

Wolf Creek Ranch
2700 Quarry Road
Brenham, TX 77833

\$970,000
28.540± Acres
Washington County



Wolf Creek Ranch
Brenham, TX / Washington County

SUMMARY

Address

2700 Quarry Road

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Recreational Land, Horse Property

Latitude / Longitude

30.312327 / -96.493668

Acreage

28.540

Price

\$970,000

Property Website

<https://ranchrealestate.com/property/wolf-creek-ranch-washington-texas/65600/>



PROPERTY DESCRIPTION

Situated in northern Washington county, Wolf Creek Ranch features a newly remodeled, ready to move in home, large metal barn and plenty of area to build a horse barn, arena, or other desirable improvements. This property does have fine sandy loam soil and would be perfect for the equestrian enthusiast. Conveniently located only 5 minutes from Lake Somerville which offers great fishing and water recreation opportunities. The native and improved grasses provide forage for wildlife and livestock grazing. Dense native wooded areas at the back of the ranch provides cover for all wildlife and game. The home is tucked privately away offering optimum privacy and endless opportunities and possibilities of relaxation and recreational enjoyment.

IMPROVEMENTS 3 Bed, 2 Bath, 1,440 sqft(perWCAD) home. The home has been completely remodeled in 2024. 30 x 50 fully insulated with cement floor metal barn and a 20 x 50 attached lean-to on the back for additional covered storage.

WATER There is a water well that supplies the home and barn.

POWER Power is supplied to the home and barn via overhead electric.

RECREATION and WILDLIFE White-tailed deer are abundant on the property as well as hogs, doves and other native wildlife.

The ranch is under AG Valuation and is surface sale only.

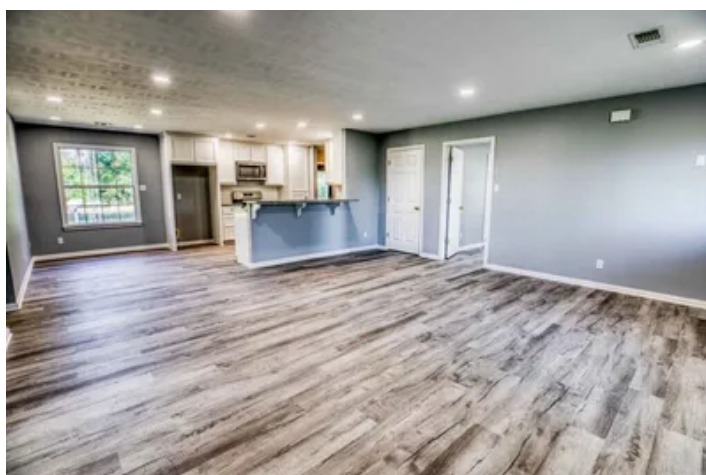
LOCATION 13 miles to Brenham 31 miles to College Station 88 miles to Houston 93 miles to Austin

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 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.

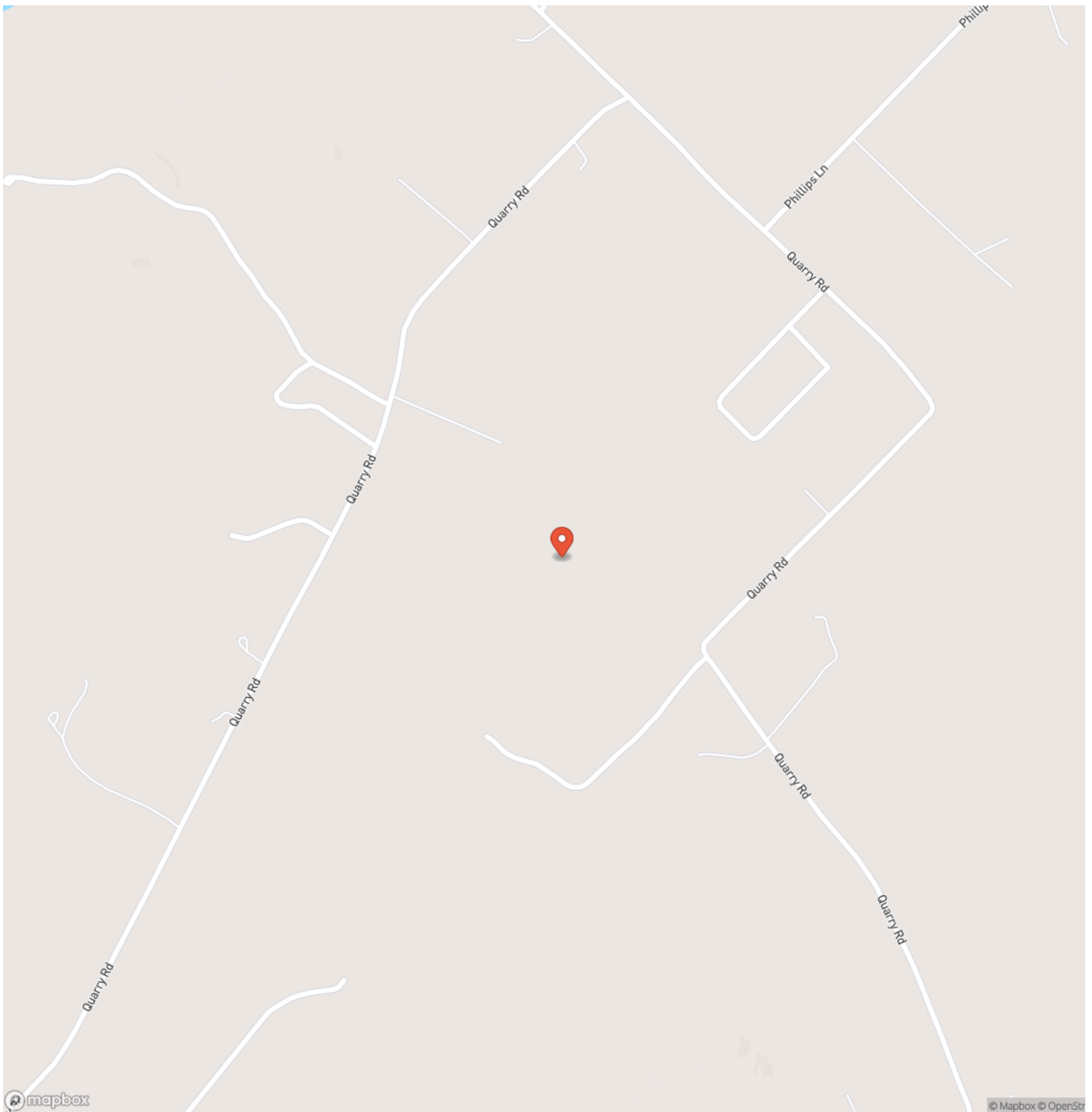
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. 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.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

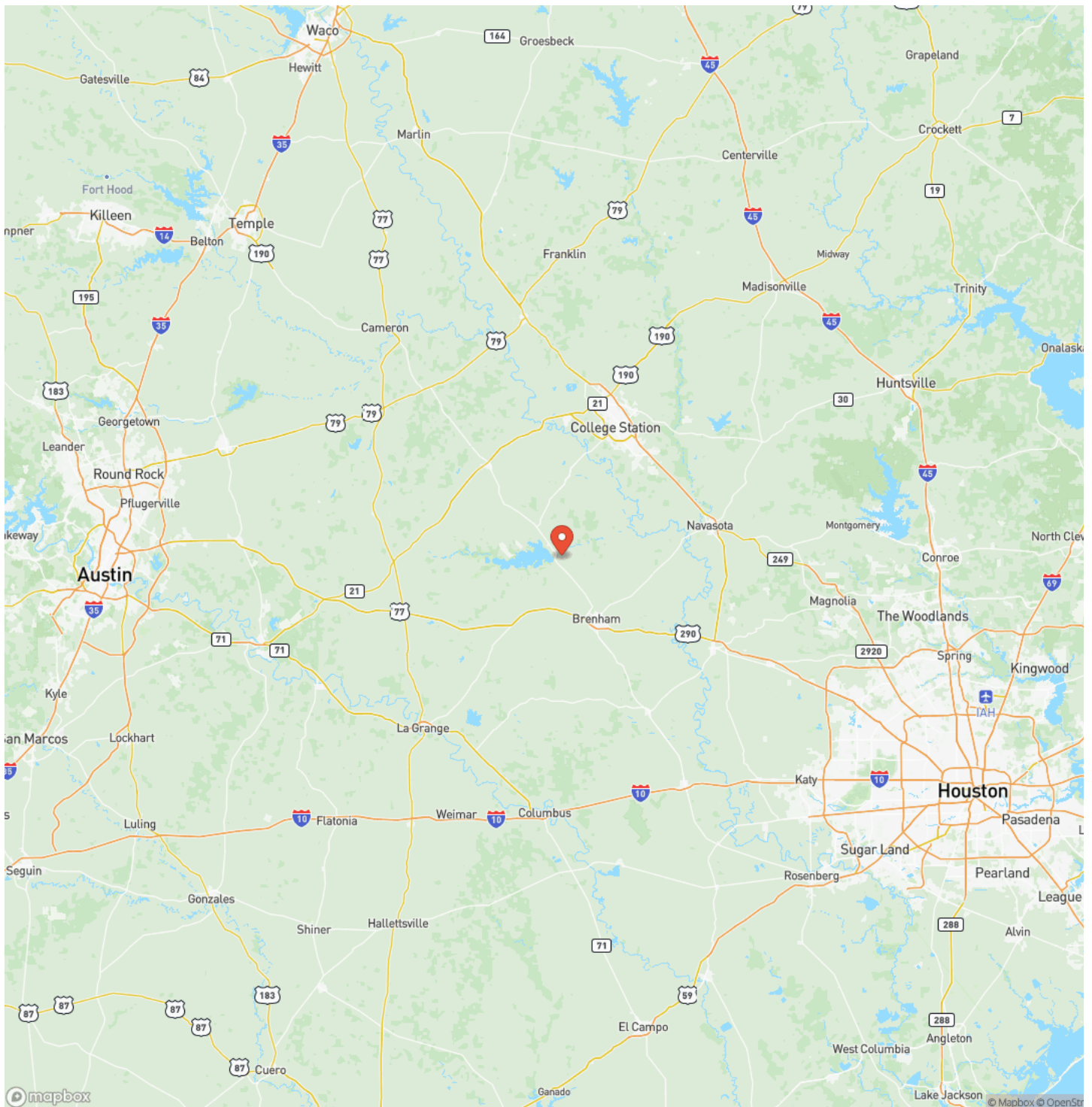
Wolf Creek Ranch
Brenham, TX / Washington County



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

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
