

HREC #3066

FARM & RANCH
APPROX. 52.954 AC.



HOMESTEAD HILL

WASHINGTON COUNTY, TEXAS



HODDE
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HOMESTEAD HILL



Ready to break away from the big city and establish your homestead? Why not settle in the rolling hills of Burton, Texas... Homestead Hill is a 53+/- acre spread featuring a restored farmhouse originally built in 1865 with 2018 SF offering 3 bedrooms, 2 baths, office/study and upstairs bonus room. The property also features detached car shed, a quaint she-shed with fenced garden area, large chicken coop, 6 stall barn (recently used for alpaca), and a 20x40 metal shop with concrete floor. The pond offers a natural water source plus there are two water wells. The acreage maintains an agricultural exemption through hay production. The property is just outside of the town of Burton and is conveniently situated about halfway between Houston and Austin and only 10 miles from Round Top! Come settle in the country and make this your new homestead.

ASKING PRICE: \$1,650,000



🌿 277 NIXON LAKE RD.
BURTON, TEXAS 77835

- 🌿 WASHINGTON COUNTY
- 🌿 BURTON ISD
- 🌿 APPROX. 52.954 ACRES

- 🌿 EST. TAXES: \$5,516.75 (PER WCAD WITH AG EXEMPTION)
- 🌿 MINERALS: NONE
- 🌿 RESTRICTIONS: NONE

- 🌿 ROAD FRONTAGE: HWY AND COUNTY
- 🌿 WATER FEATURES: POND & 2 WATER WELLS
- 🌿 EASEMENTS: AS OF RECORD

OPEN LIVING AND KITCHEN



- ✦ OPEN KITCHEN-LIVING-DINING
- ✦ STAINLESS APPLIANCES
- ✦ MAPLE BUTCHER BLOCK COUNTERTOPS & GRANITE ISLAND



- ✦ SHIPLAP WALLS
- ✦ HIGH CEILING
- ✦ LONG LEAF PINE FLOORS



✦ 277 NIXON LAKE RD.
BURTON, TEXAS 77835

- ✦ APPROX. 2,018 SQ. FT.
- ✦ YEAR BUILT: 1865
- ✦ EXCLUSIONS: NONE

- ✦ ROOF: METAL
- ✦ FOUNDATION: PIER & BEAM
- ✦ EXTERIOR OF HOME: WOOD

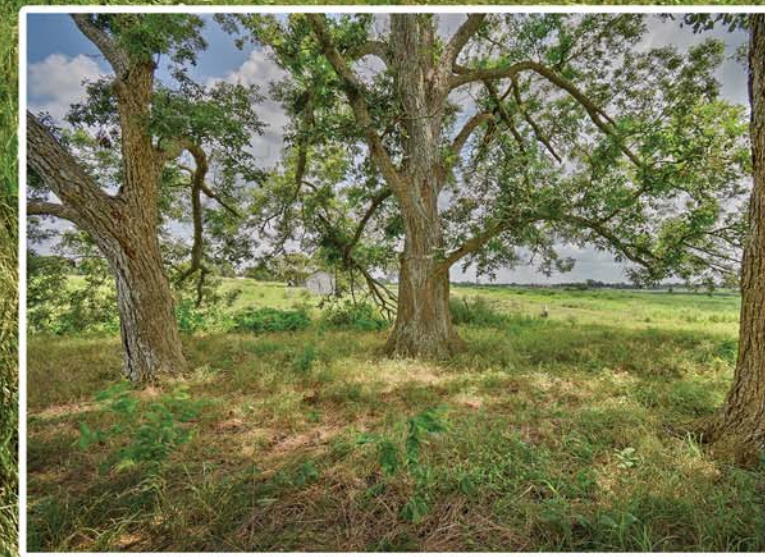
- ✦ WATER SUPPLY: 2 WATER WELLS
- ✦ SEWER: SEPTIC SYSTEM
- ✦ 20' X 40' METAL SHOP

ADDITIONAL PHOTOS

OFFICE/COTTAGE



ADDITIONAL PHOTOS

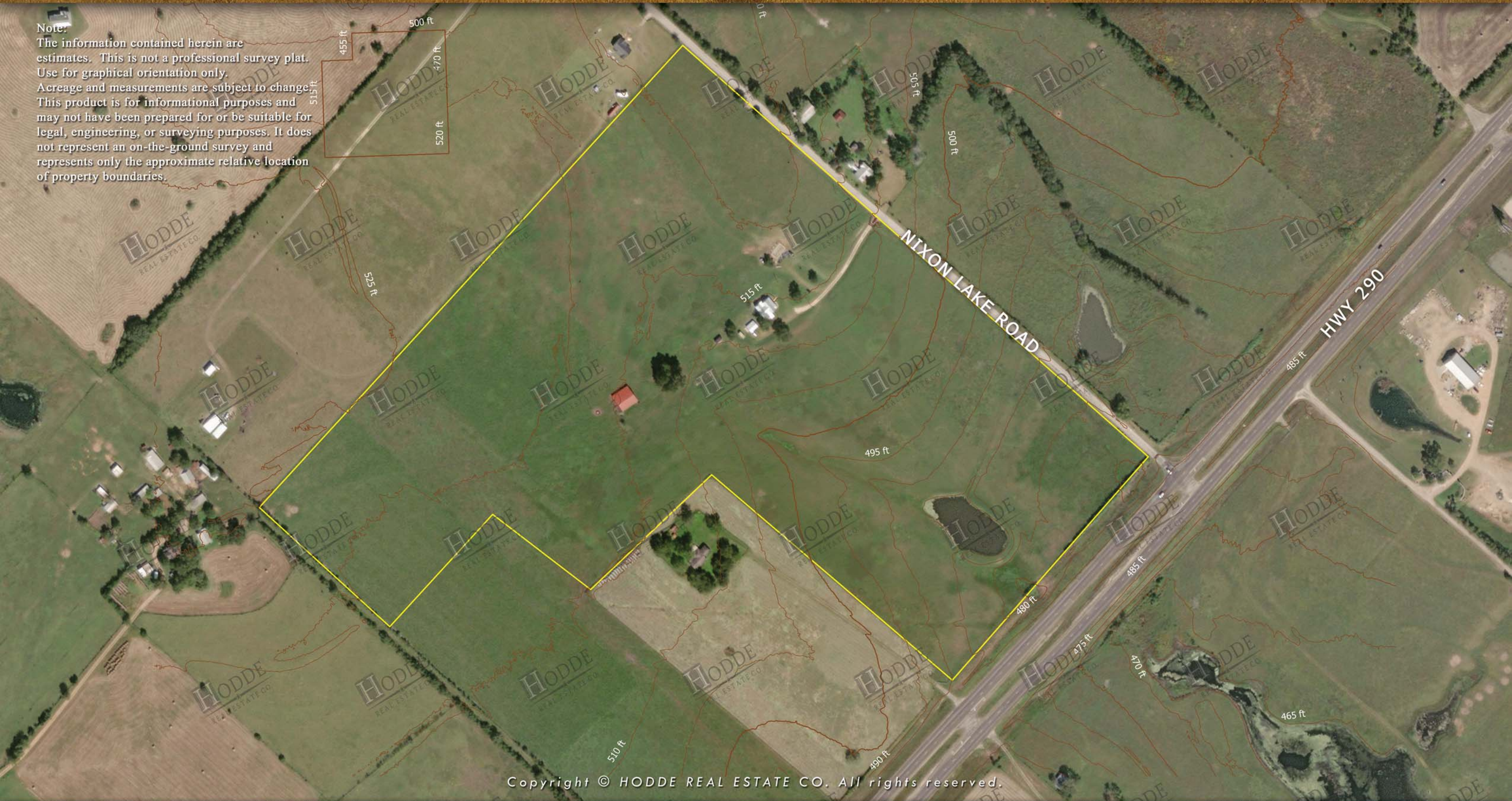


The information contained herein has been obtained from sources that Hodde Real Estate Co. deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

AERIAL LAYOUT

Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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277 NIXON LAKE ROAD BURTON, TX 77835
DIRECTIONS: FROM BRENHAM HEAD WEST
ON HWY 290. TURN RIGHT ON NIXON LAKE
RD. PROPERTY IS ON THE LEFT

