining and intimate gatherings, with a large pool, hot tub, outdoor kitchen, and entertainment area. Accompanying the main home is a newly added guest apartment and a detached two-car carport with additional storage, ensuring ample space and privacy for guests and residents alike.

A highlight of the ranch is the newly renovated party barn, equipped with living quarters, a private pool, and hot tub, ready to host any event with elegance and ease. The property's water features are equally impressive, with a water well supplying the home and party barn, an irrigation well for the pastures, a magnificent +/- 5-acre lake, smaller ponds, and the serene Independence Creek flowing through the estate.

Recreational opportunities abound, whether it's relaxing by one of the two private pools, fishing in the well-stocked ponds, or observing the abundant wildlife, including whitetail deer, dove, ducks, and Canadian geese, that frequent the property. Positioned strategically, the ranch enjoys proximity to Brenham, Texas A&M-College Station, Houston, and Austin, making it an ideal retreat for those seeking the pinnacle of luxury amidst the tranquility of nature.

Independence Creek Ranch is not just a home; it's a lifestyle destination for those discerning individuals who demand the utmost in luxury, privacy, and natural beauty. This property promises a living experience that is as breathtaking as the Texas landscape it resides in, a testament to the timeless allure of refined ranch living.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers 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. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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MORE INFO ONLINE:

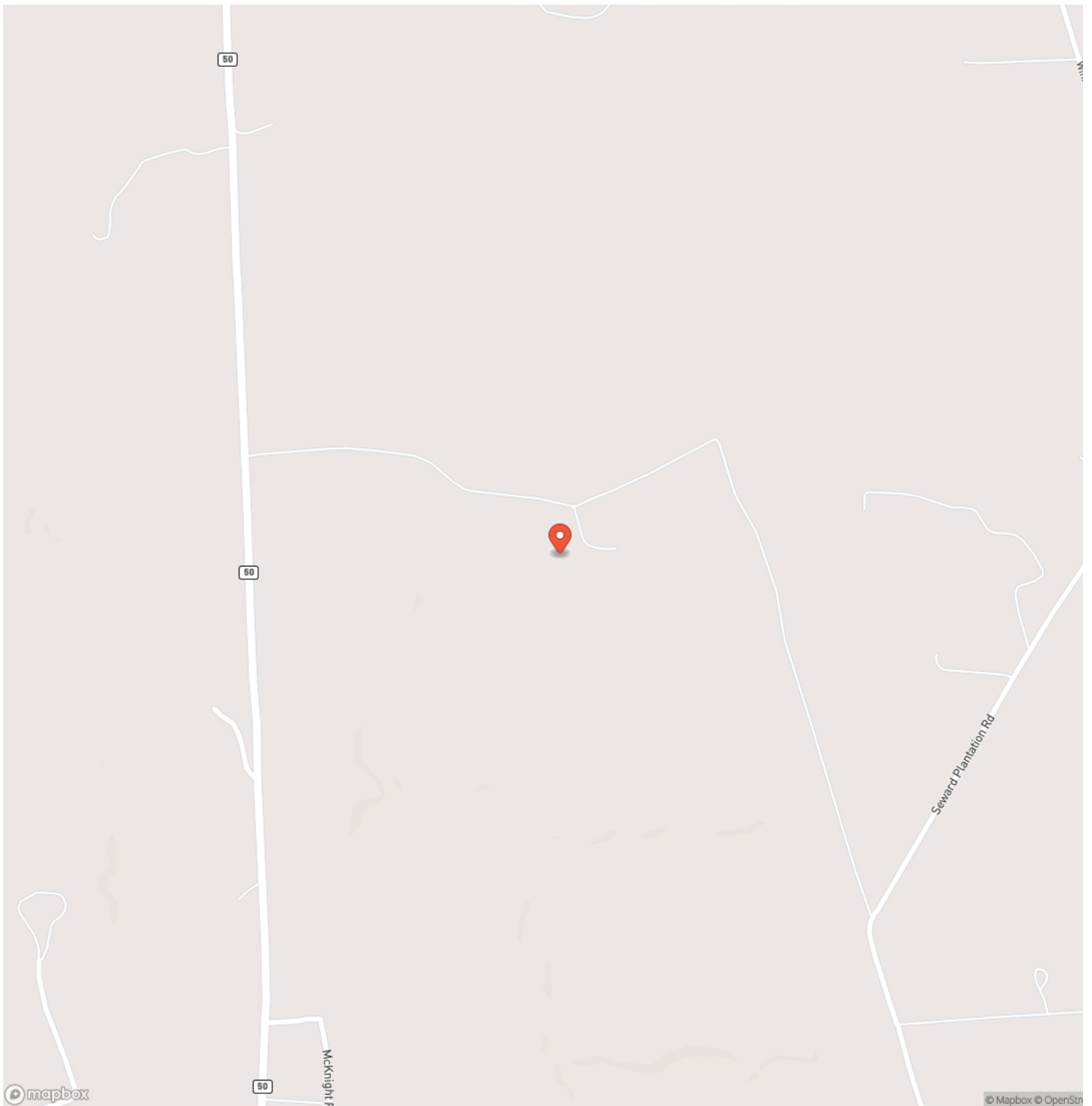
www.RanchRealEstate.com



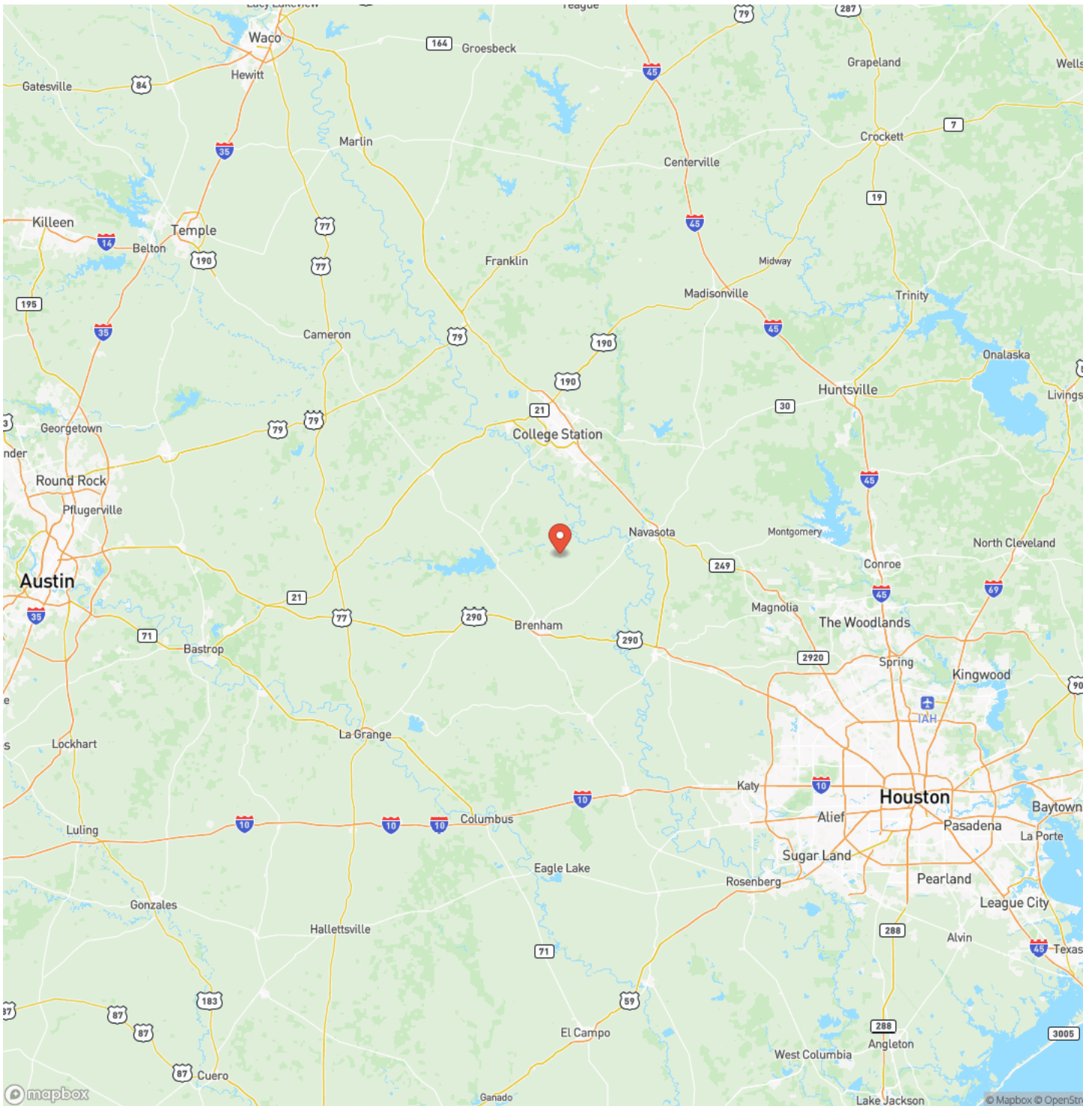
Independence Creek Ranch
Brenham, TX / Washington County



Locator Map



Locator Map



Satellite Map



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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