

# Lone Star Ranch Features

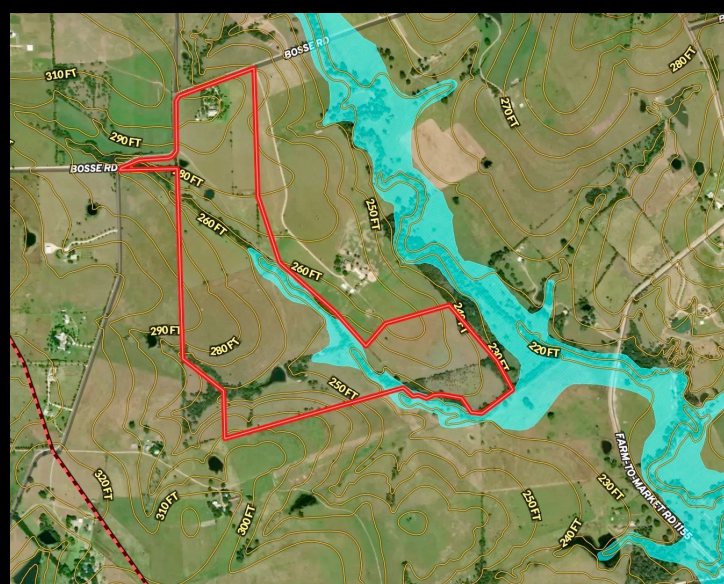
- **About Bosse Rd**

- Escape to the Birthplace of Texas located 30 min. from College Station & 15 min. to Brenham! This sprawling, 163 acre ranch with breathtaking 360° views is truly special featuring 3 stocked ponds, picturesque landscapes, & natural wooded riparian areas ideal for hunting many types of game or just to take in nature & the outdoors. As you enter the front gate, you'll be captivated by the charm of the southern-style ranch home. Boasting traditional craftsmanship with Brazilian wood floors, walls of windows & high ceilings, you are welcomed with an abundance of natural light & a spacious layout perfect for family living & entertaining. Step outside to enjoy the expansive wraparound porches, a generous deck, a workshop, garden area, & beautiful tree lined fence lines. This property is a treasure trove of Southern living that must be seen in person to be fully appreciated. Schedule your visit today & discover the enchanting allure of this area that so many desire to call home.

- **Property Features**

- The ranch on Bosse Rd offers a tranquil and secluded retreat just 30 minutes from College Station and 15 minutes from Brenham. With over 163 acres of land, the property provides breathtaking 360-degree views, featuring three stocked ponds, picturesque landscapes, and natural wooded riparian areas, making it an ideal setting for hunting and various outdoor activities.
- The property showcases a charming 4,895 square foot southern-style ranch home, boasting four bedrooms, three full bathrooms, and two half baths. The kitchen is adorned with a vintage Elmira Stove Works 1860 stove, adding a touch of classic elegance. The home is designed to offer a comfortable and spacious living environment.
- For those who enjoy fishing and serene water views, the ranch features three stocked ponds. The land also exhibits a diverse terrain with a mix of pastures and wooded riparian areas, creating a thriving habitat for wildlife. Feeders and blinds are strategically placed for wildlife enthusiasts, and the current owners have reported sightings of cotton-tail, jackrabbits, bobcats, morning doves, quails, migratory ducks, and swans.

- The property is completely boundary fenced, with an additional entry on Bosse providing access to the back acreage. This feature allows for opportunities to add additional improvements or even potentially break off sections of the property. The location is convenient to Houston (1 hour and 20 minutes), Bryan/College Station (35 minutes), Austin (1 hour and 45 minutes), and Brenham (15 minutes).
- Water lines to the ponds ensure a stable water source, and the home is connected to community water. Additionally, there is a well on the property that can be interchanged for use on both the home and the land. The ranch includes practical amenities such as Trex decking materials for porches and decks, a garden area with irrigation, and a sprinkler system for the main home area. Showings are available by appointment, ensuring a dedicated and immersive experience for potential buyers.



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