

112 West Main St.
Brenham, TX 77833
979-836-8532

203 N. Live Oak St.
Round Top, TX 78954
979-378-8778

HODDE



REAL ESTATE CO.

HREC #2051

FARM & RANCH
APPROX. 68.835 AC.



INDEPENDENCE FARMSTEAD

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

INDEPENDENCE FARMSTEAD



*W*ELCOME TO HISTORIC INDEPENDENCE, TEXAS. Independence Farmstead is a remarkable classic farmstead property that operates as a sustainable agribusiness, offering a unique blend of rustic charm and modern comforts. This ±69 acre estate has incredible distant views with an elevation of 395' at the Main House overlooking the rolling terrain. The farmstead is surrounded by massive live oaks, a 1.5 acre pond, and a wet weather creek. The compound possesses a range of structures and features construction of extraordinary wood carpentry with walls of one foot thick native stone adorned with red brick trim, showcasing the rich history and craftsmanship of the region. Independence Farmstead in historic Independence, Texas, presents a unique opportunity to own a property that truly embrace the beauty of the countryside, with a rich history of the land, and provides a seamless combination of heritage, charm, and modern amenities. Whether you envision it as a private residence or wish to continue its agricultural legacy, this estate is an extraordinary find for those seeking a timeless piece of Texas heritage. 12 miles from Brenham, 76 miles from Houston, 30 miles from College Station.

Asking Price: \$2,800,000



11309 FM 2621
BRENHAM, TX 77833

WASHINGTON COUNTY
BRENHAM ISD
APPROX. 68.835 ACRES

EST. TAXES: \$6,406
MINERALS: NONE
RESTRICTIONS: NONE

PAVED, STATE MAINTAINED ROAD
FRONTAGE ON FM 2621
EASEMENTS: AS OF RECORD

MAIN HOUSE



THE MAIN HOUSE, the heart of the property, is an impressive ±3668 square foot residence that features three spacious bedrooms and three baths, ensuring ample space for family and guests. Inside, you'll be greeted by a grand living room complete with a large fireplace, exuding warmth, and character. The kitchen and dining areas are ideal for family dining and entertaining friends. Additional conveniences include a walk-in pantry and exquisite terrazzo and ceramic tile floors. The inviting primary bedroom has a spacious walk-in closet designed to fulfill every wardrobe enthusiast's dream. The guest bedroom has an en-suite bathroom for privacy and convenience. The large finished upstairs area presents endless possibilities, making it ideal for a playroom or additional bedrooms. The home also has a copper roof ensuring durability and a touch of timeless elegance.

LIVING ROOM



KITCHEN/BREAKFAST ROOM



PRIMARY SUITE



SECOND LIVING AREA



ADDITIONAL INTERIOR



CARRIAGE HOUSE



THE CARRIAGE HOUSE is a two-story structure that features a charming blend of native stone and cedar shake exterior, along with a "V" Crimp metal roof. The interior is awaiting your imagination to fulfill the potential for this vast space. The building has a three-car garage, ensuring ample space for vehicles and storage.

THE WOOL MILL



THE WOOL MILL preserves a piece of history with a 43' x 80' feet two-story building. Native stone and wood frame construction combined with a sturdy metal roof and slab foundation ensure its durability and longevity. Inside, you'll find two private offices and a bathroom, allowing for a comfortable working environment or potential conversion into additional living space.



THE MAIN BARN



THE MAIN BARN is a quintessential country feature, that is a two story building that stands tall and has ample work space at 50' x 50' exterior measurement. This structure has wood interior walls, a metal exterior, and metal roof. The second-story hay storage adds to the agricultural functionality of the property.



THE ART STUDIO



THE ART STUDIO/RECREATION CENTER offers a cozy 777 sqft of space, with ample natural light for your art projects, or simply for family to gather and create cherished memories. Its wood framing and cedar siding blend harmoniously with the surroundings, while sturdy wood beams and a slab foundation provide a sense of stability. The metal roof ensures lasting protection against the elements.

ART STUDIO INTERIOR



ADDITIONAL BUILDINGS



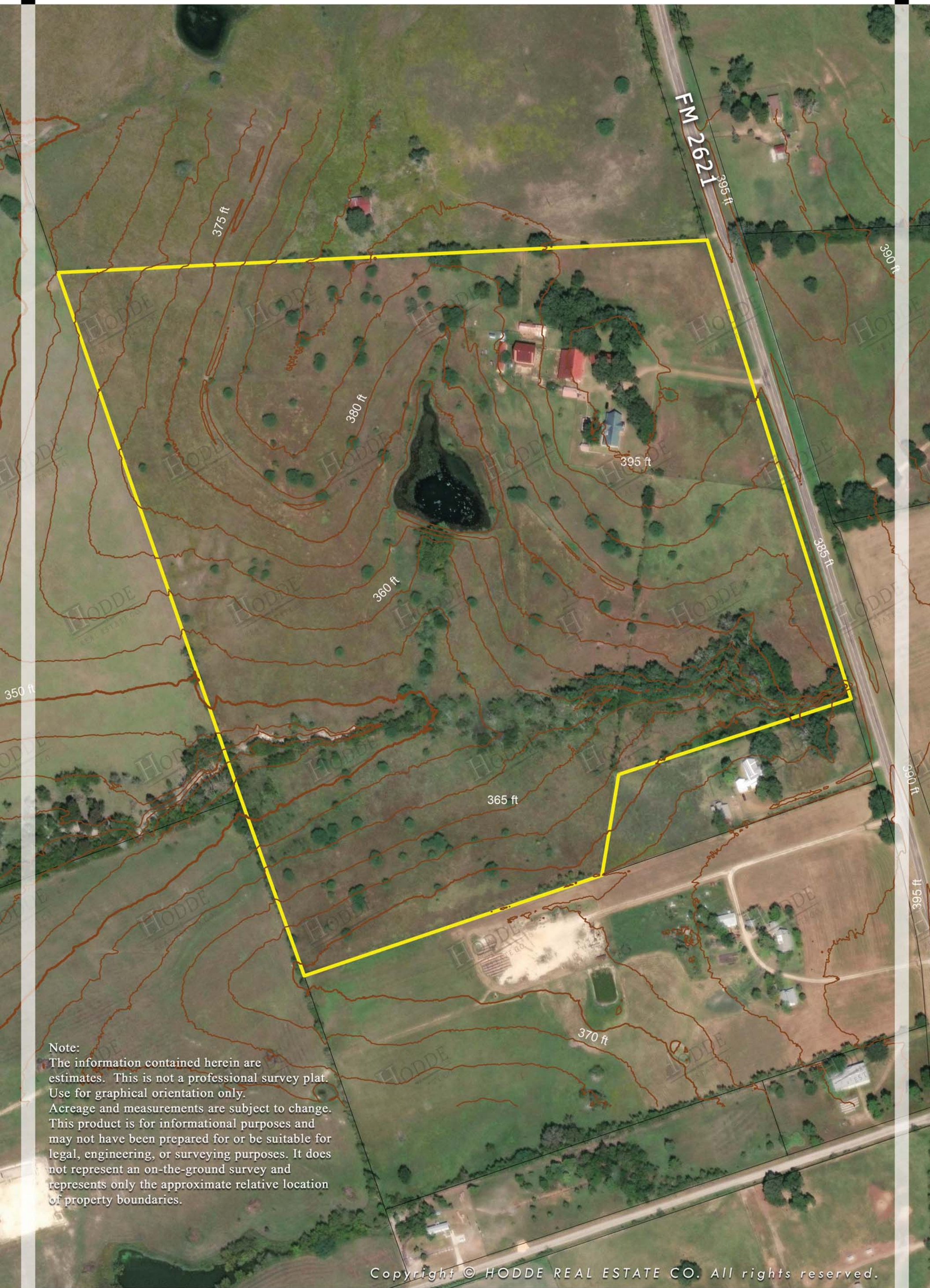
THE PROPERTY also has a range of additional buildings, including a spacious 22' x 80' Quonset Hut for additional equipment storage, a Shearing Shed, a seven-stall lean-to attached to the Wool Mill provides convenient shelter for livestock. The Well House and the adjacent Chicken Coup complement the property and provide a functional structure that is not only practical but also adds to the rustic appeal of the estate. A unique addition to the estate is the 312 sqft. Potting Shed/Cottage House, that carries the native stone and red brick construction theme forward, also with a classic brick chimney



ADDITIONAL PHOTOS



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.



11309 FM 2621 BRENHAM, TX 77833
DIRECTIONS: FROM THE INTERSECTION OF TX-105 AND S. BLUE BELL RD. HEAD NORTHEAST ON TX-105 E 1.8 MILES, TURN LEFT ONTO FM 50 N AND GO 3.6 MILES, TURN RIGHT ON FM 2621 (INDEPENDENCE WAY) AND GO 6.2 MILES. LOOK FOR HODDE REAL ESTATE CO. SIGN ON THE LEFT.

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



JIM RIPPLE
979-451-2882

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