



RIVERSTONE
LAND AND RANCH

13752 WHITMAN ROAD

BRENHAM, TX 77833



PROPERTY DESCRIPTION

Escape to the tranquil community of Old Washington, where this enchanting farmhouse rests on 13 stunning acres of natural beauty. A wet-weather creek meanders along the front of the property, creating a serene and picturesque setting. The home exudes timeless charm with mostly original hardwood floors and a welcoming 2,000 SF three-sided porch, perfect for enjoying peaceful mornings or sunset views. Towering pecan trees grace the yard and pasture, offering shade and a touch of history to the landscape. The property is thoughtfully equipped with a fully equipped horse barn that includes stalls and an attached 1-bedroom, 1-bathroom guest quarters with an Austin stone facade, perfect for visitors or rental opportunities. To top it all off, a luxurious 20,000-gallon sports pool awaits, providing the ultimate space for entertainment, relaxation, and family fun. Ideal location with easy access to Houston or Bryan/College Station. This property is a rare blend of rustic charm and modern convenience, perfect for those seeking a serene countryside retreat.

PROPERTY HIGHLIGHTS

- **Land Features:** Expansive pasture land with scattered trees for shade and beauty.
- **Creek Frontage:** A creek runs along 1,650 feet of road frontage.
- **Infrastructure:** Gravel road, barbed/electric fencing, & a well on site.
- **Residential Amenities:** Features a 3-bed/2-bath 1,778 SF main house, a 40x80 barn with a 1-bed/1-bath guest quarters, & a 561 SF swimming pool.
- **Outbuildings:** Includes a 10x20 shed roof, a 10x12 storage building, a 5.25x4.58 well house, a 10x12 utility building.
- **Utilities:** Equipped with on-site electric, field line septic, internet access, & satellite TV.

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	13 Acres
School District:	Brenham ISD
Zoning:	Agricultural Open



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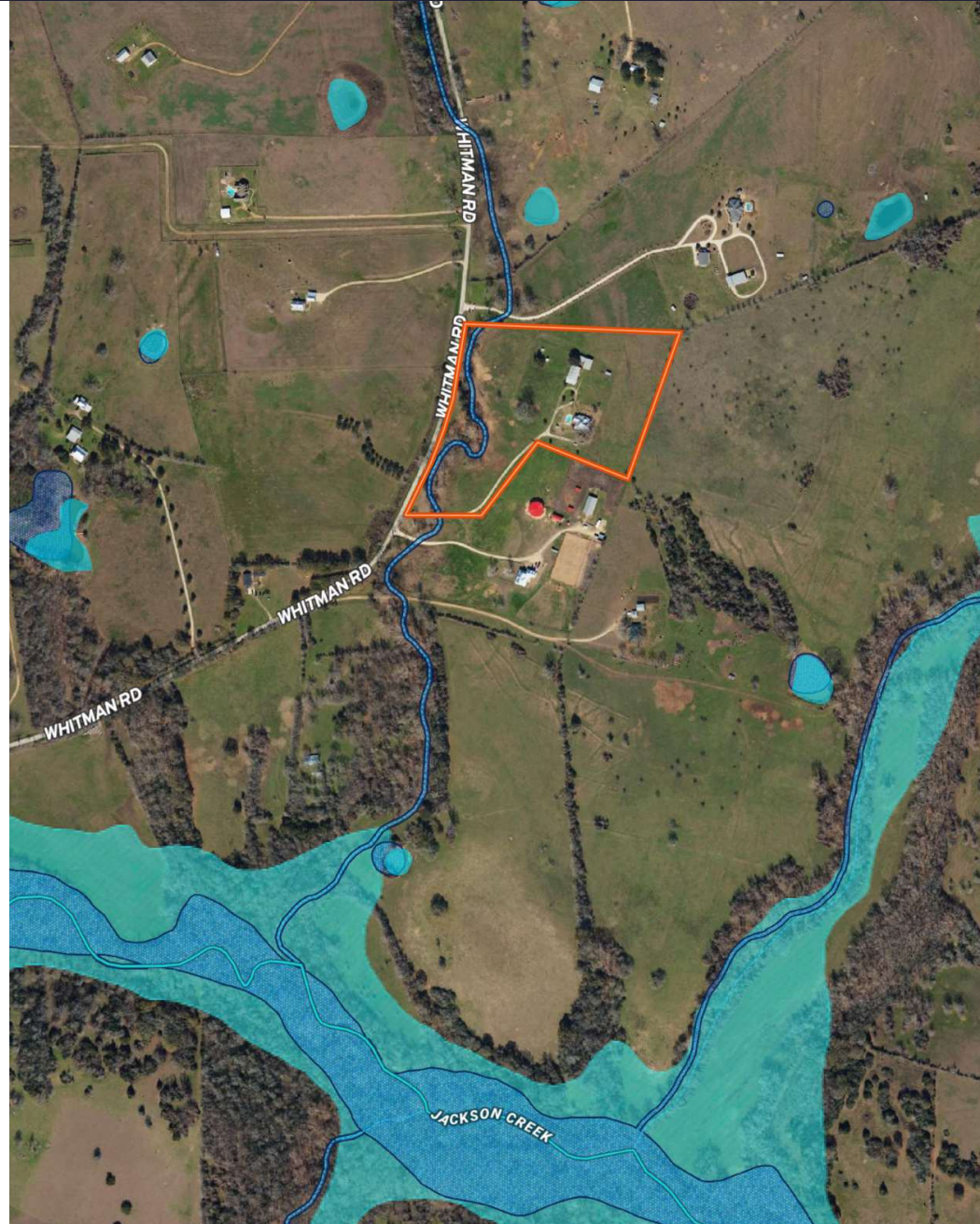


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JAMES JONES
Managing Director / Broker

979.431.4400 | info@riverstoneecos.com

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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.

Riverstone Companies, LLC	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Joseph Milburn	672099	Joseph@riverstonecos.com	(903) 521-1461
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date