

**Clear Skies Ranchette**  
3520 Bluebonnet Blvd  
Brenham, TX 77833

**\$995,000**  
8.29± Acres  
Washington County



**Clear Skies Ranchette**  
**Brenham, TX / Washington County**

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**SUMMARY**

**Address**

3520 Bluebonnet Blvd

**City, State Zip**

Brenham, TX 77833

**County**

Washington County

**Type**

Recreational Land, Residential Property, Horse Property

**Latitude / Longitude**

30.146189 / -96.300957

**Dwelling Square Feet**

1,931

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

8.29

**Price**

\$995,000

**Property Website**

<https://ranchrealestate.com/property/clear-skies-ranchette/washington/texas/88529/>



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**PROPERTY DESCRIPTION**

**Experience Comfort and Serenity at Clear Skies Ranchette**

Nestled on over 8 beautifully manicured acres between Brenham and Chappell Hill, Texas, Clear Skies Ranchette offers the perfect blend of rural charm and modern convenience. This picturesque property features two well-maintained homes, a barn, animal pens, and a tranquil pond, making it ideal for both relaxation and recreation.

Whether you're gathering around the fire pit with family and friends, soaking in the breathtaking Texas sunsets, or watching deer and wildlife roam your backyard, this ranchette provides a peaceful escape from the everyday hustle.

Fully fenced and equipped with an automatic entry gate, the property offers both security and room to expand — perfect for more farm animals or personalized touches. Whether you're looking for a weekend getaway or a permanent residence, Clear Skies Ranchette is a true country gem.

**IMPROVEMENTS**

Main Home: 3 Bed, 2 bath-1,931sqft featuring open concept living and dining areas, spacious rooms, screened in porch and attached garage.

Guest Home: 1 Bed, 1 Bath with full kitchen and spacious living area.

Large barn area with airconditioned work room.

A detached home office/storage building.

**POWER**

Power is supplied to all the improvements via underground electric.

**WATER**

Water to the property is supplied by a private water well and the property also features a pond.

**LOCATION**

3 miles to Chappell Hill

8 miles to Brenham

46 miles to College Station

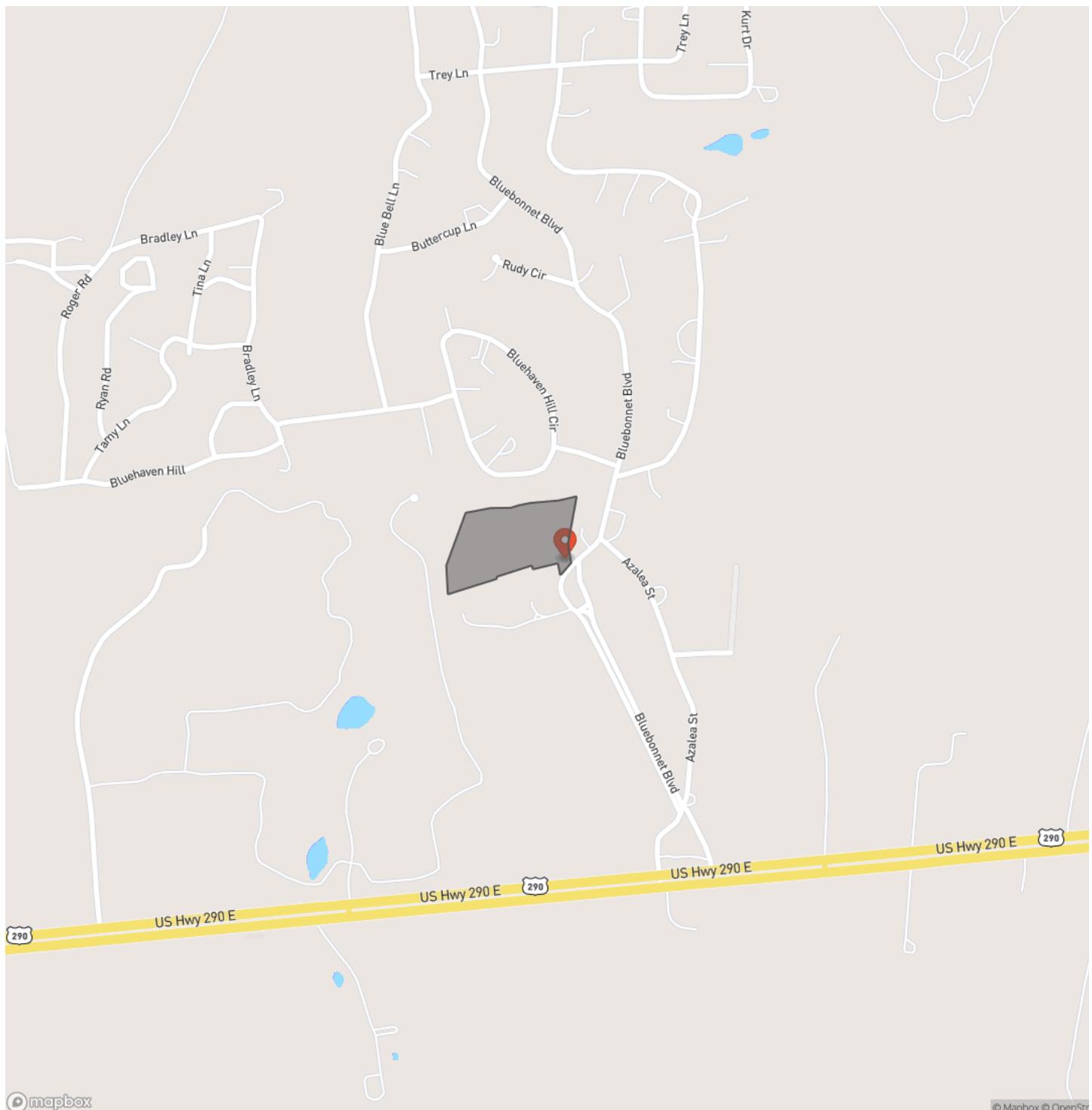
67 miles to Houston

97 miles to Austin

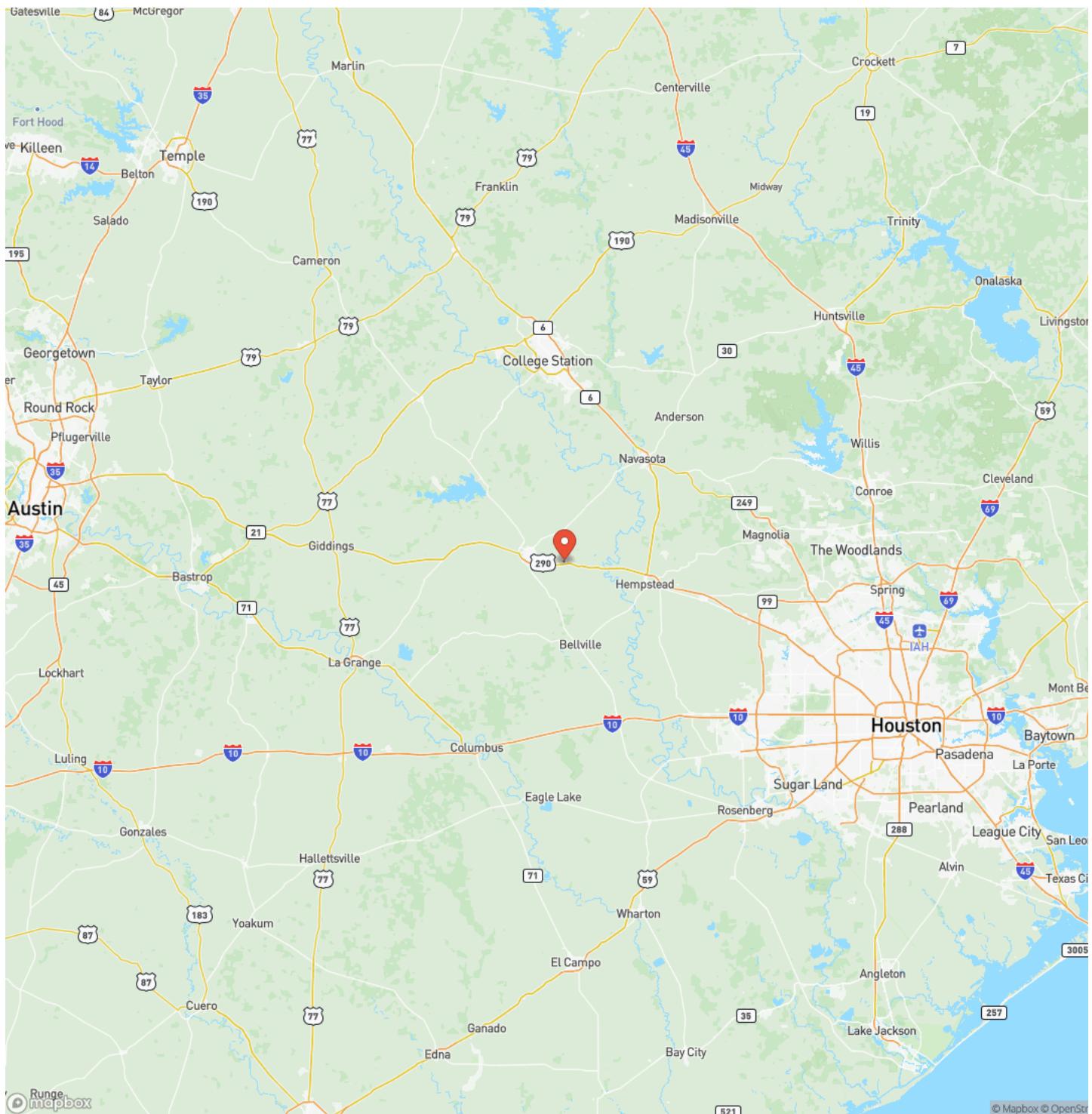
**Clear Skies Ranchette**  
Brenham, TX / Washington County



## Locator Map



## Locator Map



## Satellite Map



© Maxar © Mapbox © OpenStreetMap

## **Clear Skies Ranchette 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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## **DISCLAIMERS**

Showings are done by appointment only with the required 24-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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