

Byrd Ranch
TBD FM 50
Brenham, TX 77833

\$3,506,250
212,500± Acres
Washington County



Byrd Ranch
Brenham, TX / Washington County

SUMMARY

Address

TBD FM 50

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.348080000000000 / -96.342609999999993

Acreage

212.500

Price

\$3,506,250

Property Website

<https://ranchrealestate.com/property/byrd-ranch-washington-texas/60587/>



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PROPERTY DESCRIPTION

The Byrd Ranch is one of the last, raw land properties in the area seeking a new owners touch. This wooded ranch offers numerous homesites among the live oaks and rolling hills. The property is completely fenced with barbed wire fencing. Hale Branch creek traverses the property creating wonderful recreational opportunities. Whether youre looking for a weekend retreat or wanting to establish a high-fenced exotic wildlife or hunting ranch, the Byrd Ranch offers limitless possibilities. This property is under AG Valuation.

WATER There is a CO-OP water meter at the front of the property and an old water well currently not in working condition. Hale Branch creek traverses the property and there is also one small pond.

POWER Power is at the front of the property.

RECREATION and WILDLIFE This ranch is a wildlife haven, home to whitetail deer, feral hogs, doves and other native animals.

LOCATION 14 miles to Brenham 25 miles to College Station 85 miles to Houston 100 miles to Austin

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 compenstation 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.

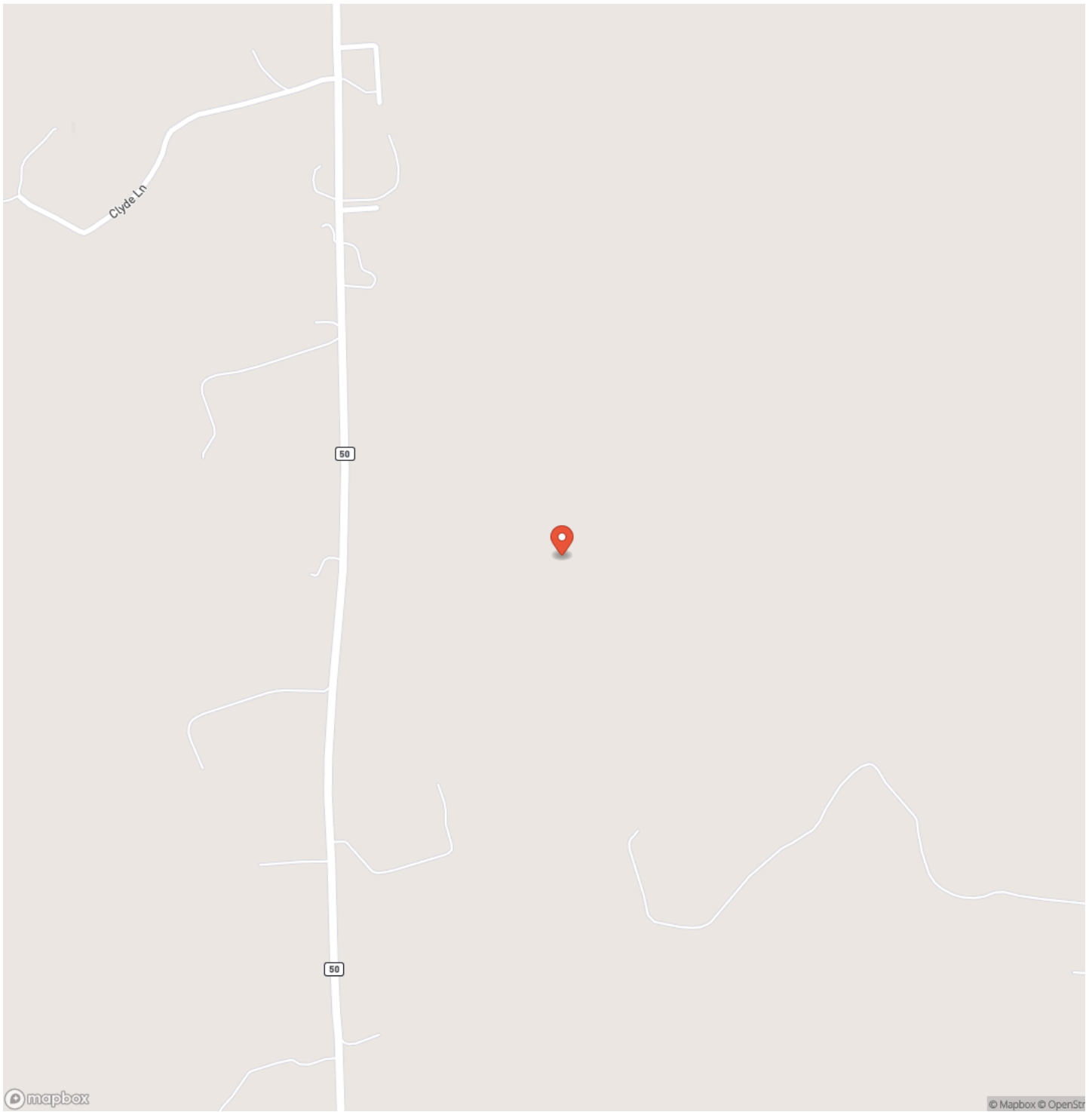
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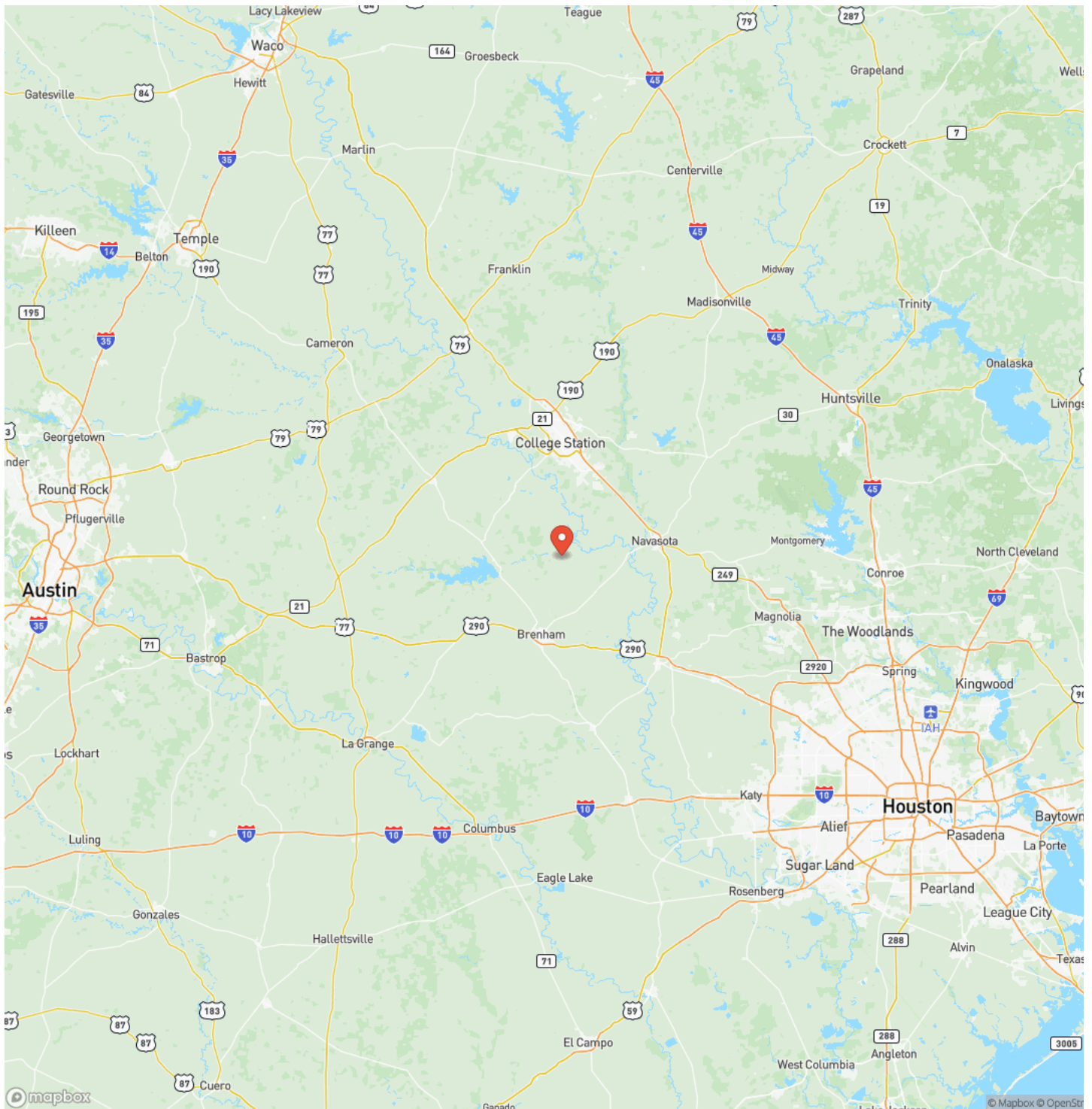
Byrd Ranch
Brenham, TX / Washington County



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

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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