

Property Website: <http://www.swpre.com/listing/independence-oaks-homestead/>
YouTube: <http://youtu.be/yeBTIZM8nIU>
Facebook: <https://www.facebook.com/pages/Brenham-Ranch-for-Sale-Just-over-tax-value-3-BBC-Teri-Davis/186753008151965>

111% of tax value. Independence Oaks Homestead. 68.928 acres on FM 2621. Magnificent panoramic views just off prestigious & scenic FM 390 the "La Bahia Trail". 1,376' paved road frontage. 21,739 EST SF spanning 9 structures w/ 5,500 EST SF living area. Massive oaks, multiple home-sites, 2 ponds, 2 wet weather creeks, beautiful rolling terrain. Main compound in huge stand of oaks. German and European stone & wood work lends a warm rustic character & displays beautiful craftsmanship. 3% BBC. \$990,000.

CONTACT

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ALTERNATIVE OFFERINGS

Independence Oaks. 11309 FM 2621. Independence Oaks Homestead and Little Rocky Acres. 143.48 acres & 21,739 SF improvements. REDUCED. 108% of tax value. \$1,590,000

Little Rocky Acres. 9101 Little Rocky RD. 68.89 acres. Priced at tax value. \$540,585

Little Rocky Camp. 9151 Little Rocky RD. 5.67 acres. 1,115.9' frontage on Little Rocky RD. Owner will subdivide into two tracts. \$99,000

BUYER BROKER COMMISSIONS

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings to be eligible for commissions. Property visits must be accompanied.

HIGHLIGHTS

111% of tax value. 68.928 acres. Magnificent views just off FM 390 La Bahia Trail. One of best under \$1M Brenham Ranch investments on market

Massive live oaks, multiple home-sites, panoramic views, glorious sunsets

2+ acre pond, wet weather creek, beautiful rolling terrain, prime farmland

21,739' EST SF spanning 9 structures including 5,500 EST SF of living area. 3,365 EST SF 3/3 home. Main compound under huge live oak canopy

German and European style stone and wood work built to last. Warm rustic character complementing the extraordinary craftsmanship

In Washington County, Texas, \$1B+ economy, low unemployment, great schools, easy Houston, BCS and Austin access. Outstanding quality of life

PROPERTY DESCRIPTION

68.928 acres on FM 2621 with magnificent panoramic views of the countryside just off prestigious Texas

Scenic Highway 390 the "La Bahia Trail". **Independence Oaks Homestead** features massive live oaks that create a beautiful natural canopy for the multi-building compound. A pond, wet weather creek and beautiful rolling terrain provides many beautiful home sites.

This classic farmstead compound under grand live oaks was built with German/European style stone and wood craftsmanship. The interior and exterior stone structure of the buildings lends a warm rustic character complementing the extraordinary wood carpentry evident throughout the buildings. What a wonderful welcoming central courtyard framed by native stone walls!

Independence Oaks Homestead's improvements span 9 structures with 21,739' EST SF including 5,500 EST SF of living space. Designed and built by the renowned architect R. W. Stone, the building stone and woodworking artisanship throughout are representative of a lost art.

21,739 EST SF Improvements Summary

Home: 3,668 SF (WCAD)

Carriage House with Living Quarters: 4,312 SF (WCAD)

German Carpenter's Workshop: 4,720 SF (WCAD)

Greenhouse & Potting Shed: 300 EST SF

Pump House: 203 SF (WCAD)

Artist's Cottage: 745 SF (WCAD)

Quonset Hut: 1,664 SF (WCAD)

Main Barn: 4,800 EST SF

Feed Barn: 1,435 EST SF

NOTE: All measurements from Appraisal District unless "EST". EST is a SWPRE estimate.

Branded PDF Sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/07/IOH-Offering.pdf>

Pictures 1: <http://www.swpre.com/wp-content/uploads/2013/07/IOH-Property-Pictures-1.pdf>

Pictures 2: <http://www.swpre.com/wp-content/uploads/2013/07/IOH-Property-Pictures-2.pdf>

Maps & Satellites: <http://www.swpre.com/wp-content/uploads/2013/07/IOH-Maps-Satellites.pdf>

Area Pictures: <http://www.swpre.com/wp-content/uploads/2013/07/IOH-Area-Pictures.pdf>

Above PDF Sets available "Un-Branded" on request

LAND FEATURES

68.928 (WCAD) acres including 67 acres (WCAD) of native pasture plus 1.92 acres (WCAD) homestead. 58' EST elevation change, 1,376' FM 2621 frontage. Private vistas, massive oaks, 2+ acre pond, pastures. Massive, ancient live oaks some over 17 feet in circumference. Other mature native trees are elms, cottonwood, cedars, bois d'arc, hackberries, Texas ash and yaupon.

Wet weather creek traverses the property in an east-west direction. Trees line both sides of the creek bed which is rocky in places and sandy in others. 2+ acre EST pond anchors the tract and is part of the great view from the compound. Rolling land with soil that varies from black land to sandy loam affords many building sites with views. We estimate at least 50 acres of this parcel can be cultivated or used as pasture.

IMPROVEMENTS

Home

The **Home** is a 3 bedroom 3 bath 3,668 SF (WCAD) native stone and brick home, 8" to 12" thick exterior stone walls, built in 1963, main level 2,617 SF (WCAD) with large kitchen, great room with wood burning fireplace, large family room, master suite with full bath, petite walk-in closet. Master bedroom opens to expansive enclosed porch with gorgeous view of the countryside. 1,251 EST SF 2nd floor constructed of tongue and groove pine wood floor, walls and ceiling.

Carriage House with Living Quarters

The **Carriage House with Living Quarters** is a 4,312 SF (WCAD) two-story building with private office or living room on first floor plus 3 car garage with storage areas. The owner believes it was built in 1962. 2nd floor (20' x 26' EST) bedroom, full bath, large closets and huge gallery space (26' x 60' EST) finished in solid wood flooring wood walls and ceiling with exposed 2"x 6" studs and ceiling rafters. Lower level stone exterior, upper level cedar wood shakes and metal roof. French doors for cross ventilation at both ends of 2nd level but no HVAC system.

German Carpenter's Workshop

The **German Carpenter's Workshop** is a 4,720 SF (WCAD) two-story building with 10' ceilings with excellent craftsmanship. Interior wood, stone and concrete finishes and exterior consistent with the Carriage House with a metal roof, wood and stone exterior. The owner believes it was built in 1965. 3,440 SF (WCAD) 1st floor and 1,280 SF (WCAD) 2nd floor. The 1st floor has two private offices, a shop area/material storage with exposed beam ceiling, and an unfinished bath. The 2nd floor is finished with solid wood floors, wood paneling and wood tile ceiling. The **German Carpenter's Workshop** is wired for 110V and 220V but has no HVAC. There is also a 1600 SF (WCAD) covered storage shed with concrete floor, open on one side, attached to this building.

Greenhouse & Potting Shed

The **Greenhouse & Potting Shed** is a 300 EST SF charming potting shed with stone walls inside and out, natural floor, windows on two sides, beautiful leaded glass clerestory window and old brick chimney for a heater. Metal roof, lots of character!

Pump House

The **Pump House** is a 203 SF (WCAD) cottage style building with covered walkway in middle, concrete floor, solid wood walls, a covered porch 212 SF (WCAD), a metal roof and board and batten exterior. One side of the building houses the well pump. The other side of the building includes a storage room with an additional full bathroom.

Artist's Cottage

The **Artist's Cottage** is a converted former "luxury" 745 SF (WCAD) chicken coop that offers almost unlimited flexibility. Attractive building with cathedral ceiling, 88 EST SF (8' x 11') storage room with small loft overhead. Front door opens to an 852 SF (WCAD) open porch of stone and brick. Built in 1963 per WCAD. No HVAC, no bath. Building has a metal roof and board and batten exterior.

Quonset Hut

The owner believes it was built in 1963. The **Quonset Hut** has 1,664 SF (WCAD) (20' x 74' EST) with potential uses ranging from a barn, hay or grain storage, garage, party barn, man cave or even safe house. It appears to be a very strong building with concrete floor and concrete half-walls 4' high and 1' thick. The heavy duty metal Quonset structure is bolted to the concrete half-walls. The maximum interior height is 13'. The **Quonset Hut** has sliding barn style doors on each end.

Main Barn

The **Main Barn** has a metal roof and metal siding and spans 4,800 EST SF. The lower level includes a large covered natural ground feeding area with a long trough and overhead hay drop, two storage rooms with wood walls and concrete floors and a central open work/storage area with concrete floor. The expansive second level has solid wood floors and walls and exposed wood 2" by 6" rafters and beams in the ceiling. There are sliding doors on three sides. The extraordinary wood and concrete construction of this barn is an example of classic German carpenter's workmanship, built to last and has many potential uses. It has 110V electric service.

Feed Barn

The **Feed Barn** was built in 1963 is 1,435 EST SF, has a main interior storage area, a covered feeding shed area and 168 EST SF of additional covered area. Built mainly of wood, it has 110V electric service, a metal roof and siding.

NOTE: All "WCAD" measurements from Appraisal District. "EST" are our estimates.

PROPERTY DATA

Land: 68.928 acres

Address: 11309 FM 2621, Brenham, Washington County, TX 77833

Coordinates: 30.316452, -96.314634

FM 2621 frontage: 1,376'

Elevations: 337' to 393' EST

In City Limits? No

County: Washington

School District: Brenham Independent School District

Minerals: Seller will ONLY convey all owned surface rights

Electric: 110V and 220V on site

Septic: On site

Water: Well; community water available for additional fee

Zoning: None known

Legal: PIDN **R18427**; Cross reference # 0097-000-06900; A0097 SAUL, THOMAS S., TRACT 69, ACRES 68.92.

<http://www.washingtoncad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=44776&dbKeyAuth=Appraisal&TaxYear=2013&NodeID=11&PropertyOwnerID=47783>

Taxes: \$2,426 in 2012

Exemptions: Over 65, Homestead, Ag

NOTE: All measurements from Appraisal District unless "EST". EST are our estimates.

LOCATION

Just off FM 390: One property away from prestigious FM 390, the "La Bahia Trail". The La Bahia Trail is the first designated Texas historic highway and is world renowned for its beauty, history and ambiance

Community and urban services: 10 MI to Brenham and 29 MI to Bryan-College Station

Local tourist destinations: 1.4 MI to Independence, 12 MI to Lake Somerville, 15 MI to Chappell Hill and 30 MI to Round Top

Interstate access: 42 MI to I10, 80 MI to I35 and 82 MI to I45

Houston area: 65 MI to Katy, 66 MI to NW Houston (Beltway at US 290), 75 MI to downtown and 80 MI to Sugar Land

Austin area: 67 MI to Bastrop, 90 MI to Austin and 93 MI to the University of Texas

Airports: 2 MI to Brenham Airfield (11R), 25 MI to Easterwood at College Station (CLL), 80 MI to Houston Bush (IAH), 87 MI to Austin Bergstrom (AUS) and 87 MI to Houston Hobby (HOU)

DIRECTIONS

From US 290 east side of Brenham at FM 577, it is 16 MI and 17 MIN

- (1) Travel north on FM 577/Gun & Rod RD for 3.7 MI
- (2) Turn right (north-east) at the SR 105 red light toward for 1.8 MI
- (3) Turn left (north-west) on FM 50 for 3.6 MI
- (4) Turn right (east) on FM 2621 for 6.6 MI
- (5) Property is on your left with a sign
- (6) If you reach FM 390, you have gone 0.2 MI too far

From US 290 west side of Brenham at SR 36, it is 21 MI and 24 MIN

- (1) Travel north on SR 36 toward Lake Somerville for 9.3 MI
- (2) Turn right (east) on FM 390 to the FM 50 blinking red light at Independence for 9 MI
- (3) Continue on FM 390 through Independence for 1.9 MI
- (4) Turn right (south) on FM 2621 for 0.1 MI
- (5) The property is on your right with a sign

From downtown College Station, it is 29 MI and 29 MIN

- (1) Travel west on University DR/FM 60 out of College Station for 9.3 MI

- (2) Turn left (south) on FM 50 toward Independence for 18 MI
- (3) At FM 390/blinking yellow light, turn left (east) on FM 390 through Independence for 1.9 MI
- (4) Turn right (south) on FM 2621 for 0.1 MI
- (5) The property is on your right with a sign

SCHOOL DISTRICT AND SCHOOLS

The Schools attended and the School District are highly regarded in the region. Greatschools "Community ratings" are 5 of 5 stars except the Junior High with 4 of 5 stars. "Principal Leadership" and "Teacher Quality" for all schools attended are at least 4 of 5 stars. The Elementary is TEA "Recognized". Multiple private school options.

DEMOGRAPHICS

Independence Oaks Homestead is in the Independence-Gay Hill Census Tract. This Census Tract is the most affluent in Washington County and one of the most affluent in the Houston Hamptons (greater Houston-Austin-College Station-I10 area). Compared to all Benchmarks*, it has: highest % \$1M+ homes, Highest avg. household net worth, highest % homes with no mortgage, highest % married and living together and lowest % married and separated.

Benchmarks*: Brenham, 77833, Washington County, Bryan-College Station DMA, Austin DMA, Houston DMA, Texas, US

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

Available CCIM Reports: <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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