



# PAINTED DREAMS RANCH

44 + ACRES | WASHINGTON COUNTY, BRENHAM, TX



**REPUBLIC RANCHES** LLC

OUR LEGACY IS IN THE LAND

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# PAINTED DREAMS RANCH

Painted Dreams Ranch is a luxury, turnkey ranch located in the rolling hills of Brenham, TX. Painted Dreams includes one luxury home, one guest home, multiple barns and a pond. This stunning ranch offers one of a kind luxury, and all the amenities to enjoy and entertain. This incredibly maintained 44-acre ranch offers a unique opportunity. With the two homes, it is a perfect setup for family gatherings or recreation. Majority of the ranch is open pasture and improved with an excellent boundary to offer privacy. Several cross fenced pastures for rotation. The ranch offers luxury entertaining, homes, barns, and ranching. Sitting on the porch carries owners and guests to a simpler time, while offering extensive comfort and convenience.

Price: \$1,980,000



★ Washington County

★ 44 +/- Acres

★ Located between Austin and Houston

★ 6 bedroom luxury home

★ Several crossed-fenced pastures for rotation

★ Guest bedroom, multiple barns, and a pond



**Location:** The ranch is located south of downtown Brenham and north of Bellville, TX which offers great amenities with shopping and dining. Great location between Austin and Houston. Painted Dreams Ranch offers two entrances.

**Habitat:** Painted Dreams Ranch is a classic Bluebonnet Country habitat that offers the rolling hills of Washington County. All of the property is primarily open pasture with improved grasses and good soils. Trees include a mix.

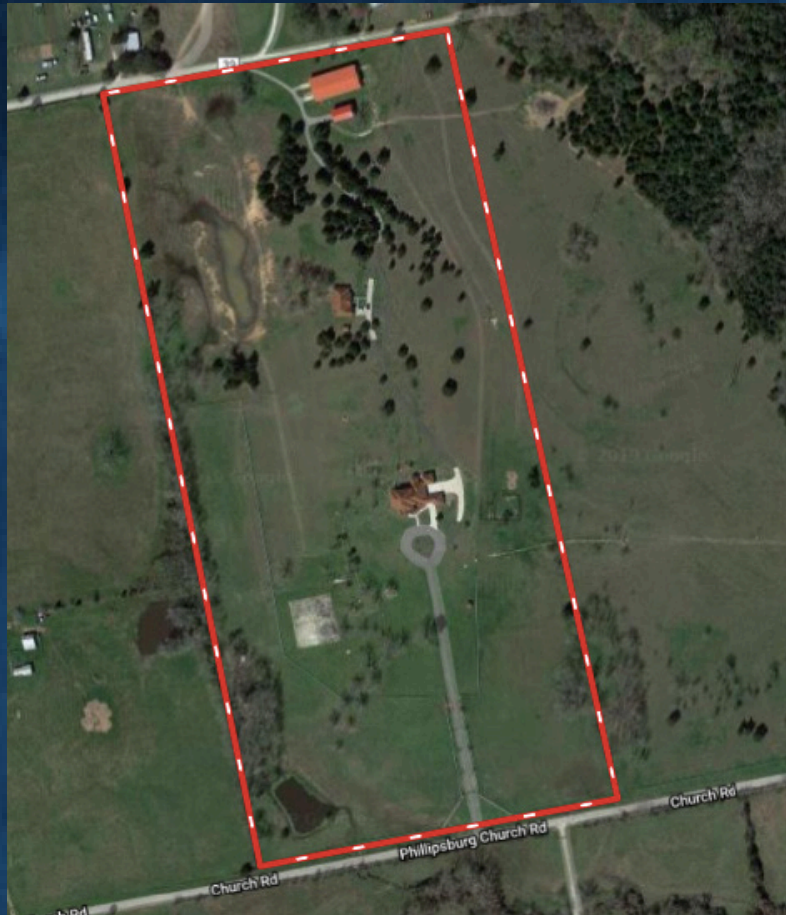
**Improvements:** The main home is a 6 Bedroom and offers a grand entrance. The main home also includes a formal dining, formal office, media room, and to many upscale upgrades to mention all. The main home is setup perfect close to guest home. The back porch offers amazing views and a fantastic setup for entertaining. The two big shops are setup on the north side of ranch. The beauty of this ranch starts as you enter the driveway. The main home is a stunning, colonial style home with a formal and open concept. Great thought and attention to detail all through the home. The master bedroom offers plenty of space with large closets. The kitchen provides plenty of space and is a chefs delight as it has the feel of a open country kitchen for many to enjoy. Close to the main home is a very fine guest home. Perimeter fences and interior cross fences are great condition. The deer stands and feeders on property will stay. Lots of young pine timber planted for future growth.

**Water:** Well

**Electricity:** Available on the ranch.



# MAP



The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
Kate Gibson	600686	kate@republicranches.com	(713) 304-5257
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date