

Thornton Ranchette
000
Brenham, TX 77833

\$950,000
11,500± Acres
Washington County



Thornton Ranchette
Brenham, TX / Washington County

SUMMARY

Address

000

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Recreational Land, Horse Property

Latitude / Longitude

30.10912 / -96.50275

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / 2

Acreage

11.500

Price

\$950,000

Property Website

<https://ranchrealestate.com/property/thornton-ranchette-washington-texas/60626/>



PROPERTY DESCRIPTION

This ranchette is an exceptional 11.5 +/- acres only 6.5 miles from downtown Brenham and a 15 minute drive to Round Top. Charming 1800+sqft 2 bed/ 2 bath ranch house that boasts customized cabinetry, custom walk in pantry, vintage fixtures, and a luxurious crawl tub in the 2nd bath. Custom pool overlooking the tranquil landscape also has storage and outdoor facilities. Wrap around porch with stunning gardens will lend a seat for the show stopping sunsets. 3 oversized carports and RV hookups are in place for all the toys and 3 extra storage buildings. A second 1 bed/1 bath with loft cottage is ready for income producing STR or guest over flow. The property is a secluded gem lined with mature oaks, 3 acres of manicured pasture and 450ft of Little Sandy Creek frontage. The property includes approximately 1.5 acres across the creek and abundant with wildlife. Ag exempt. Tractor, implements, and trailer to convey.

Access: Via gravel easement.

Other Improvements: 2 +/- Acre pond(Pond is shared with neighbor). Good perimeter fencing in place. Buried electrical lines with a 2nd meter in place for any future build. Irrigation lines through out the property. Buried propane tank. Water well in place. 3 Storage buildings with electricity are in place. Large chicken coop with house that can easily be downsized.

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.

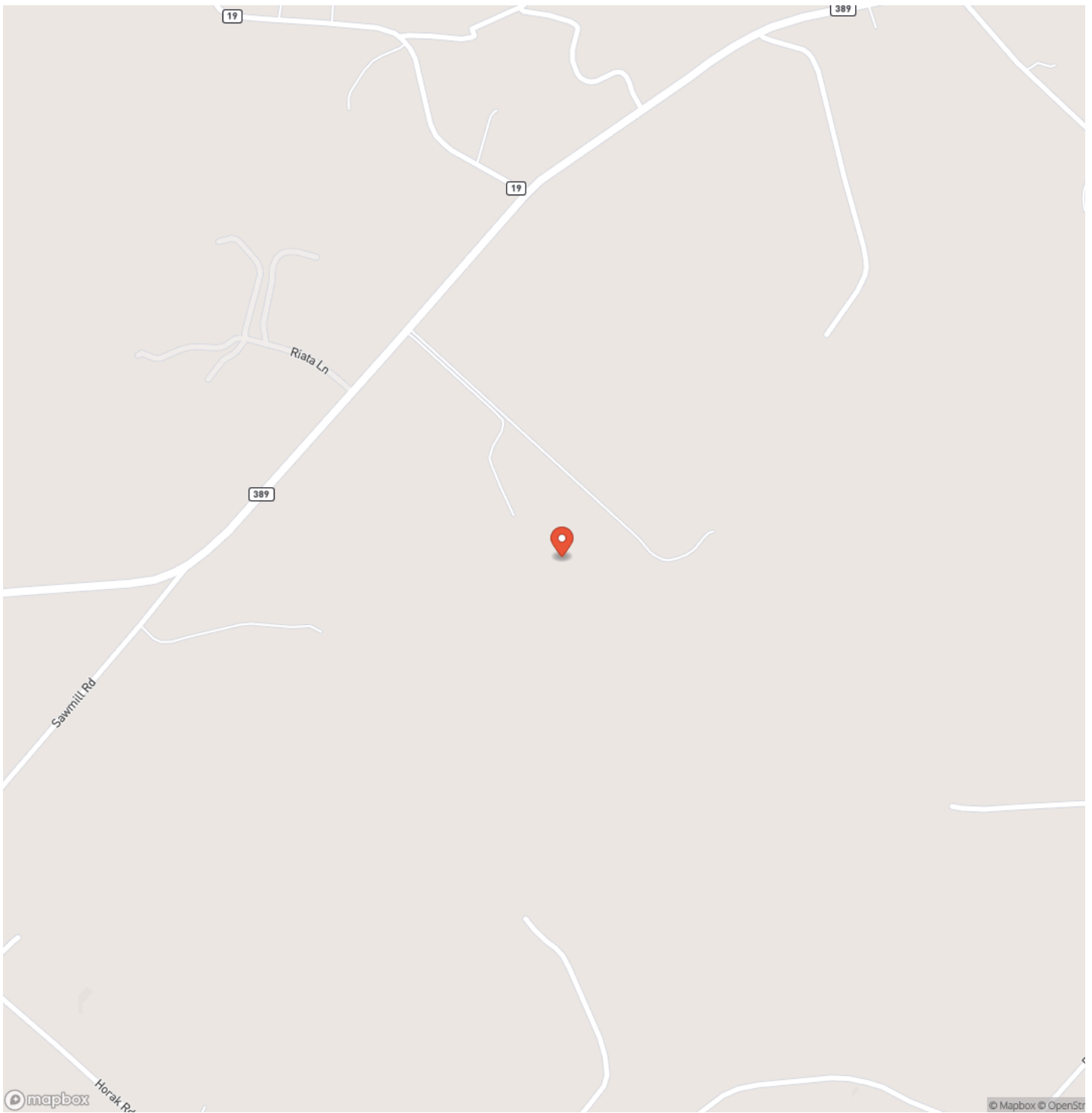
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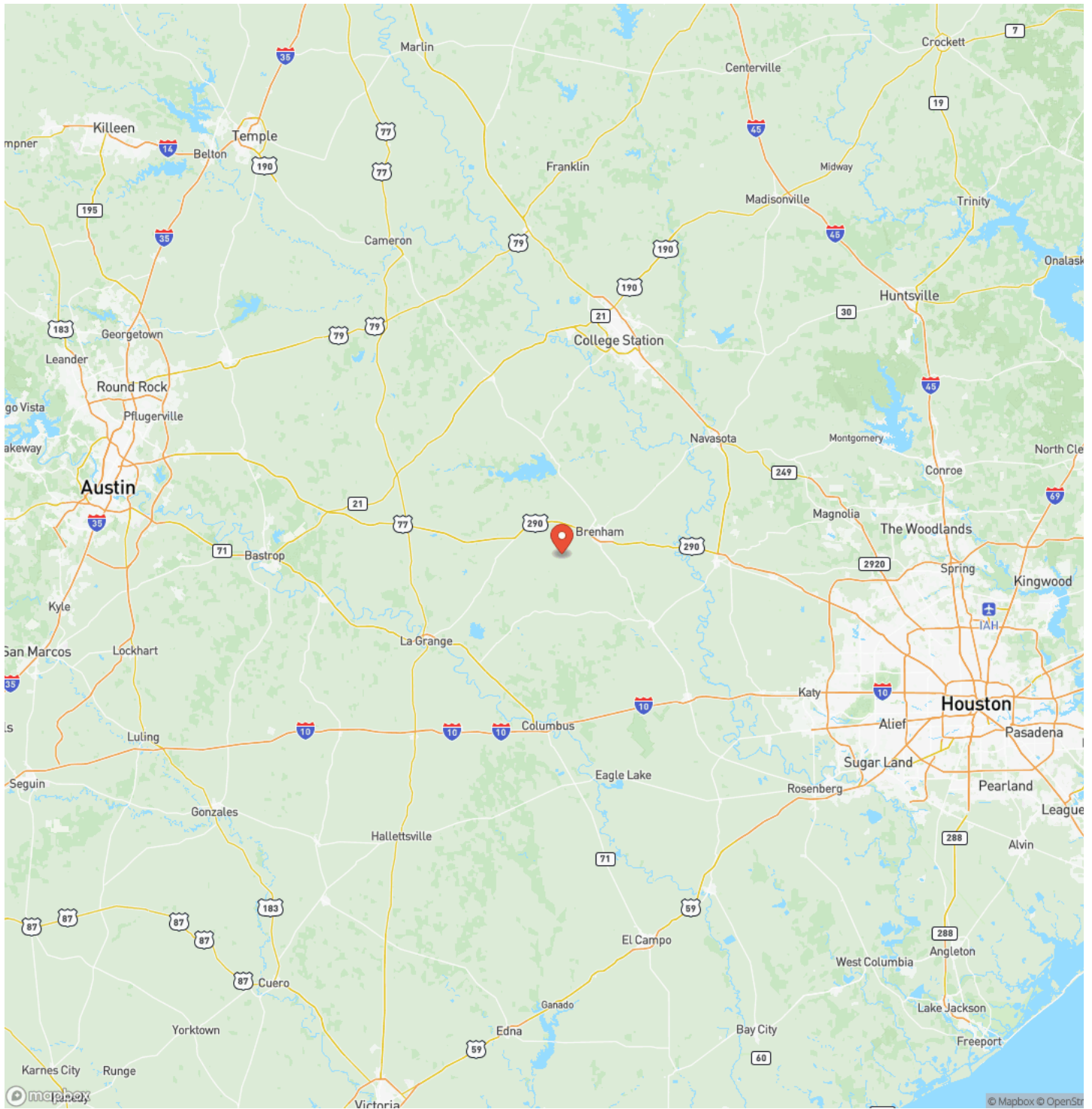
Thornton Ranchette
Brenham, TX / Washington County



Locator Map



Locator Map



Satellite Map



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