

BEVERS REAL ESTATE

Serving Central Texas



Price: \$2,750,000 **REDUCED!!!**
Type: Farm & Ranch
Address: 5052 FM 390 North
City/County: BRENHAM, Washington County
Bed/Bath: 7 Bed, 7 Bath
Size/Acreage: ~7,247 Sq. Ft., ~86.24 Acres
ID No.: 88591
Listing Name: WINDING OAKS RANCH
Status: Active

This property is a great combination of wildlife-filled woodlands and open rolling hills with great views in a tranquil, country setting. Situated atop one of the hills, sits the custom built, multi-level home. Adjacent to the main house is a beautiful landscaped pool, Jacuzzi, and a 947 sq. ft. pool house which includes guest accommodations. Some of the outstanding features of this home include: KitchenAid appliances; remote climate control; remote-controlled lighting & window shades; surround sound systems in all bedrooms; state-of-the-art security system; 2 water wells; backup generator system with 1000 gallon underground propane fuel tank; and much more. The property also includes a 780 sq. ft. guest/caretakers house, barn with working facilities for cattle and horses, and bass-stocked lake with pier & covered gazebo. Country style living with resort style amenities!

Call Robert Lehmann @ 979-251-4340 for more information



Features	Features	Other	Financing
<ul style="list-style-type: none"> ▪ Main House: 7247 Sq Ft ▪ Guest House: 780 Sq Ft ▪ Pool House: 947 Sq Ft ▪ Wood/Tile/Marble Floorings ▪ Granite Countertops ▪ Gas Stove & Oven ▪ Kitchen Island with 2 Sinks ▪ KitchenAid Appliances ▪ Beverage Cooler ▪ Food Warming Drawer ▪ Remote Climate Control ▪ Remote Lighting & Window Shades ▪ State-of-the-Art Security System ▪ Surround Sound System ▪ All Steel Roofing w/Lightning Rods ▪ 2 Water Wells 	<ul style="list-style-type: none"> ▪ Backup Generator System w/1000 gal. Underground Propane Fuel Tank ▪ Heated Pool & Jacuzzi ▪ Horse Quality Fencing ▪ Surface Rights to be Conveyed ▪ Home Furnishings & Farm Equipment Negotiable 	<ul style="list-style-type: none"> ▪ School District: Brenham ▪ Taxes: \$13,814.00 (qualities for ag exemption) 	<ul style="list-style-type: none"> ▪ Cash ▪ Conventional
<p>Directions: From FM 105 between Brenham and Navasota, take FM 390 North for approximately 3 miles. The property will be on the right with Bevers Real Estate sign out front. Front gate will be locked. Shown by appointment only.</p>			
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>			

