



BEVERS REAL ESTATE

Serving Central Texas



Price: \$2,590,000 **REDUCED!!!**
Type: Farm & Ranch
Address: 601 Church Road
City/County: BRENHAM, Washington County
Bed/Bath: 4 Bed, 4.5 Bath
Size/Acreage: ~5,825 Sq. Ft., ~83.92 Acres
ID No.: 96070
Listing Name: PAINTED DREAMS RANCH
Status: Active

This Elegant Country Estate sits on approx. 84 park-like acres down a quiet country road. The property is in near perfect condition and move in ready. A lovely walking trail meanders through the trees and a paved road connects all the main buildings. The guest house is situated where it would make a lovely retreat or host a second family. Beyond the guest house are two barns – one with an enclosed, air conditioned man cave.

Call Matt Kamprath at 979-203-4875 or Tracy Kamprath at 979-203-0928



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> ▪ 4 Bedrooms ▪ 4.5 Bathrooms ▪ Approx. 5,825 Sq Ft ▪ Const. Type: Standard Frame ▪ Multi-level Floor ▪ Brick Exterior ▪ Composition Roof ▪ Year Built: 2008 ▪ Age Range: 5- 20 Yrs ▪ Formals ▪ Fireplace ▪ Garage/Carport ▪ CHA ▪ Additional House ~2,200 Sq Ft 	<ul style="list-style-type: none"> ▪ Restricted ▪ Maint. Fees: \$0 ▪ Paved Road Frontage ▪ Minerals Conveyed: Negotiable ▪ Partially Wooded ▪ Rolling 	<ul style="list-style-type: none"> ▪ School District: Brenham ▪ Taxes: Qualifies for an AG Exemption 	<ul style="list-style-type: none"> ▪ Cash ▪ Conventional

Directions: From Highway 290 in Brenham head South on TX 36 South. Travel Approx. 5 miles. After Highway turns into a two lane road Church Road will be on your left. Property is about 1/2 mile on your left.

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.

