

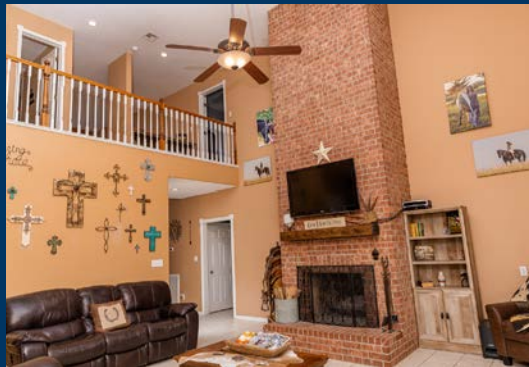
Rustic Hills Ranch



5 Bedroom • 2.5 Bath
15± Acres



Circle Driveway



Wood Burning Fireplace



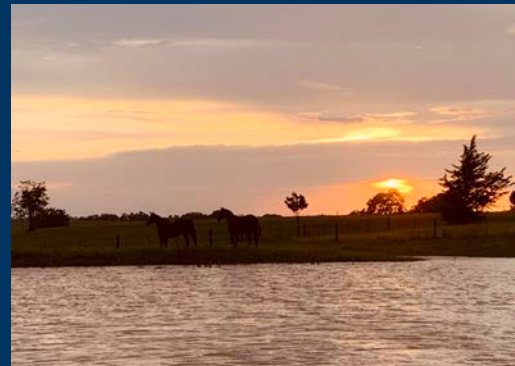
Great Room Floor Plan



Cabin with Full Kitchen & Bath



5-Stall Horse Barn with Half Bath



Beautiful Sunsets



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Rustic Hills Ranch

Property Information Sheet

Location: Rustic Hills Ranch is located on FM 2502, in Bleiberville, Texas. Bleiberville is a small rural community in northern Austin County established in the 1800s. Shopping and restaurants are 14 miles away to Bellville or Brenham. Enjoy antiquing in Round Top a short 23-mile trip. International airports are 90 miles to either Austin or Houston. College Station is just a quick trip at only 50 miles away.

Neighborhood: The Bleiberville community is made up large and small tracts of land ranging in size from one to several hundred acres. Homes along FM 2502 are older farmhouses that have been well preserved. The distant views of gentle rolling hills are dotted with big barns as far as the eye can see. Bleiberville has a US Post Office that was established in 1891.

Site: The land has a gentle roll with a few scattered trees and a large pond that has two docks for fishing. The property entrance has a shared driveway with the neighbor who is located directly on FM 2502. The driveway curves around to the right with a separate automatic gated entry. The home faces the east with the back patio facing the west for amazing sunsets.

Home: The two-story 5 bedroom, 2.5 bath brick home is spacious with 2,824 sq.ft. The living room opens to the kitchen and dining room with the focal point being the fireplace that extends to second floor ceiling. The second floor overlooks the living room and has 3 bedrooms with large walk-in closets. The master suite is on the first floor along with another bedroom that could easily be an office space. The master suite has a large walk-in closet with separate tub and shower. The shower was recently updated with new tile and glass enclosure. Tile floors are throughout the main floor for easy maintenance. The separate laundry room is adjacent to the two-car garage with a doggie door that has access to a fenced in dog run. A half bath is located on the main floor between the foyer and the laundry room. The kitchen has an island, breakfast bar, double ovens, cooktop and large walk-in pantry. The dining room is off the kitchen and faces west for enjoying those evening sunsets. The covered back patio was recently added boasting 1,000 sq.ft. of outdoor living space also faces the west. The views of the countryside and western sky are beautiful.

Horse Barn: The five-stall horse barn built in 2019 is a horse lover's dream. Stalls are oversized and great for broodmares and their foals. The 4400 sq.ft. barn also has a horse wash-rack, hayloft, tack room, feed room and half bath along with plenty of storage for all your equipment and recreational toys. The property is fenced and cross-fenced with horse shelters in each pasture. The barn has overhead lighting, water supplies to each stall and its own septic system.

Guest Cabin: Down by the pond sits a rustic cabin with full kitchen and full bath with a walk-in shower. The walls are rustic wood with painted concrete floors. The kitchen has tile counter tops, plenty of cabinet storage and electric range and oven. The yard area is fenced with access to one of the two docks on the pond. The cabin is on its own septic system. This is a great bonus space for guests or rent it out for income producing opportunities.

Well house: The well house is large with enough storage room for garden tools. It is fully insulated and equipped with overhead lighting. It has a metal roof and siding that matches the barn. It also is equipped with a whole-house water filtration system.