

River Wild
2401 Brazos River Ln
Chappell Hill, TX 77426

\$4,995,000
530± Acres
Washington County



River Wild
Chappell Hill, TX / Washington County

SUMMARY

Address

2401 Brazos River Ln

City, State Zip

Chappell Hill, TX 77426

County

Washington County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.1548284 / -96.1858607

Acreage

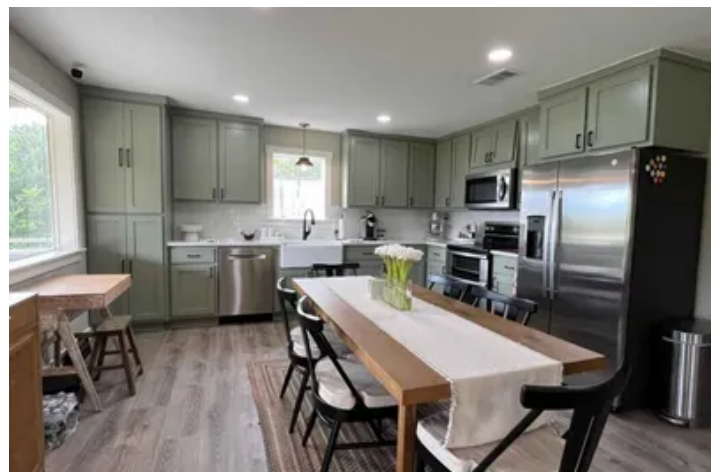
530

Price

\$4,995,000

Property Website

<https://ranchrealestate.com/property/river-wild-washington-texas/60585/>



PROPERTY DESCRIPTION

End of the road seclusion just outside of popular Chappell Hill and Brenham, TX and only 45 minutes to North Houston! This awesome specimen is so close to the city amenities yet secluded on dead end Brazos River Lane. River Wild has over 3 miles of river front with high banks showing distant views and its own sandy peninsula for easy river access. This sandy beach is ideal for all types of recreation like four wheeling, fishing, volleyball, rock and fossil hunting, and more! The river house has been completely remodeled and looks like a quaint plantation home on stilts with parking underneath. As the photos show the home has been well taken care of and offers the features and look of a new house! It also has a walk-around porch offering towering views over the pasture and pecan orchard making an ideal place to sit and enjoy. The ranch offers some of the best river frontage, huge Pecan, Oak, and Cottonwood trees around, dense woods, and several open pastures for grazing or farming some of the most fertile soil in the state being the Brazos River Bottom.

If you are looking for a place to hunt, fish, boat, stay, play, farm and ranch that's close to the city yet secluded this is a rare offering. Chappell Hill is a great area to buy land. The property is in the 100-year flood plain. Call for viewing.

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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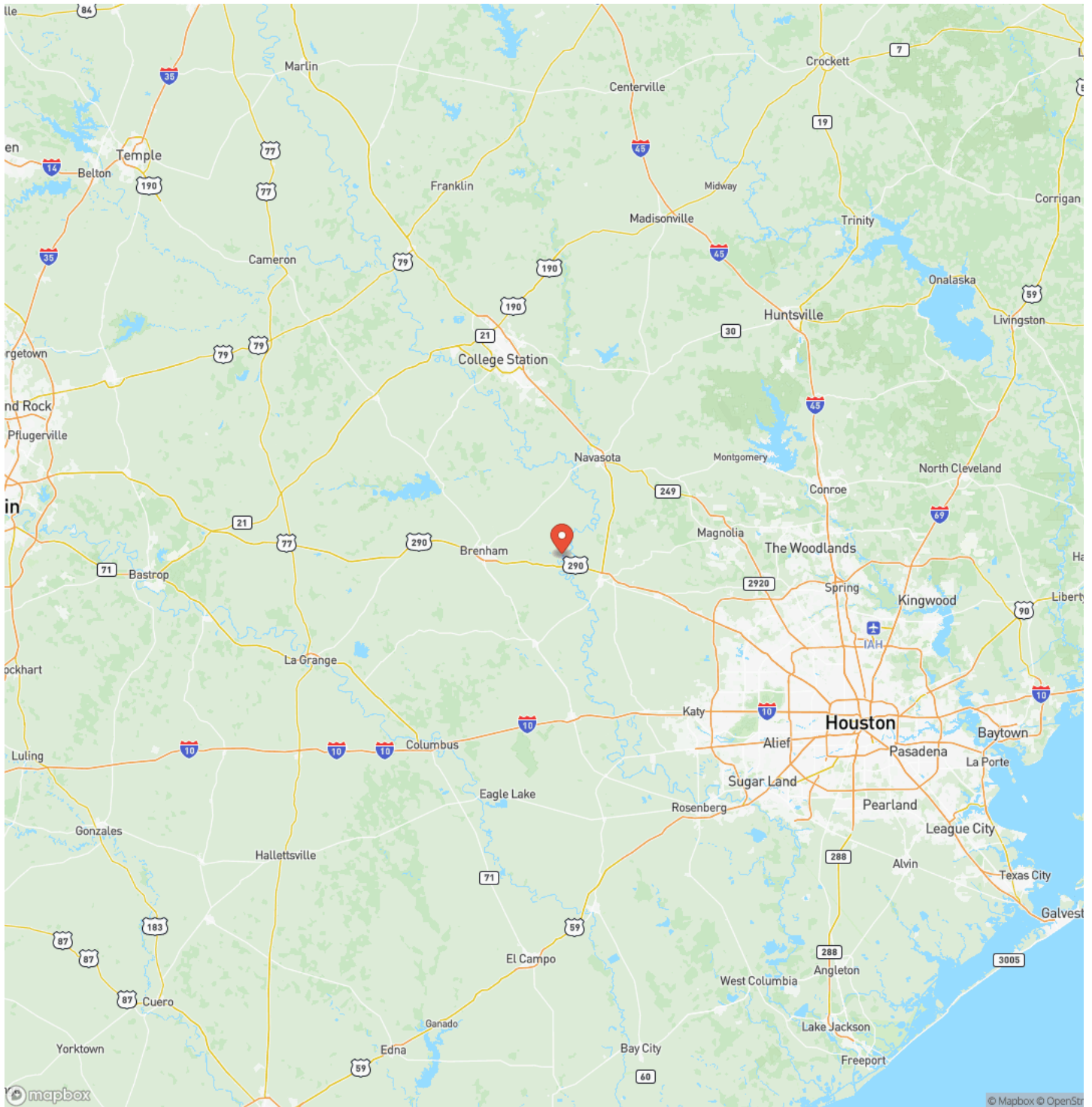
River Wild
Chappell Hill, TX / Washington County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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