

**Rich Retreat**  
1709 Old Independence Rd  
Brenham, TX 77833

**\$549,000**  
10± Acres  
Washington County





**Rich Retreat**  
**Brenham, TX / Washington County**

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**SUMMARY**

**Address**

1709 Old Independence Rd

**City, State Zip**

Brenham, TX 77833

**County**

Washington County

**Type**

Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

30.187663 / -96.387278

**Dwelling Square Feet**

1700

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

10

**Price**

\$549,000

**Property Website**

<https://ranchrealestate.com/property/rich-retreat-washington-texas/66833/>



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**PROPERTY DESCRIPTION**

**LOCATION, LOCATION, LOCATION!**

If you are looking for the country get-away with the convenience of being close to town, this is it! Experience the beauty of Washington county on +/-10 acres current in AG Valuation. The property features a 3 bed, 2 bath two-story home with multiple out buildings. This property would be perfect for the weekend retreat, Air BnB for the Round Top Antique Festival, local sports tournaments or Aggie games. This beautiful property is also walking distance from the Washington County Expo Center, home to the oldest county fair in Texas.

**WATER**

There is a CO-OP water meter and a water well that supply water to the property. The property is also border by Little Sandy Creek.

**POWER**

Power is supplied via overhead electric by Bluebonnet Electric.

**RECREATION and WILDLIFE**

This property is frequented by White-tailed deer, White-winged doves and other native animals.

**LOCATION**

2 miles to Brenham  
25 miles to Round Top  
37 miles to College Station  
74 miles to Houston  
91 miles to Austin

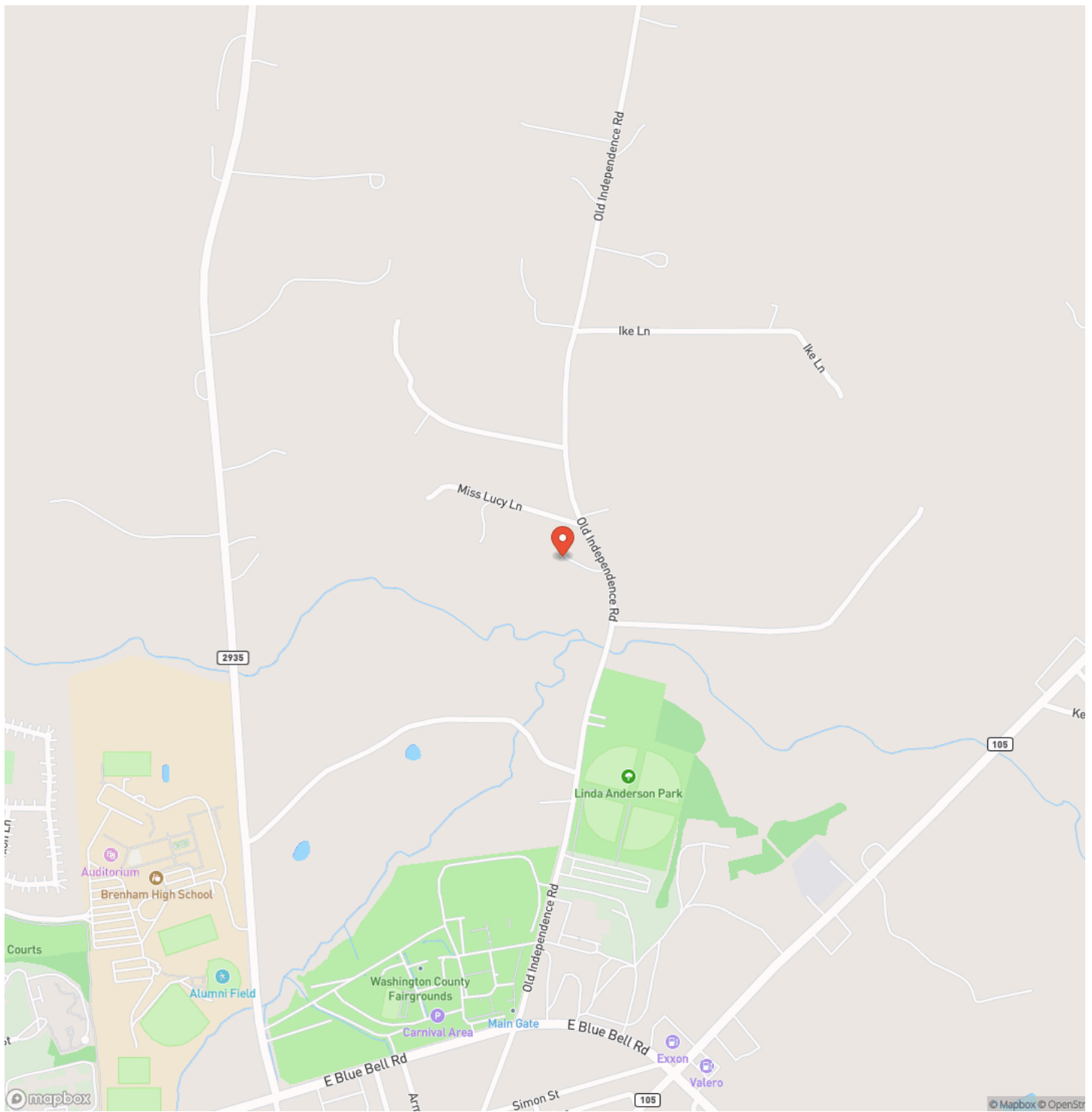
Showings are done by appointment only with required 24-hour notice. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Please submit offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. Buyer agent must make first contact, and be present from first showing forward to participate in full commission compensation at the discretion of Capitol Ranch Real Estate, LLC.



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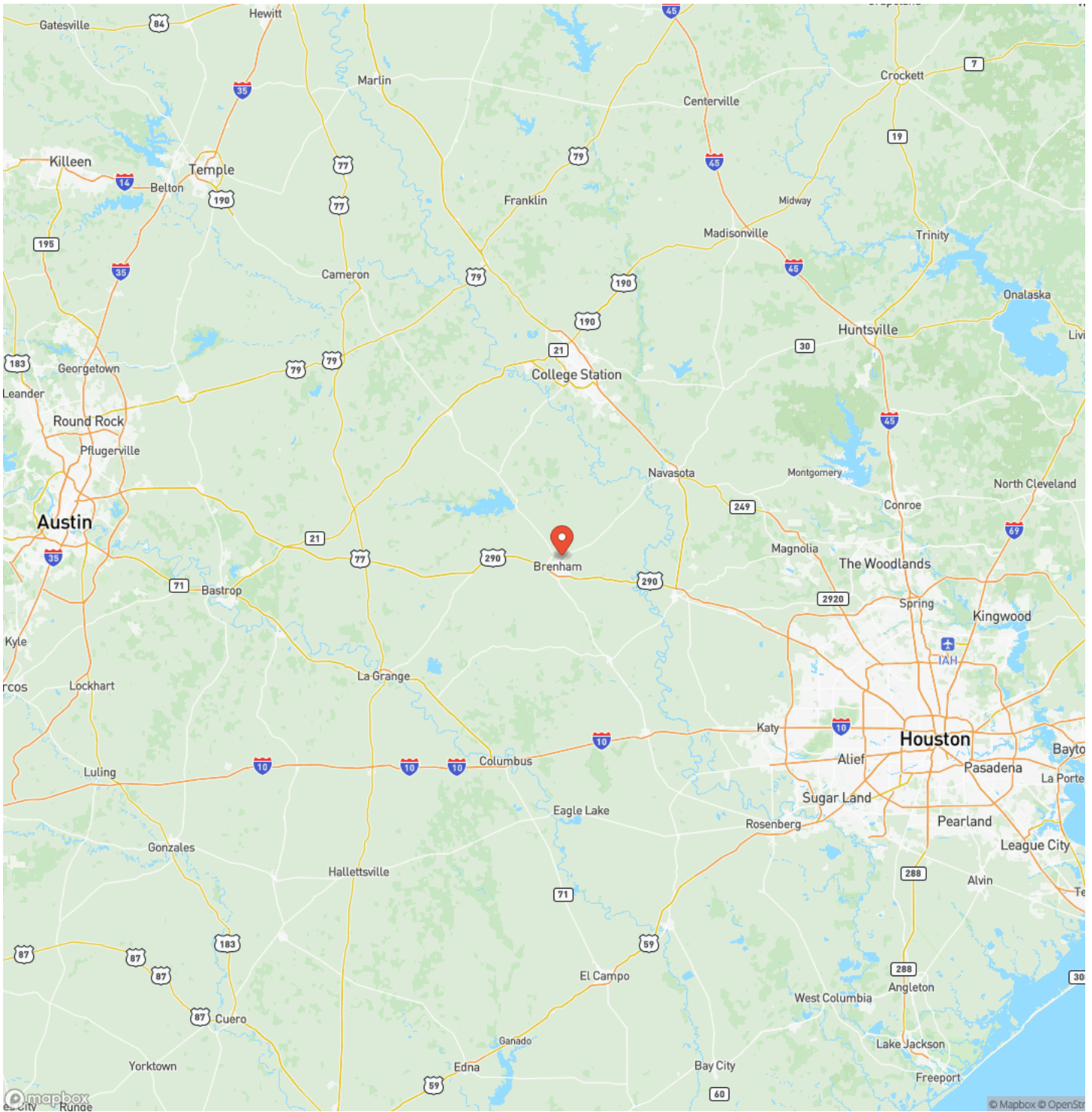


## Locator Map



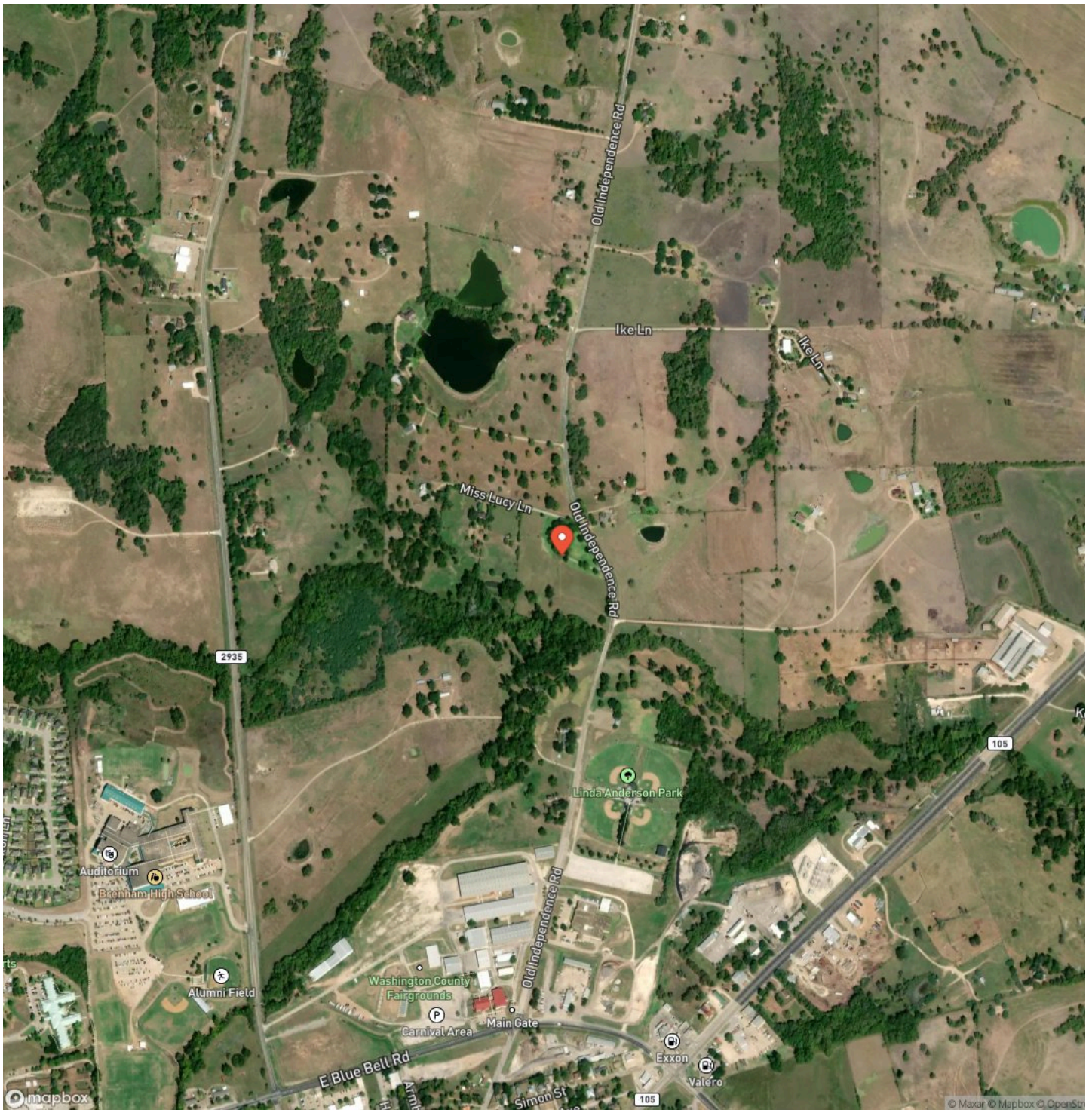


# Locator Map





## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Zach Murski  
**Mobile**  
(979) 203-0343  
**Email**  
Zach@CapitolRanch.com  
**Address**  
**City / State / Zip**  
Brenham, TX 77833

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**NOTES**

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## **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.



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**Capitol Ranch Real Estate, LLC**  
12405 Schwartz Road  
Brenham, TX 77833  
(979) 530-8866  
[www.RanchRealEstate.com](http://www.RanchRealEstate.com)

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