

Lake View Ranch  
9020 Iron Bridge Rd  
Burton, TX 77835

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



**Lake View Ranch**  
**Burton, TX / Washington County**

**SUMMARY**

**Address**

9020 Iron Bridge Rd

**City, State Zip**

Burton, TX 77835

**County**

Washington County

**Type**

Recreational Land, Hunting Land, Ranches

**Latitude / Longitude**

30.287998 / -96.629504

**Dwelling Square Feet**

2575

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

91.330

**Price**

\$2,995,000

**Property Website**

<https://ranchrealestate.com/property/lake-view-ranch-washington-texas/70144/>



**PROPERTY DESCRIPTION**

Located in the quaint area of Burton Tx, Lake View Ranch features turn-key improvements, open native grass meadows, 40+ acres of wooded wildlife and atv trails and 2 ponds. This beautiful ranch is conveniently accessed by paved county road. Meticulously cleared native brush at the back of the ranch provides cover for all wildlife and game which also borders Lake Somerville State Park land giving protection from future neighbor development. 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**

4 Bed, 3 Bath, 2,575sqft(perWCAD) two-story home with two bedrooms located on the first floor and two bedrooms are upstairs. A large, out-door entertainment area with heated pool and hot tub. Also, a 2 bed, 1 bath guest cabin with garage/workshop area and additional bunk room upstairs.

40x75 fully insulated metal barn with a 15x75 lean-to along the back of the barn.

**WATER**

There are 2 water wells. One supplies the improvements and one for irrigation and the pond. There are 2 ponds with one of them being +/-2 acres in size and stocked with bass. There is access to Lake Somerville less than 1/2 a mile from the ranch.

**POWER**

Power is supplied to the home and barn via overhead electric. There is also a backup generator installed.

**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 a Wildlife Valuation.

**LOCATION**

18 miles to Brenham

20 miles to Round Top

42 miles to College Station

91 miles to Houston

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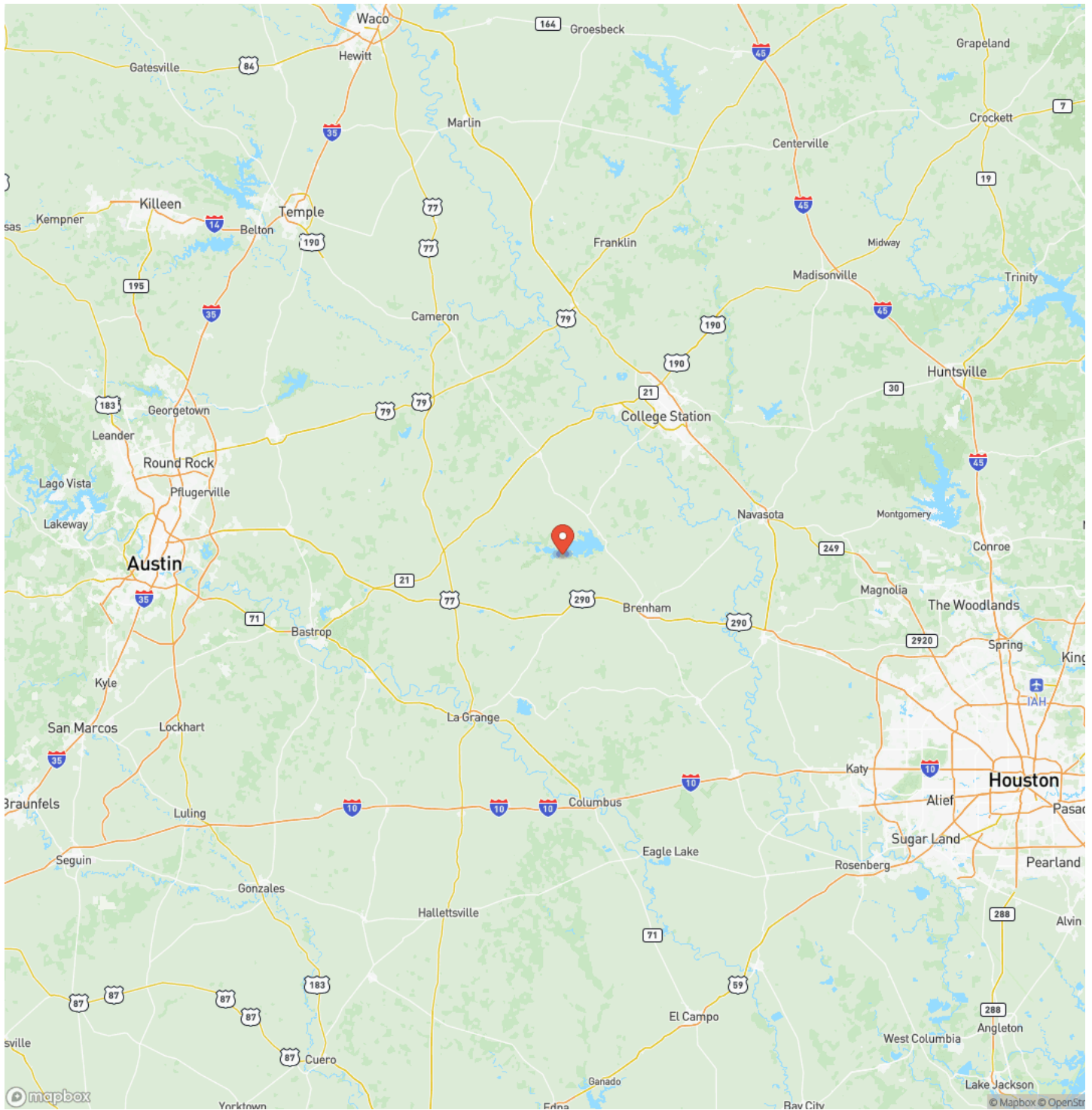
Lake View Ranch  
Burton, TX / Washington County



## Locator Map



# Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Zach Murski

**Mobile**

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**Email**

Zach@CapitolRanch.com

**Address**

**City / State / Zip**

Brenham, TX 77833

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**NOTES**

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## **DISCLAIMERS**

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