



Presented By:

**OLDHAM  
GOODWINGROUP** LLC  
BROKERAGE | DEVELOPMENT | MANAGEMENT | INVESTMENTS

# Chappell Hill Ranch

~297 AC | 16300 FM 1155 East Washington, Texas 77880



# Chappell Hill Ranch

~297 AC | Washington, Texas

## PROPERTY SUMMARY

Oldham Goodwin Group is pleased to present the exceptional Chappell Hill Ranch. This turn-key, well-maintained ranch is located in esteemed Washington County, 10 minutes from the historic & charming community of Chappell Hill, 20 minutes from Brenham, and one hour from Houston. The ranch is a diverse asset, allowing a buyer the opportunity to purchase the property as a primary homestead, recreational weekend retreat, or a working cattle ranch, established horse training facility, and commercial deer breeding operation.

## OFFERING PRICE

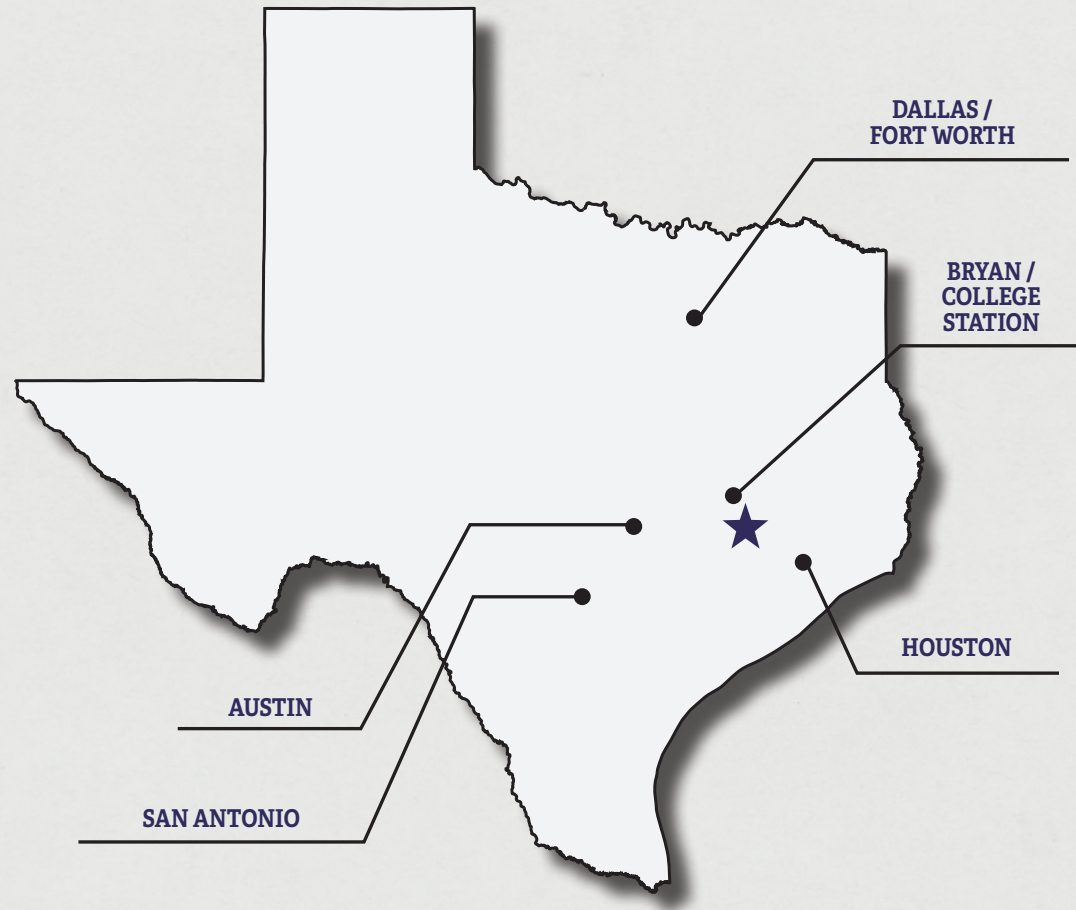
\$3,750,000.00

### Minerals Available

(To be negotiated)



[Click here to view flyover video](#)





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## PROPERTY HIGHLIGHTS

- Modern & well-maintained 297 AC ranch
- Located 10 minutes from Chappell Hill, 20 minutes from Brenham, and 1 hour from Houston with easy access to Highway 290 & Highway 6
- Custom, ranch-style home built in 2009, situated in the middle of the property with 360-degree panoramic views from a 280' hilltop
- Working cattle pens, two horse barns, expansive outdoor arena, feed barn with living quarters, six covered paddocks
- 21 AC high-fenced whitetail breeder pens
- Four ponds & two water wells
- Perimeter and cross-fenced for rotational grazing
- All-weather rock road to the house and barns
- 2,400' of paved road frontage on FM 1155



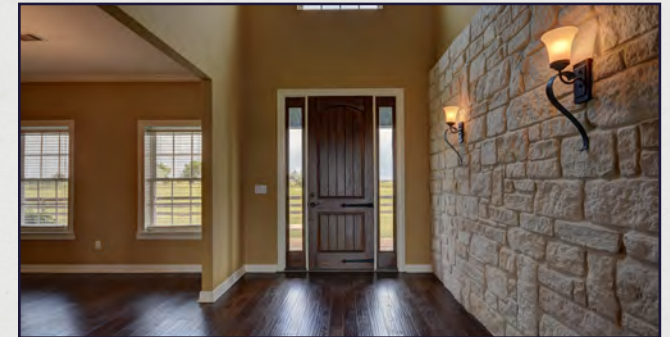


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## THE MAIN RESIDENCE

- Custom, ranch-style home built in 2009, containing 2,970 SF, 4 bedrooms, and 3.5 bathrooms
- Secluded location in the middle of the property with hilltop views, accessible by all-weather rock road
- Austin stone accents inside & out
- Open concept floorplan great for entertaining
- Beautiful cathedral ceiling in the living room
- Granite countertops and stainless-steel appliances in the kitchen paired with antiqued white cabinets
- Large master suite with double vanities, jet tub, and a stand-alone shower





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## HORSES, CATTLE, & FACILITIES

- Primarily used as a commercial cattle operation
- Able to handle up to 70 cow/calf pairs
- Two horse barns with 22 total stalls
- Main horse barn has been fully renovated with tack room and bathroom
- Second horse barn contains 10 removable stalls, allowing easy conversion to an equipment or RV storage barn, or entertainment space
- Six large paddocks can easily accommodate all livestock and horses
- Horse operation could be set up to meet a wide variety of equestrian needs
- Large 300' x 150' outdoor arena with 150' diameter round pen
- Four ponds and two water wells provide ample water for horses and livestock year-round





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## WHITETAIL DEER & WILDLIFE

- Home to an abundance of wildlife including whitetail deer, dove, ducks, and feral hogs
- Property is open with wooded areas, ideal for whitetail deer, but can be utilized for other domestic or exotic animals
- Southern end of the property has a 21 AC high-fenced, wooded area divided into four separate pens





# Chappell Hill Ranch

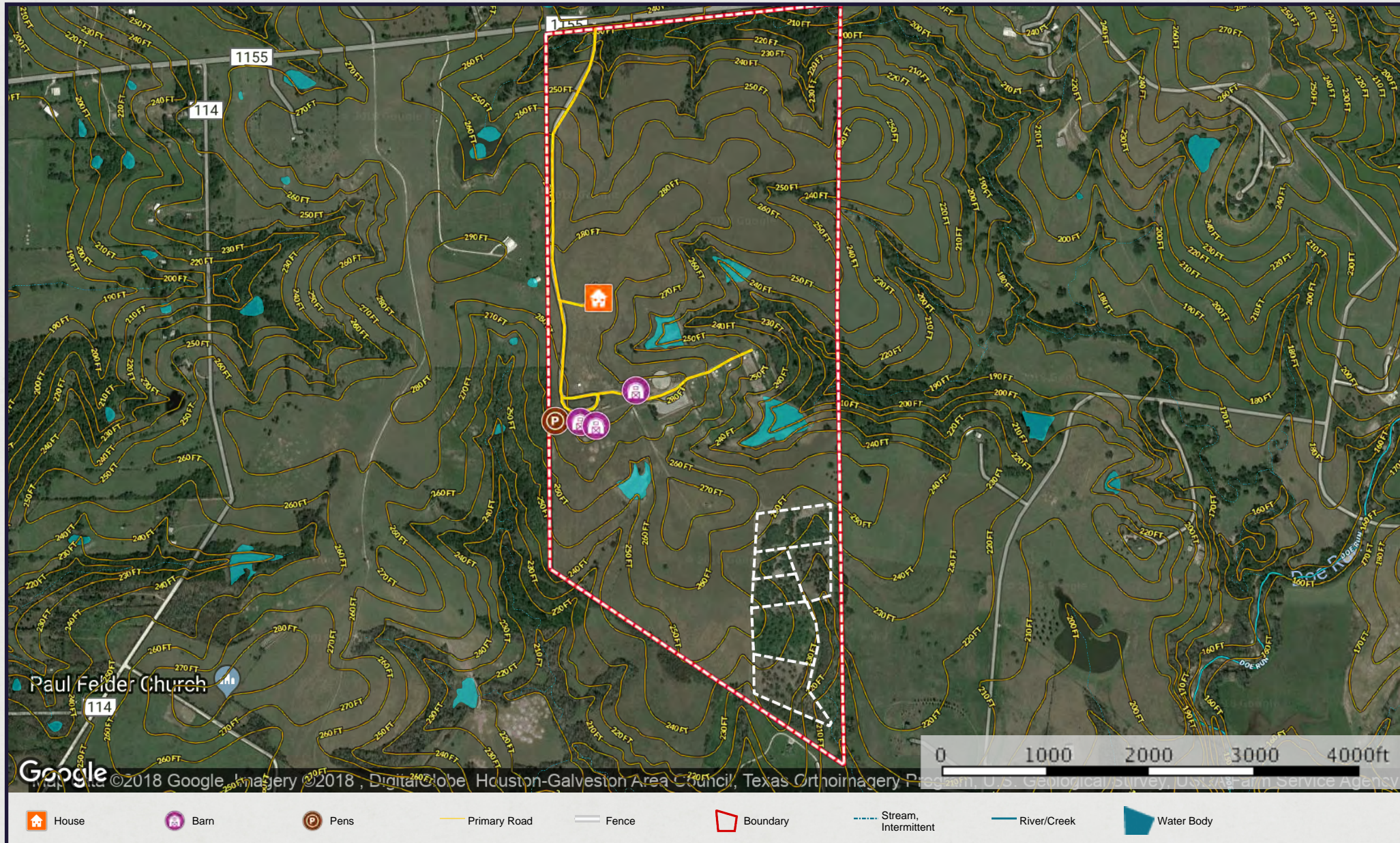
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# Chappell Hill Market Overview

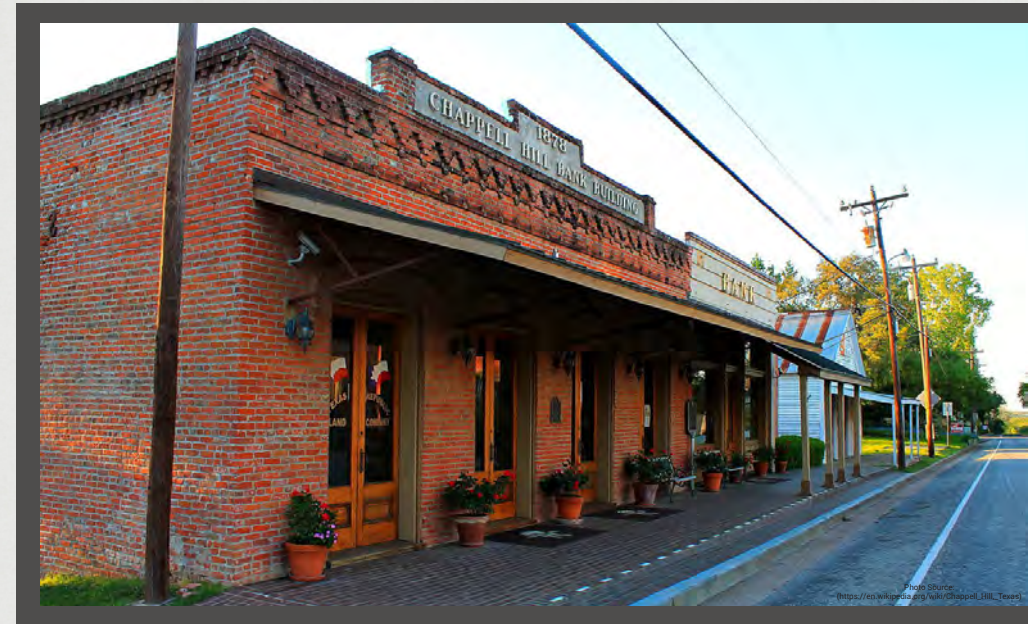
## HISTORIC CHAPPELL HILL

This historic community, located in the heart of Texas, offers an ideal setting for homes, ranches and businesses with beautiful scenery, rolling green hills, tranquil lakes, historic Texas landmarks and country charm, yet the “big city” is less than an hour away.

Located halfway between Houston and Austin on US Hwy. 290, Chappell Hill offers visitors year-round hospitality and charm with a delightful combination of restored homes, shops and buildings. Many are found on Main Street, which has been designated as a National Register Historic District.

Renowned for its blooming bluebonnet fields, rolling hills, scenic views, Chappell Hill allows you to step back in time and enjoy a pleasant outing of browsing and strolling along its streets.

Sources: <http://www.chappellhilltx.com/>



## FESTIVALS

Chappell Hill hosts a variety of festivals and events throughout the year.

Texas Highway's #7 Most Popular Festival, the Official Bluebonnet Festival of Texas takes place on the second weekend of April in downtown Chappell Hill. Over 400 vendors, food, live music and family-friendly fun in the heart of bluebonnet country.

Celebrate our country's independence in the heart of Washington County – Chappell Hill. Over 50 floats and entries along with the world famous Marching Kazoo Band make for a magnificent parade celebrating our Texas heritage and American pride.

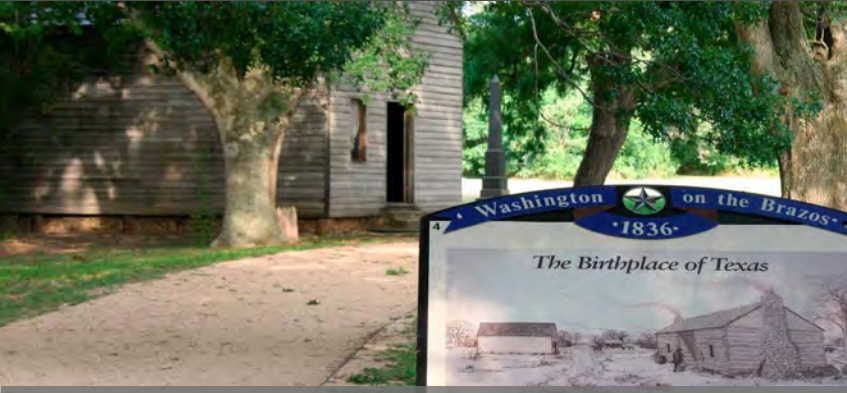
In October, enjoy the magical land of scarecrows at the Scarecrow Festival of Texas in Downtown Chappell Hill. Come out to the little town on the hill and shop with over 250 arts and craft vendors and enjoy musical entertainment throughout the day.

Sources: <http://www.visitbrenhamtexas.com/annual-festivals/>  
<https://chappellhillhistoricalsociety.com/scarecrow-festival/>





# Chappell Hill Market Overview



Washington on the Brazos State Park



Chappell Hill Lavender Farm



Lillian Farms Country Estate

## OTHER REGIONAL TRAFFIC GENERATORS

### WASHINGTON ON THE BRAZOS STATE PARK

The 293-acre park is located on the original town site of Washington, which served as the capital of the Republic of Texas. The complex features a state-of-the-art Visitors Center with hand-on interactive exhibits that walk visitors through the birth of a new nation – Texas. The Washington Emporium, located in the Visitor Center, is a premiere Texas gift shop.

Open year-round, the Park offers hiking trails, grills, playground & covered shelters, all free of charge from 8am until dark. Guided tours and programs are available year round. Stroll the Park trails where Texas was born. This historic site showcases Independence Hall where the Texas Declaration of Independence was drafted and signed on March 2, 1836. The Complex includes a Conference Center, Education Center and Pavilions that are available to rent for special occasions – ideal for groups up to 400 guests.

### CHAPPELL HILL LAVENDER FARM

Stroll through fragrant fields, cut your own fresh lavender, indulge in a relaxing picnic by the pond, and enjoy our heavenly gift shop, "The Lavender Patch." Also, on site are fainting goats and blackberry plants! The aromatic lavender farm and gift shop, with its scenic hillside view, is located 8 miles north of Chappell Hill. The Annual Lavender & Wine Fest is a quaint countryside festival nestled in the heart of beautiful Washington County. On the second Saturday of August each year Chappell Hill Lavender Farm partners with Windy Winery to host this unique event.

### WINE TRAIL

Washington County is the home of 4 distinct wineries that host tours and tastings every weekend. The Texas Star Winery, in Chappell Hill, the Saddlehorn Winery, in Burton, the Pleasant Hill Winery and the Windy Winery, both in Brenham, are great locations to enjoy breathtaking views and beauty in Washington County.

### INN AT DOS BRISAS

There is definitely rest for the weary at the lovely Inn at Dos Brisas, located in the picturesque Texas countryside just west of Houston. Dos Brisas is the only Forbes 5-star rated restaurant in Texas. The restaurant is reason alone to journey to this rustic ranch resort – the chef prepares masterful creations, many sourced from the Inn's own organic gardens. The haute cuisine is a little bit French and a little bit country, with dishes such as poached pheasant with black-eyed pea cassoulet and chilled lobster with Texas Rio-star grapefruit. The extensive wine list includes more than 3,500 different vintages.

### LILLIAN FARMS COUNTRY ESTATE

Lillian Farms Country Estate, located in the heart of Bluebonnet Country between Houston and Austin. Just down the road from historic Washington-on-the-Brazos State Park and not far from the welcoming towns of Chappell Hill and Brenham. Perched atop a rolling hill on land that was once a cotton plantation, the home overlooks 230 acres of picturesque landscapes brimming with flora and fauna. The Estate House at Lillian Farms combines the grace and charm of a Victorian-style mansion with all of the modern conveniences. The house features five beautifully appointed traditional Bed & Breakfast guest rooms, each with private en suite bath and includes a full breakfast every morning.



# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - » that the owner will accept a price less than the written asking price;
  - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer / Tenant / Seller / Landlord Initials

Date



# *Chappell Hill Ranch*

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**For More Information About This Property, Please Contact**

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