

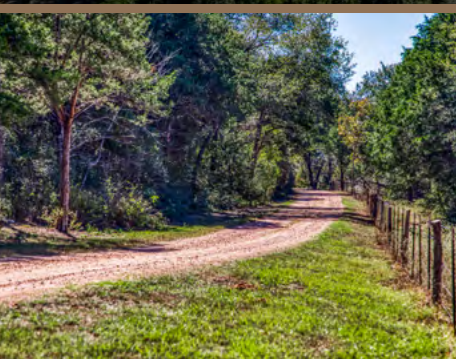


1712 LYNN ROAD

CHAPPELL HILL, TEXAS • 62± Acres • \$2,550,000

This 62-acre estate between Bellville and Brenham offers rolling pastures, long views, and exceptional privacy. Fenced and cross-fenced, the property features wooded boundaries, a creek, and abundant wildlife. A late-1800s home sits beneath towering oaks, sycamores, and crepe myrtles, with a wraparound porch perfect for rocking chairs and conversation.

The 3-bed, 3-bath home features a soaring living room ceiling, French doors, and a central fireplace. A separate 2-bed, 2-bath guest house provides comfort and privacy. Equestrian amenities include a 10-stall center-aisle barn with cushioned pavers, wash rack, fly system, foaling stall, plus an apartment and office. Pastures offer excellent turnout and riding areas. Additional improvements include a 5-bay equipment barn with shop, round pen, and dog kennels. Ideal as a retreat, family estate, or working ranch, this property offers space, beauty, and limitless potential.



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