

## **8204 County Road 162 Somerville, TX 77879**

Legal Description - 164.58 Acres out of the James Buchanan League, A-7

### **Property Details**

Land Features - Perfect, rectangular shaped property consisting of approx. 60% open pasture land with over 50 acres of improved Coastal Bermudagrass pastures and approx. 40% wooded or heavily treed areas. 6 stock ponds including two ~2 acre ponds with various fish/turtles/ducks. Cedar post and barbed wire perimeter fencing, all-weather gravel road through the property and multiple ATV trails throughout. Fine, sandy loam soils, various mature hardwoods and oaks. Rolling topography with elevation changes from 360' to 320'.

1,892' of County Road 162 frontage (paved & gravel). Pipe entrance and electric gate leads to the Live Oak tree lined driveway to the Home & Barns. Pear, Persimmon and Cottonwood trees surround the main home. Mature Post Oaks surround the Barndominium and Equipment Barn.

### **Structural Improvements**

Main House - 2,550 sq.ft. Single story home on slab foundation. Freshly painted, brick exterior, standing seam, metal roof, completely gutted/remodeled in 2017. 3 Bedrooms, included 2 en-suites, 3 Bathrooms, open concept Kitchen/Dining/Living room. Austin stone wood-burning fireplace. Tile flooring throughout, energy efficient windows with plantation shutters. Recessed LED lighting throughout, crown molding, ceiling fans, mounted wall TV's in every room and a beautiful, neutral color palette. The kitchen offers a huge, eat-in island with Quartz countertops, storage and beautiful cabinetry. Stainless steel Kenmore Elite range with vent hood and dishwasher. Stainless steel double-basin sink and GE refrigerator with ice maker. Pantry with plentiful built-in shelving and storage. The split floor plan offers 2 en-suite bedrooms at the west end of the home and a 3rd guest bedroom, bathroom and utility room at the east end of the home. The primary bedroom (27x16) is roomy enough for a King sized bed and comfortable sitting area. Each bathroom offers walk-in, tile showers, Quartz countertops, recessed lighting and windows for plenty of natural light. The utility/laundry room is oversized with a 2nd refrigerator, washer and dryer, deep sink, built-in cabinets and a closet for storage, located just inside an exterior, back door and next to the guest bathroom for the ideal location. The main home offers a back patio/outdoor kitchen with Austin stone, granite countertops, TV, sound system and gas grill! Patio with Trex decking and double doors leading into the Living Room/Kitchen. Concrete sidewalk around 90% of the home and covered front patio facing north with recessed lighting, ceiling fan and the perfect view to drink your morning coffee or evening beverage! Security lighting around exterior, underground electric to the house, multiple hose bibs and new, concrete pad next to the outside HVAC unit built for a generator.

Barndominium - 30x60 metal barn with 2-10' overhead doors, and 1-8' overhead door. Concrete slab, stubbed with power, lights and skylights.

Guest Quarters - Located inside the metal Barndominium as a complete addition in 2018. 30x20 efficiency apartment with 1 en-suite bedroom and bathroom with full kitchen! Central HVAC, tile flooring, recessed lighting, black stainless steel appliances, granite countertops and tile backsplash, ceiling fans, energy efficient windows and exterior doors, and walk-in tiled shower. Exterior has Austin stone and metal siding, 15' covered patio/overhang on concrete with LED recessed lighting, speaker system, ceiling fans, and a concrete walkway to the gorgeous stone firepit!

Equipment Barn - 40x100 or 4,000 sq.ft., red, steel barn with 2-12' overhead doors built on concrete perimeter. Multiple skylights and vents, used for big equipment, tools and implements.

## **Utilities & Taxes**

### Utilities

Bluebonnet Electric Cooperative

Deanville Water Supply (rural water service)

Water well

Zochnet Internet

Septic System (Installed in 2014)

### Property Taxes

2022 Estimated Property Taxes - \$4,603.30

- Agriculture valuation for hay production
- Current verbal agreement with hay tenant, tenant pays for cost of fertilizer and herbicide, tenant bales hay, tenant and owner split the production

## **Location & Nearby Amenities** - *Centered in the Golden Texas Triangle*

7 miles to Lake Somerville State Park @ Birch Creek

7 miles to Highway TX-36

14 miles to Lake Somerville State Park @ Nails Creek

15 miles to Caldwell (Population ~4,000; Restaurants, grocery, hardware stores, shopping)

20 miles to Giddings (Population ~5,100; Center of US-290 & TX-77, shopping & restaurants)

35 miles to Brenham (Population ~17,000; H-E-B, Lowe's, Super Walmart, restaurants and fine dining)

29 miles to Round Top (Home of the Bi-Annual Antiques Fair, and year around shopping and dining)

36 miles to Aggieland (College Station) Home of Texas A&M University and Kyle Field

76 miles to Austin, State Capital and home of the University of Texas

96 miles to Waco

106 miles to Houston

138 miles to San Antonio

185 miles to Fort Worth / Dallas

More about Burleson County - <https://www.co.burleson.tx.us/>

More about Lake Somerville - <https://tpwd.texas.gov/state-parks/lake-somerville>