

\$2,499,900 - 7101 Boehnemann Road, Brenham

MLS® #25007505

\$2,499,900

Bedroom, Bathroom,
Land on 84.75 Acres

Other, Brenham, TX

Golden Valley Ranch is a picture-perfect property located in western Washington County, offering a rare blend of rolling terrain, elevated views, and diverse landscapes. With Rocky Creek traversing through the ranch and four ponds scattered across the property, it delivers exceptional natural beauty and recreational appeal. The land is a mix of open pasture, improved grasses, and wooded wildlife habitat, perfect for both grazing and hunting. Native brush provides excellent cover for deer and other game, while the water features offer opportunities for fishing and attracting seasonal ducks. Additionally, the ranch boasts excellent rolling topography with over 90 feet of elevation change. Improvements include a 2,743 sq ft, 3/3.5 home built in 1998 with a spacious garage, large bedrooms and great floorpan. Additionally there is a 40x140 metal barn with a large enclosed workshop and covered equipment storage. A private water well and overhead electricity serve the home and barn. The property is rich with wildlife, including abundant white-tailed deer, hogs, turkey, doves, and the occasional duck on the ponds. Multiple ponds provide excellent fishing, while the wooded area at the back of the ranch offers prime hunting opportunities. Other features include an ag. exemption, 800 ft. of paved road frontage, perimeter fencing and cross fencing. The ranch is a quality combination, offering a private getaway and an excellent ranch to hunt, farm and spend time



with family and friends.

Essential Information

MLS® #	25007505
Price	\$2,499,900
Acres	84.75
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	7101 Boehnemann Road
Area	Washington
Subdivision	Other
City	Brenham
County	Washington
State	TX
Zip Code	77833

Amenities

Utilities	Electricity Available, Sewer Available, Septic Available, Water Available
Waterfront	Creek

Exterior

Lot Description	Open Lot, Pond on Lot, Stream/Creek, Trees Large Size, Trees
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School Information

District	Brenham
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Additional Information

Days on Market	123
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Listing Details

Listing Agent	Ryan Swope
Listing Office	Swope & Young Land Company

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