

**Rocky Creek Hills**  
7101 Boehnemann Road  
Brenham, TX 77833

**\$2,995,000**  
84.750± Acres  
Washington County



**Rocky Creek Hills**  
**Brenham, TX / Washington County**

---

**SUMMARY**

**Address**

7101 Boehnemann Road

**City, State Zip**

Brenham, TX 77833

**County**

Washington County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

30.130063 / -96.515973

**Acreage**

84.750

**Price**

\$2,995,000

**Property Website**

<https://ranchrealestate.com/property/rocky-creek-hills-washington-texas/60592/>



**Rocky Creek Hills**  
**Brenham, TX / Washington County**

---

**PROPERTY DESCRIPTION**

Situated in western Washington county, Rocky Creek Hills features magnificent rolling terrain and high elevations providing million-dollar views. Beautiful native landscape with multiple ponds, live water creek, and giant Live Oaks encompass most of the ranch, and the remaining being a wooded wildlife oasis. Conveniently accessed by paved county road. The native and improved grasses have been expertly managed for optimum growth to provide forage for wildlife and livestock grazing. Heavy native brush at the back of the ranch provides cover for all wildlife and game. Tucked privately away among the incredible picturesque landscape this ranch offers diverse terrain and landscapes creating endless opportunities and possibilities of relaxation and recreational enjoyment.

IMPROVEMENTS 3 Bed, 3 1/2 Bath, 2,743sqft(perWCAD) two-story home with the primary bedroom located on the first floor. The remaining bedrooms are upstairs. Large, attached garage with access on two sides. 40x140 Metal shop with approximately 100 ft being equipment storage and 40x40 shop area, having a cement floor and being fully enclosed.

WATER There is a water well that supplies the home and barn. Live water, Rocky Creek flows through the ranch and there are also 4 ponds

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 occasional ducks on the ponds. The multiple ponds offer wonderful fishing opportunities and the wooded area in the back present good hunting opportunities.

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

**LOCATION**

9 miles to Brenham

14 miles to Round Top

81 miles to Houston

83 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.

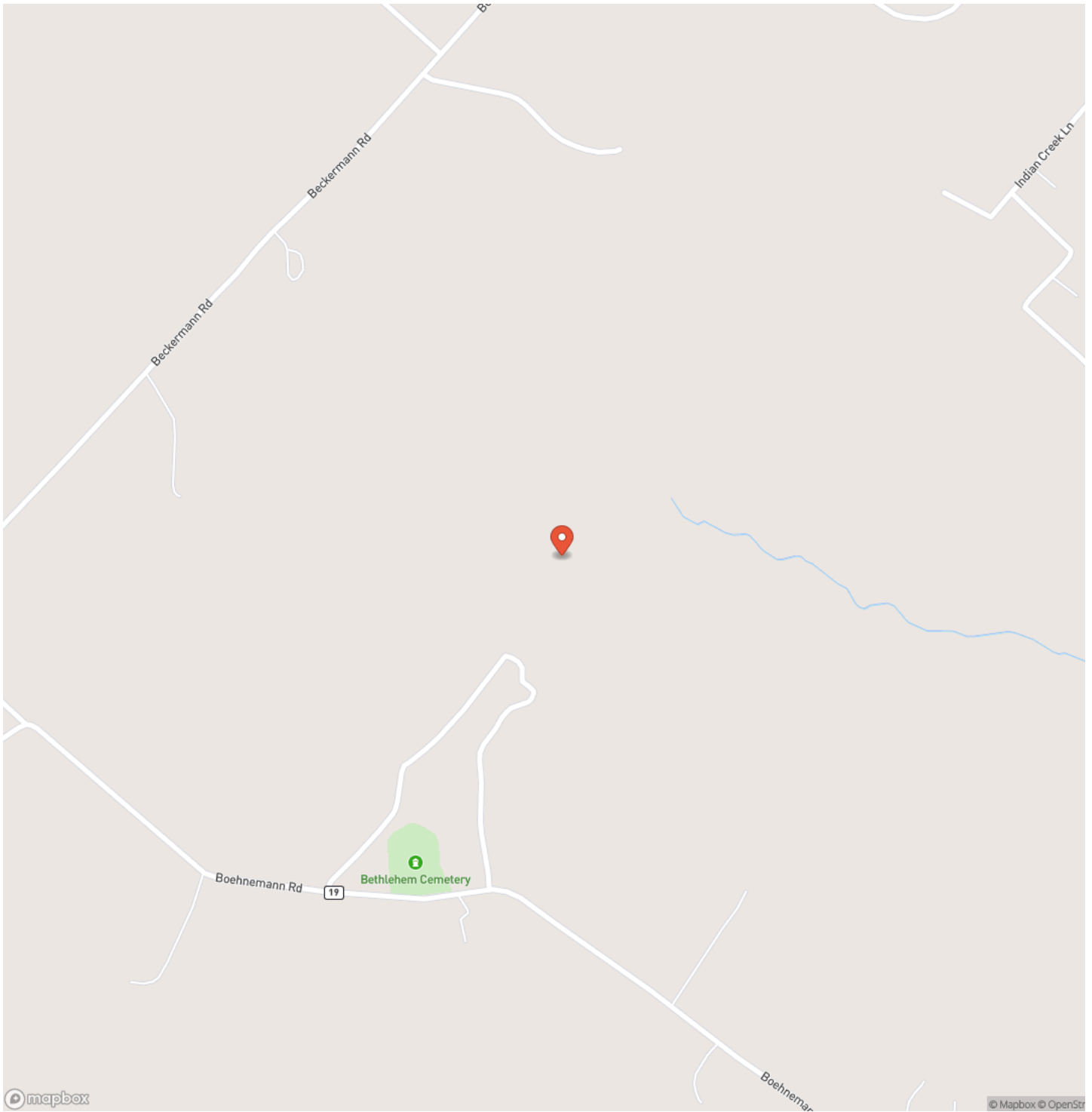
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer.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

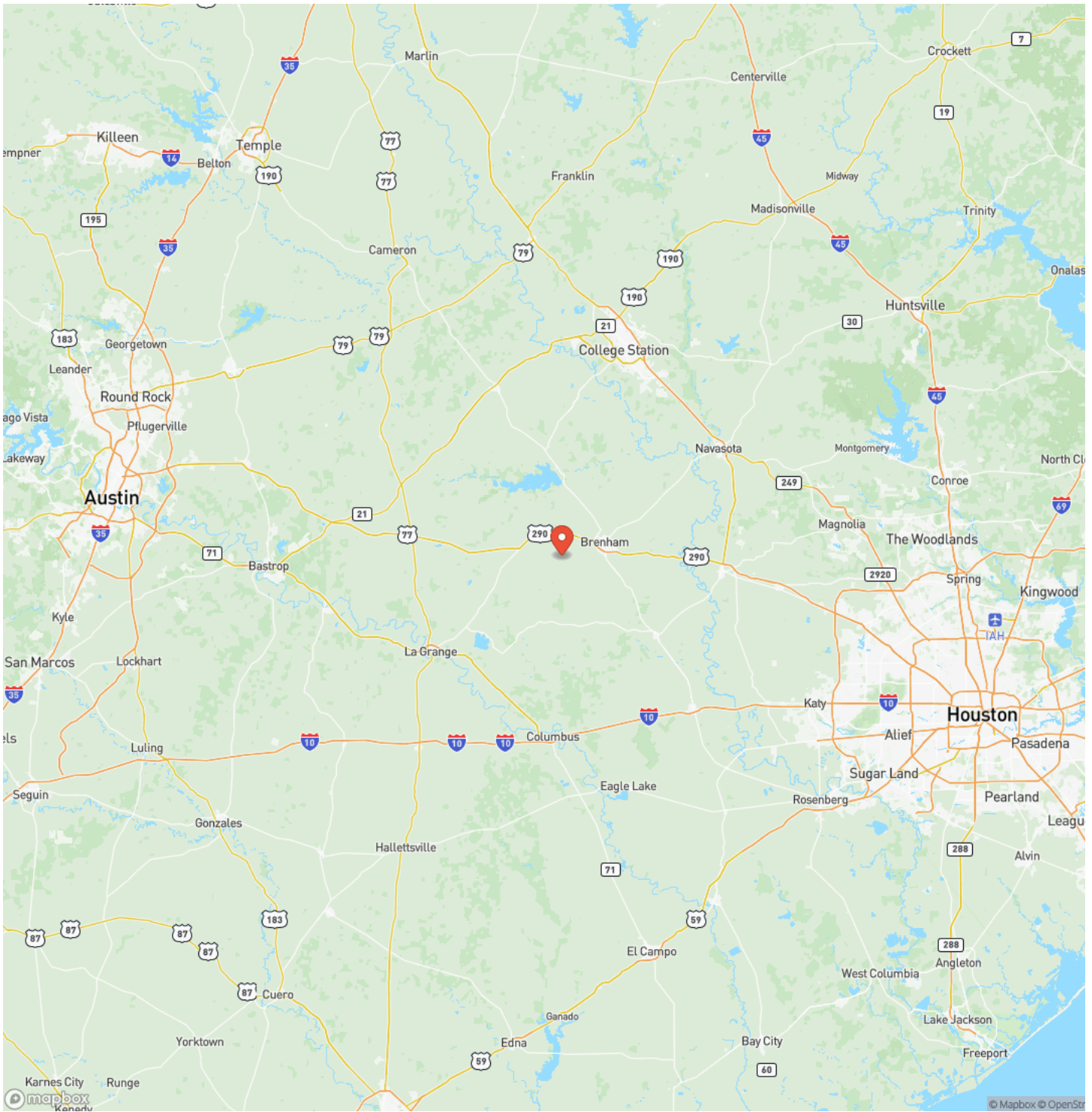
Rocky Creek Hills  
Brenham, TX / Washington County



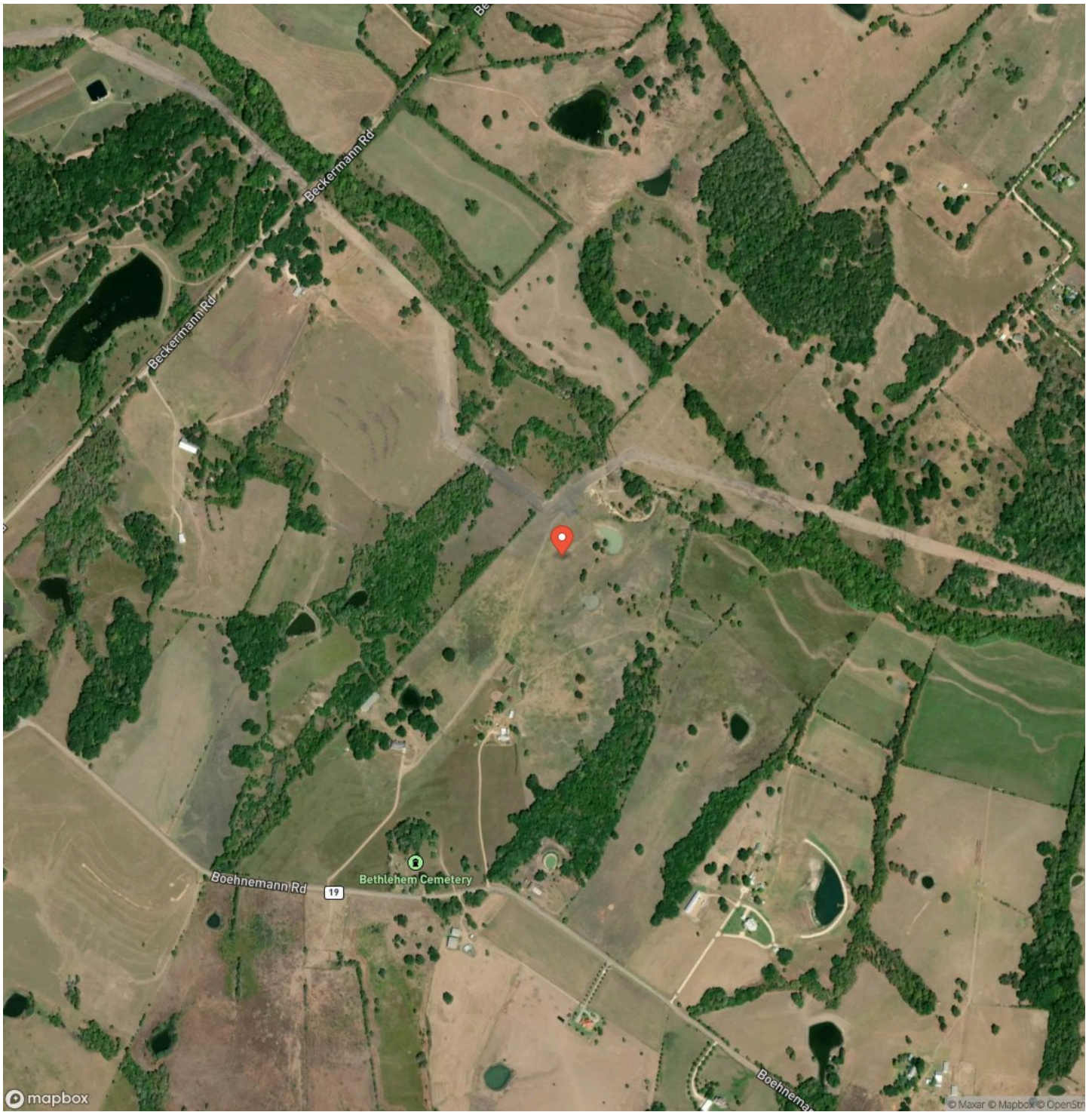
## Locator Map



# Locator Map



## Satellite Map



**Rocky Creek Hills  
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**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---





## **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](http://www.RanchRealEstate.com)

---