

Oakland Farm

Burton, Texas
Washington County
Greenville Area

105 acres with
Hill County Style Limestone Home
5407 Willow Springs Road
Burton, Texas 77835

This beautifully maintained 105 acres is located in one of the most attractive and prestigious areas of Washington County between Brenham and Round Top. This property is suitable either as a beautiful weekend retreat, permanent home, a horse farm or cattle ranch. The spacious 4-bedroom, 3-1/2 bath, hill country style ranch house is constructed of native limestone, cedar trim and a standing seam metal roof.

The main entrance to the property opens to a meandrous drive through one of the many mottes of huge, old live oak trees to the homesite and spectacular views of the rolling countryside. Other interesting and convenient features include a large stocked lake and 2 ponds, swimming pool, cabana, sprinkler system, improved pastures, attractive board fencing, cross fencing, target range with two shooting stations, pens and stalls with a tack room, and a large, detached 3 vehicle storage building with a workshop area.



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Oakland Farm Property Details

Burton
(Greenvine Area)
Washington County, Texas

This beautifully maintained 105 acre family farm is located between Brenham and Round Top, one of the most scenic and prestigious areas of Washington County. The property features spectacular views, several mottes of huge live oaks, and an abundance of water, including 2 large ponds and a 10+ acre lake.

Location:

Located approximately 5 miles south of the quaint town of Burton, near the community of Greenvine in western Washington County, this property is within easy driving distance of Houston and Austin. The historic and charming Round Top, Burton, and Winedale communities are within a 20 minute drive of the front gate.

Property Address:

Oakland Farm
5407 Willow Springs Rd
Burton, TX 77835

GPS Coordinates: (Front Gate)

30 Deg. 08. 00 N
096 Deg. 34. 05 W

Acreage: Approximately 105.059 Acres

Driving Directions: (From Brenham)

From the intersection of US Hwy. 290 and FM 389 travel southwest approximately 9 miles to FM 2502. Turn right onto FM 2502 and travel north approximately 1 ½ miles to Willow Springs Rd. Turn right onto Willow Springs Rd. and travel approximately 1 ½ miles to the main gate of Oakland Farm located on the right side of Willow Springs Rd.



Land:

105 acres of lush pastures and rolling hills are accented with groves of large live oak trees which are scattered throughout the farm. The home is built on the property's highest ridge, where there are spectacular panoramic views of the surrounding countryside, including Oakland Farm's large stocked lake and 2 ponds.

House:

Drive through the attractive gated entrance of Oakland Farm and follow the scenic driveway as it winds its way along a hilltop ridge through huge live oaks arriving at the two story limestone home with approximately 3700 sq. ft. of residential space (per Washington CAD records). Reminiscent of a classic Texas Hill Country German Farmhouse, the home is constructed of native limestone with cedar trim and a metal roof. The large main public spaces of the house combine a living area, dining area and a large open kitchen space featuring beautiful granite countertops and breakfast bar. This great room has windows on three sides, a vaulted ceiling with exposed beams and tongue-and-groove wood plank ceiling. The dining area is adjacent to a wall of French windows and doors providing views of the outdoors while allowing natural light to flood the interior. The focal point of the great room is a large, custom designed, limestone, wood burning, fire-



place on one wall which is flanked by windows on both sides of the rustic surround.

The kitchen space also contains a huge walk-in country pantry, a utility room, and a half bath off of the kitchen. All of the cabinets are custom built and were left unpainted to age in a golden patina of natural pine to complement the rest of the rooms' natural finish.

On the first floor of the connecting bedroom wing of the farmhouse there is a spacious master bedroom suite with a sitting area, an adjoining bath and large walk-in closet. Also downstairs there is a comfortable guest bedroom and private connecting full bath.

Across the wide rear entrance hall from the master bedroom, there is a paneled study with pegged oak flooring, built-in bookcases, and an antique-style pressed metal ceiling.

Upstairs there are two more enormous bedrooms and a full bath. Each bedroom is trimmed in natural pine with beaded wood ceilings and windows on three sides. There are also large walk-in closets in both of these bedrooms. One closet also contains a large, unique, custom, built-in blanket chest.

Other features of the house include a main entrance with a leaded glass door and panel side-lights; a stained glass window over the door to

the main living area, as well as other stained glass panels in the two full bathrooms on the first floor, and one in the utility room. The home is finished out in custom wood windows throughout. A 44 ft. long covered porch features majestic views to the south overlooking the pool, the grounds and the countryside.

Pool Area:

The heated swimming pool is on the hilltop immediately to the south of the house and includes a patio area and a cinder block pool house with a half bath and changing room. There are exceptional views from the pool area including long distance views of the rolling countryside and the lake and ponds below.

Garage/Workshop/Storage:

A short distance from the house there is a 3-car garage constructed of cedar with a metal roof matching the house. The garage contains a large built-in work space, a connecting well and water softener room. The entire area above the garage space is floored and is used for storage.

Grounds:

The grounds around the house are in an easily maintained, yet manicured condition, with attractive low maintenance landscaping. All of the large live oaks around the house have been pruned and trimmed providing shaded areas for hammocks and swings. To aid maintenance, the grounds, garden area, and beds are irrigated by an in ground sprinkler system.



Barns:

The property includes a horse barn with 4 stalls, a separate pen area, wash rack, paddocks and tack room. Several pastures are fenced with board and smooth wire fencing suitable for horses.

There is also an interesting small chicken-house near the home, where the owners have kept the family's "pet" chickens for a source of fresh eggs for family and friends, while providing live entertainment for the grandchildren.

Water Features:

One of the outstanding features of the property is the unusual abundance of water. There are 2 ponds built for livestock use or fishing for the owner's family and guests. Below one of the ponds is also a beautiful 10+ acre fishing and duck hunting lake which was created from a water shed that feeds a wet weather creek that meanders through a wooded area of the property. This lake is designed so that the water level can be easily controlled by two separate overflow control pipe systems. The ponds and the lake have substantial treated wood docks extending into the water providing easy access for fishing, boating or swimming.

Utilities:

The house is serviced by a water well and septic system. There are 3 zoned heating and air conditioning systems in the house. Two of the heating systems are powered by propane and one by electricity. This design provides backup heating, in the event of a power system failure.

Property Taxes:

Oakland Farm (R20235 and R60435) is currently classed for tax purposes by the Washington County Appraisal District for Agriculture Use. The 2011 property taxes were \$5,559.43.

Minerals:

Seller's ownership interest in minerals and royal-



ties associated with the property is to be verified by Title Commitment. Any conveyance to a buyer would be considered a separate, negotiable issue.

Legal Description:

Being 105.059 acres of land, more or less, out of A-0152 Josiah Lester Survey Tract 3. All out of the Deed Records of Washington County, Texas.

Offered at: \$1,675,000

Listing Agent: Brian C. Piercy, 979-251-9750, Brian@BPiercy.com.

Showing Instructions:

Please call Brian Piercy at 979-251-9750 to schedule an appointment. The owners have requested that a 24 hour notice be provided prior to all showings and that the Listing Broker is to accompany all showings.

Broker's Notice:

Buyer Representation is welcomed. Buyer's agent must be present at all showings to receive participation in any earned Broker Fees.



Oakland Farm Property Amenities

Provided by Owners of Oakland Farm



Flagpole With Switch Controlled Lights

Electric Entrance Gate

Gate Lights and Gate Receptacles on Separate Timer System

Tree Lights Along Entrance Drive with (3) Timers
Pool with Polaris Sweeper

Cabana/Storage/Pool Equipment Building

Exterior Audio Speaker System on Porch Gallery

30 Watt Fluorescent Night Lights on Power Pole with Switch and Photocell

Electric Fountain

100 Meter and 200 Meter Concrete Pads, Concrete Table, Tin Roof and Storage For Target Range and Rifle Sighting Stations

Solar Powered Electric Fencing Along All Road Frontage

Well Water Softener System

Stables and Tack Room

Chicken House

Extensive Underground Sprinkler System for House Grounds, Fruit Trees and Garden Area

3- Stall Garage with Workshop and Second Floor Storage Area

Residential Alarm System

DIRECTV Satellite System

Three Ponds Stocked with Florida Strain Largemouth Bass, Catfish, Crappie and Brim.

Two Ponds Are Stocked with Approximately 50 to 75 Grass Carp for Weed Control.

Texas Parks and Wildlife Permitted.

Three Fishing Piers (One With Roof Covering)

One Fishing Gear/Equipment Storage Building at a Pond Site

Hose Bib and Electricity Available at One Pond Site

Lake Has Two separate Overflow Control Pipe Systems

Residence has 3 Zoned Systems of HVA/C. Two LP Powered Furnaces and One Electric Furnace

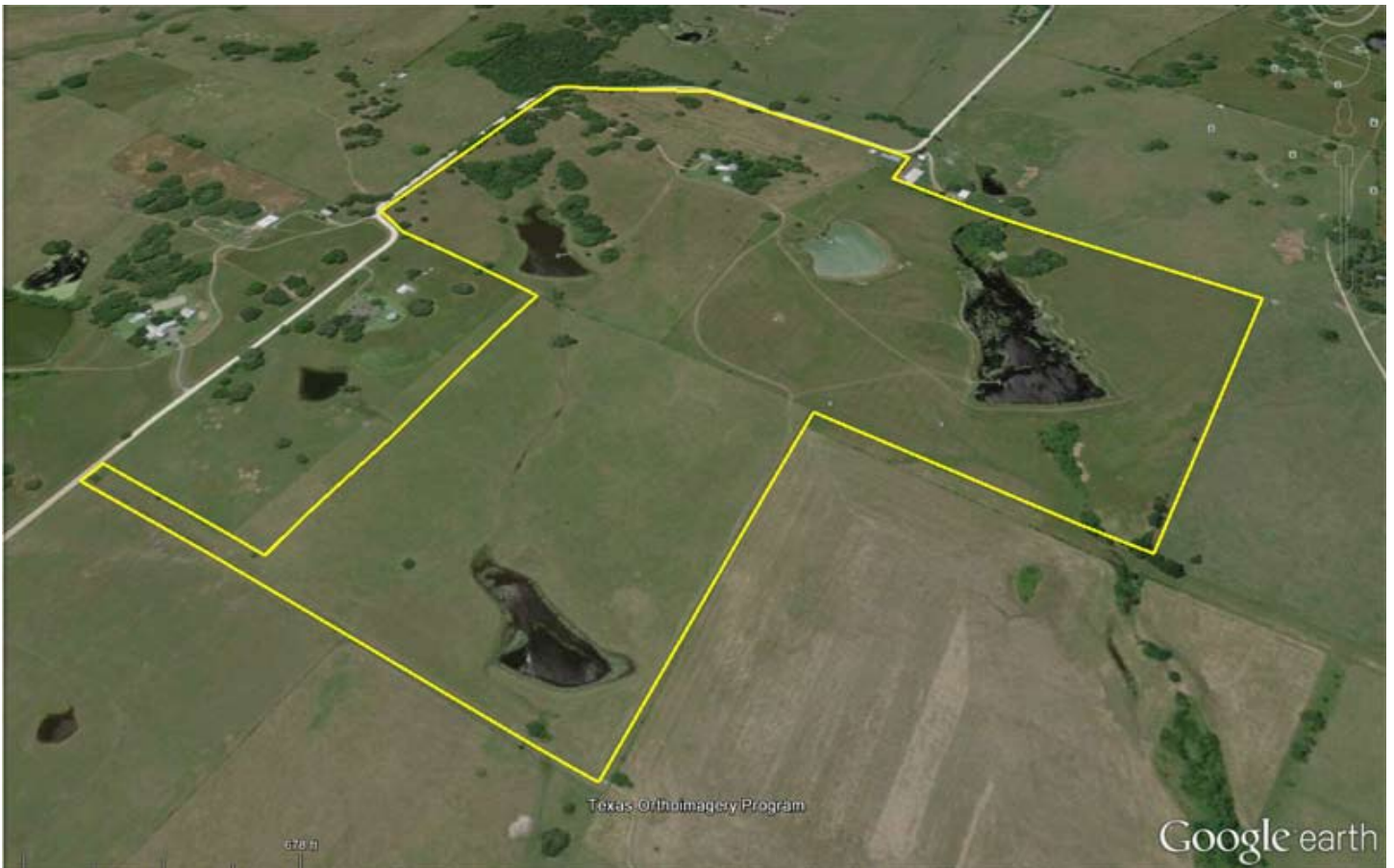
One Walk-In Closet with a Custom Made Built-In Cedar Chest/Blanket Storage

Wood Burning Fireplace with Blower System

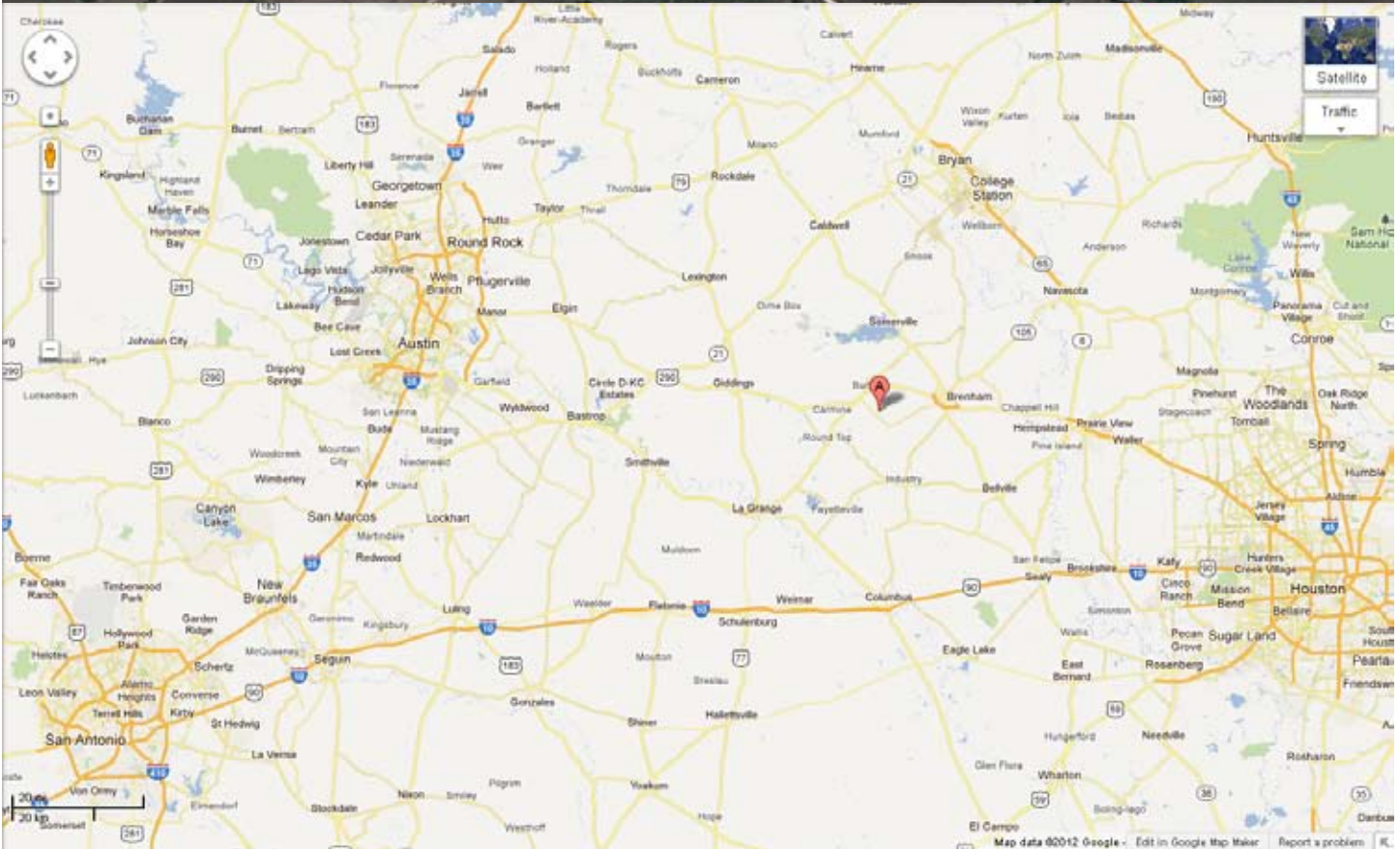
A/C Disconnect Including a Connection Point For A Back-up Generator



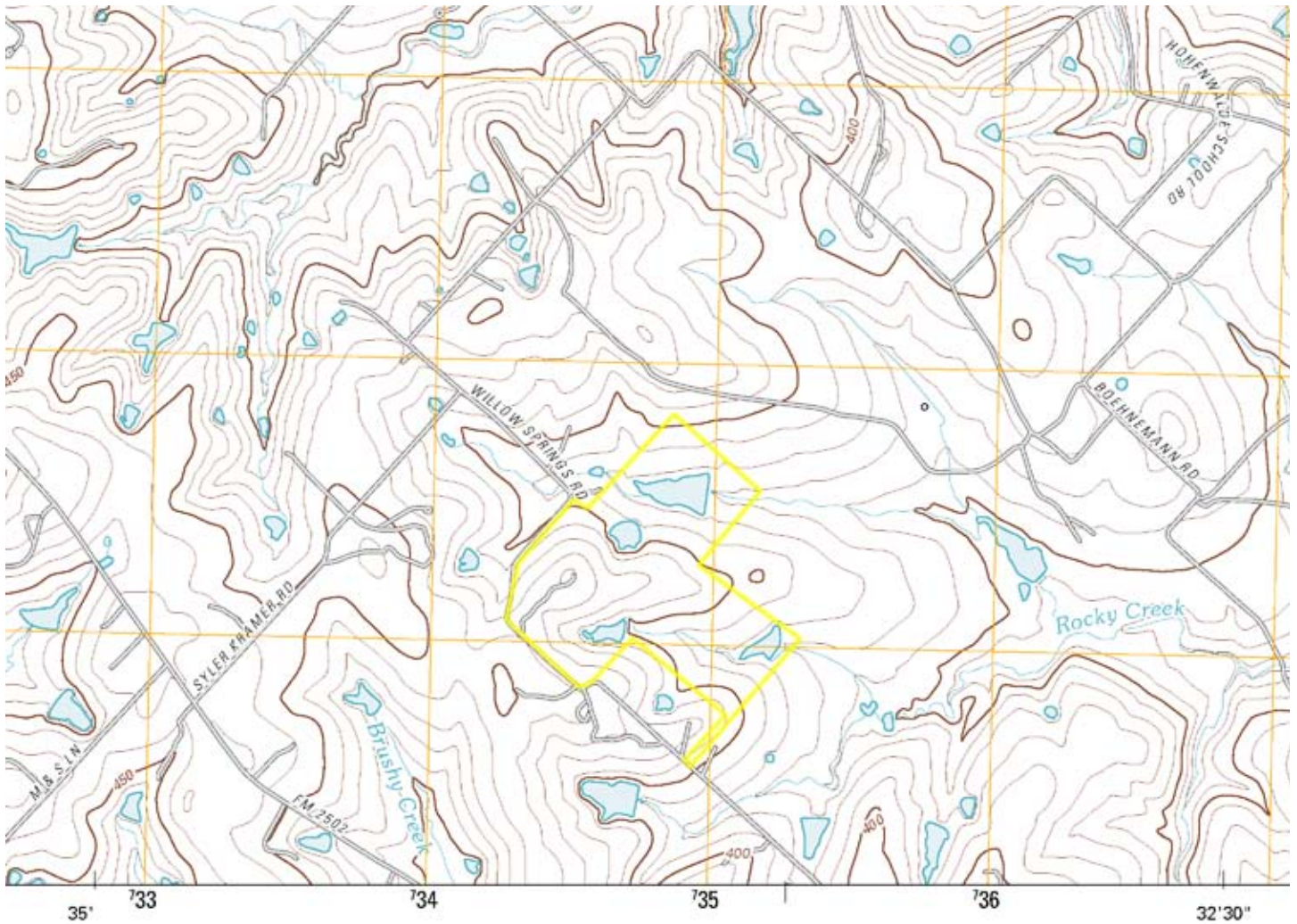
Oakland Farm Maps 1



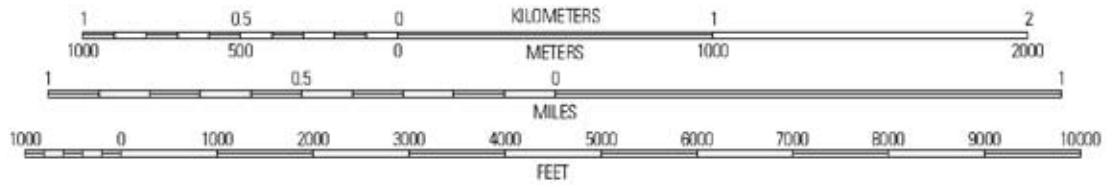
Oakland Farm Maps 2



Oakland Farm Maps 3

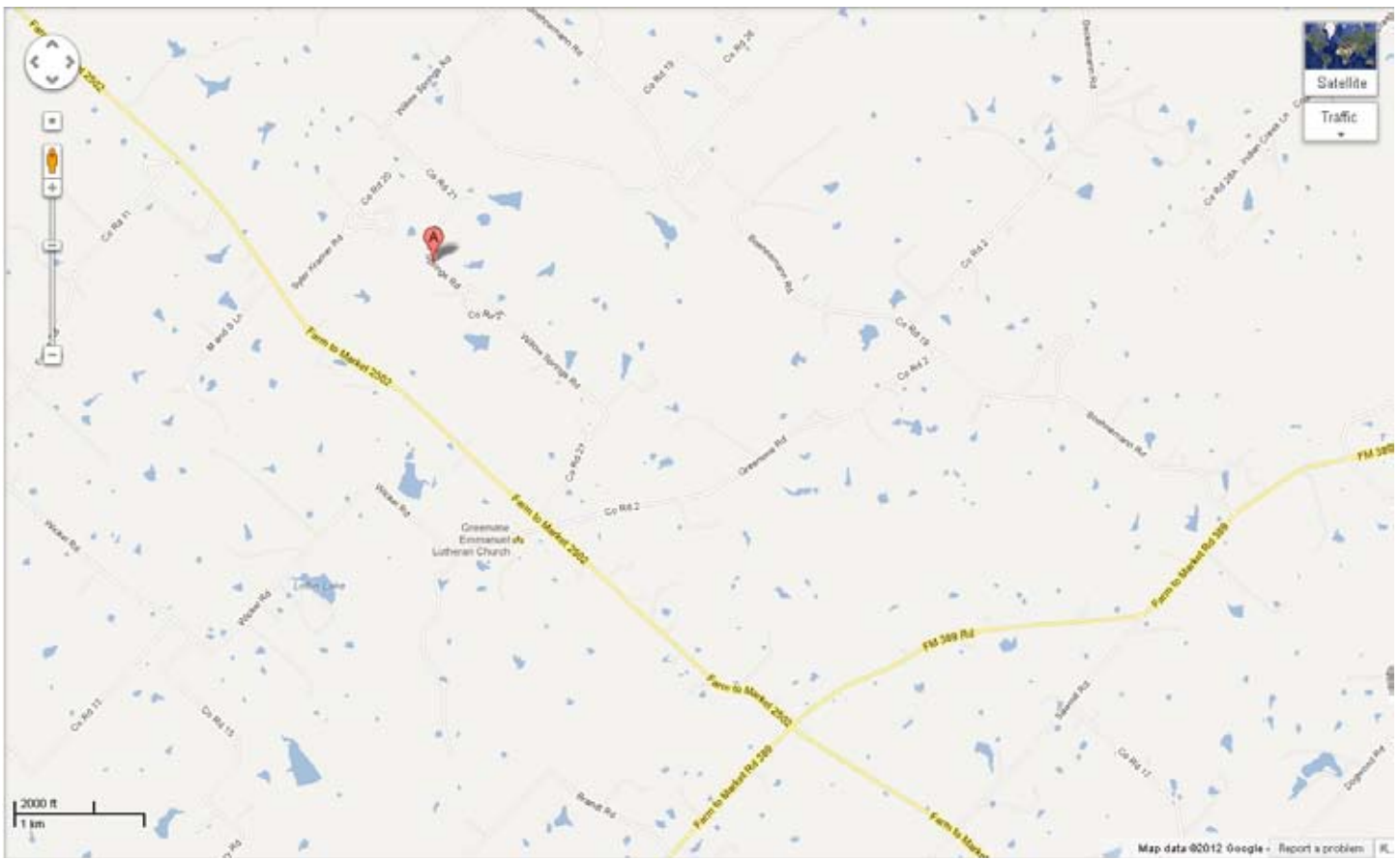


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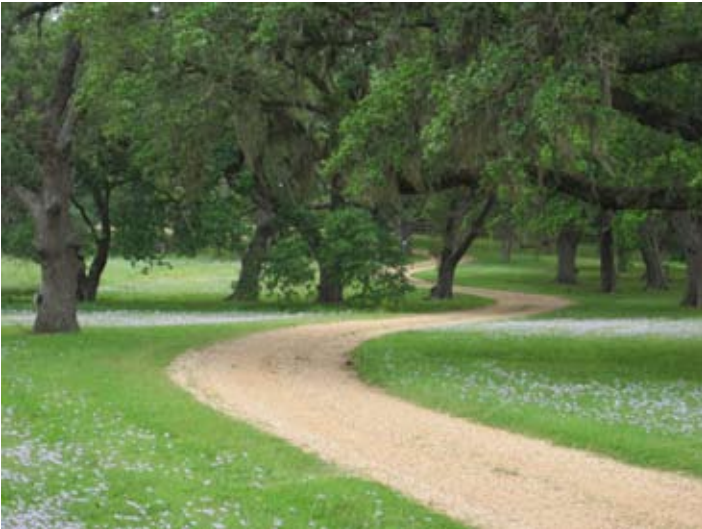
CONTOUR INTERVAL 10 FEET

Oakland Farm Maps 4



Oakland Farm Photos

additional photos available at BPiercy.com



Marketed by: **B. Piercy & Associates**
Brian C. Piercy, Broker



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