

OAK VIEW FARM

Executive Summary | Special Features & Updates

Subject Property: 451 N Berlin Road, Brenham, TX 77833

Welcome to your serene 15.13 acre escape nestled in the heart of Brenham, Texas. Presenting Oak View Farm at 451 N Berlin Road, an exquisite blend of rustic elegance and modern comfort, offering the quintessential Texan lifestyle. Situated 3.5 miles outside of Brenham, this property enjoys the best of both worlds - the tranquility of countryside living and the convenience of urban amenities just minutes away. Spanning over 15 acres, the property provides space for livestock, guests, and relaxation.

Location: Oak View Farm is positioned 3.5 miles NW of Brenham, TX in Washington County. The property is centrally located between Houston and Austin within 1.5 hour drive each way. The subject property has approximately 915 ft. of road frontage along the paved county maintained N Berlin Road. There are two separate entrances into the property providing options for entry to improvements or division.

Main Home features: Two bed, Two bath Brick home built in 1980 with two-car attached garage. Recent updates include granite counter-tops and recessed lighting in kitchen/dining room, updated flooring in living room and primary bedroom, and back door porch covering. The main home includes a central wood-burning fireplace that has been updated to gas log. Enjoy the high ceilings in the living room and functional layout.

Detached Guest Apartment: Attached to the 3-car Carport/Barn features the 1 bed, 1 bath guest apartment with kitchen and workshop space. This cozy apartment provides additional guest space separate from the main house and could serve as income producing rent space. The guest apartment already has it's own 9-1-1 address.

Horse Barn: The property features a 3 stall horse barn that includes equipment storage and tack room areas. The barn is fully fenced and has water, power and concrete floor in the main alley and storage area. The horse barn was built in 2003 with overhang additions on multiple sides added in 2017.

Hay/Equipment Barn: Originally serving as a small equipment barn, this metal building was also converted to be used as a hay storage barn for the farm. Flooring in the barn is partially concrete.

Terrain: Gently rolling mostly open landscape with large scattered Oak trees.

Water: No floodplain. One water well. One wet weather small creek in the tree-line towards the back of the property. Sprinkler system in landscaping around main home.

Pens/Fencing: Property includes pipe cattle pens and cross-fencing. The entire perimeter is fenced. There are 2 entrances along N Berlin Road.

Minerals: Seller will convey all owned mineral rights with agreeable sales price. It is understood that the oil & gas appurtenance is obsolete.

Notes: Property has Ag Valuation and Unrestricted.

Schedule Ranch Tour!

Showings are done by appointment only with appreciated 24-hour notice

Disclaimers

Signature Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Signature Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Signature Ranches, LLC's sole and absolute discretion.

When buying property, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Signature Ranches, LLC. Please submit offer with earnest money one percent or more of asking price. Contact listing agent for seller preferred title company.

The information contained herein has been gathered from sources deemed reliable; however, Signature Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Contact

Property exclusively listed by:

Signature Ranches Realty – Paul Wunderlich

(979) 251-1938 | Paul@SigRanches.com | www.SigRanches.com