

\$3,100,000 - 8204 County Road 162, Somerville

MLS® #3187657

\$3,100,000

3 Bedroom, 3.00 Bathroom, 2,550 sqft
Farms and Ranches on 164.58 Acres

N/A, Somerville, TX

+/- 165-Acre Ranch situated in the Texas Golden Triangle just minutes from Lake Somerville State Park. Rectangular shaped land offers 60% open pasture land with over 50 acres of improved Coastal Bermudagrass hay meadow & 40% woods. 6 stock ponds w/ two ~2 acre ponds with various fish/ducks/turtles. Cedar post & barbed wire perimeter fencing, all-weather gravel road through the property & multiple ATV trails throughout. Sandy loam soils, various mature hardwoods & oaks. Rolling topography w/ elevation changes from 360' to 320'. 1,892' of County Road 162 frontage (paved & gravel). Pipe entrance and electric gate leads to the Live Oak tree lined driveway to the Home & Barns. Main House completely remodeled in 2017, 3 bedrooms, 3 bathrooms, open concept, split floor-plan w/ luxurious upgrades. Tile flooring throughout, energy efficient windows with plantation shutters. Recessed LED lighting throughout, crown molding, ceiling fans, mounted wall TVs in every room and a beautiful, neutral color palette. The kitchen offers a huge, eat-in island with Quartz countertops, storage and beautiful cabinetry. Barndominium offers 1/1 efficiency apartment built in 2018 w/ full kitchen and 30x40 shop on slab w/ overhead doors. 40x100 Equipment Barn. AG. valuation via hay production, abundance of wildlife, deer feeders & hunting blinds remain & shooting range is set up! This ranch is a 30 minute drive to Aggieland, Round Top & Brenham, 76 miles



to Austin and only 106 miles to Houston!

Built in 1981

Essential Information

ListingFeed	abor_vow
MLS® #	3187657
List Price	\$3,100,000
Sale Price	\$3,050,000
Sale Date	October 12th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,550
Acres	164.58
Year Built	1981
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8204 County Road 162
Subdivision	N/A
City	Somerville
County	Burleson
State	TX
Zip Code	77879

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Other, Underground Utilities, Water Connected
Features	None
Parking	Attached Carport, Driveway, Electric Gate
View	Pond, Pasture, Rural, Trees/Woods
Waterfront	Pond

Interior

Interior	Tile
Appliances	Built-In Range, Built-In Refrigerator, Convection Oven, Dryer,

Dishwasher, Electric Cooktop, Exhaust Fan, Electric Range, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Warming Drawer

Heating Central, Fireplace(s)
Cooling Central Air, Ceiling Fan(s)
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning
of Stories 1
Stories One

Exterior

Exterior Features Gas Grill, Lighting, No Exterior Steps, RV Hookup
Lot Description Agricultural, Cleared, Gentle Sloping, Rolling Slope, Many Trees, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows Double Pane Windows, Plantation Shutters
Roof Metal
Construction Brick, Masonry, Metal Siding, Stone, Spray Foam Insulation
Foundation Slab

School Information

District Somerville Isd
Elementary Outside School District
Middle Outside School District
High Outside School District