

RANDLE HILL RANCH

2055 Randle Hill Road, Brenham, TX, 77833 | Washington County



Price: \$929,000.00



Land Size: 6.31 AC

Come home to your peaceful getaway in sought-after
Washington County. Built in 2021, this home has all the details.
Just to name a few: porches front and back, Kohler plumbing
fixtures, Kitchen-Aid appliances, walk-in butler pantry with
water source, quartz countertops, wood burning fireplace.
Hardwired for security alarm and camera. CAT6 wired office
& throughout with high-speed internet tower. Spray foam
insulation exterior walls, including garage. A perfect area
behind the house to accommodate your new pool. Game
room separate from the main living area. Oversize garage.
A great location, this property is approximately 10 minutes
from Brenham, 45 minutes from College Station, 1 hour from
Houston and 2 hours from Austin.





SUMMARY OF OFFERING

ACREAGE, IMPROVEMENTS, PROXIMITY TO BRENHAM, COLLEGE STATION AND HOUSTON

- 2,725 SF home
- 3 bedrooms
- 2.5 baths
- Paved County Road
- Tax ID R67560
- **Brenham School District**
- Kohler plumbing fixtures
- KitchenAid appliance package
- Security alarm and camera system, hardwired

- Ethernet CAT6 wired office
- Whole house water softener in wellhouse
- Reverse osmosis water system
- Spray foam entire home including garage
- Fully fenced perimeter
- Generator hook up ready
- New plantation shutters
- Washer and Dryer will convey
- Deed Restricted































CYNDEE SMITH

Senior Vice President | Land Services D:281.256.2300 | C: 713.816.3407 Cyndee.Smith@OldhamGoodwin.com

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker, Neither the Broker nor the owner of the property (Dwner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material of the property. The differing Memorandum is solely a solicitation of interest - not an offer to specify a prepared by the Owner and the State Purplement of the Offering Memorandum or making an offer to purplement the Property unless and multi such an offer for perty the property unless and multi such an offer for the purplement the Property unless and multi such an offer for the Demorandum in an and the signature of the Owner. This Offering Memorandum in and its contents in the strictest confidence, that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offering Memorandum in any one per that you will not disclose the Offeri

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.

0343423	Cyndee.Smith@OldhamGoodwin.com	(713) 816-3407
Licensed No.	Email	Phone
	Licensed No. Licensed No. Licensed No.	Licensed No. Email Licensed No. Email Licensed No. Email