



WESTWICK RANCH  
NAVASOTA, TX



**JOHN R. CLARK**  
AND ASSOCIATES  
Real Estate Services - Commercial • Land • Investment

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# SUMMARY

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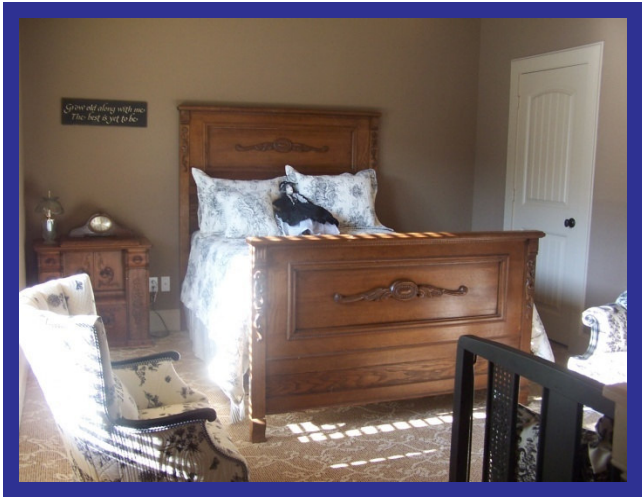
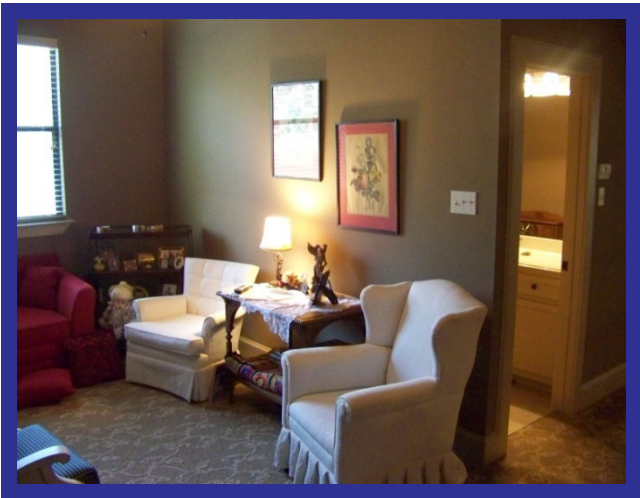
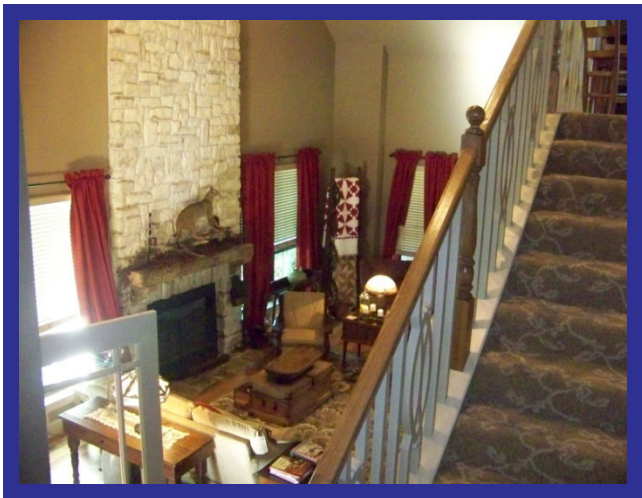
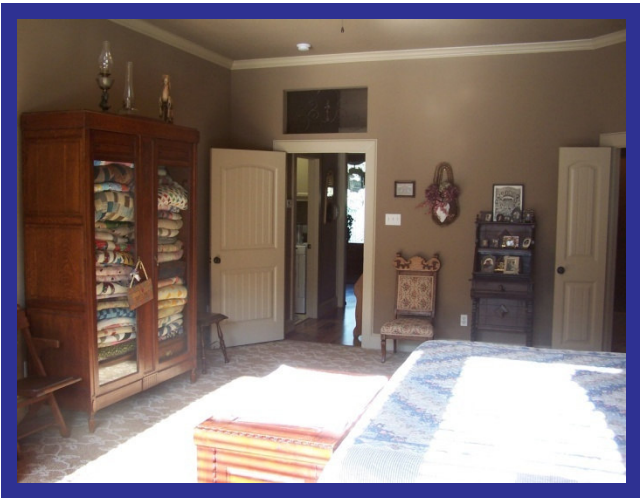
Located in the lovely rolling countryside 35 minutes South of College Station, less than one hour North West of Houston. 77 acres with classic custom built home, a charming “dog-run” guest house, foreman’s house, large shop, and equipment barn. Situated among scattered oak trees with great views. Paved road runs along the high point from the great front entrance through the middle of the ranch.

- Main house: Custom built in 2005 by the owner. 3,302 SF with 3 bedroom 2 ½ bath two story home. Quality construction: 2x6 inch walls, blown insulation in walls, thermal windows, marble shower, and granite countertops, and more. Two bedrooms up stairs overlooking classic living area and fireplace.
- Guest house: Two separate 1,016 SF living quarters separated by dog-run/breezeway with porches on 3 sides. Also built in 2005, each includes spacious kitchen, dining, living room combination with a large bedroom, and bath.
- Foreman’s house was completed this year. 1,506 SF, 3 bedrooms and 2 baths, with new aerobic septic system.
- Water well on property with softener. Services main house, guest house, foreman’s house and shop.
- Located in Anderson school district.
- There is a 3+ acre lake on property.
- Rock and metal pipe entrance with new pipe fencing along County Road 406.

**Listed For Sale At:**  
**\$1,800,000**

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# MAIN HOUSE PHOTOS



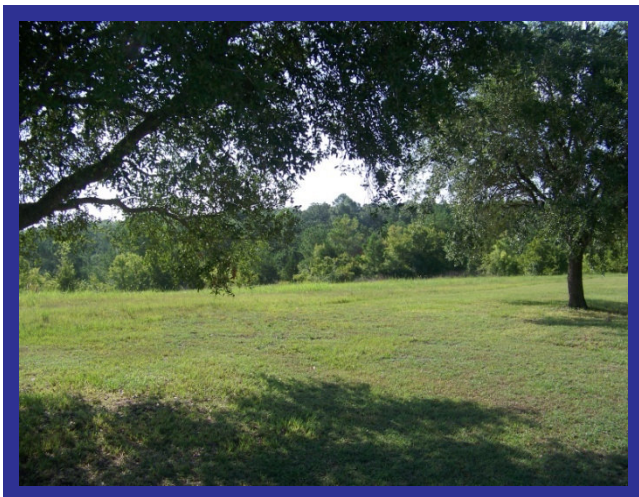
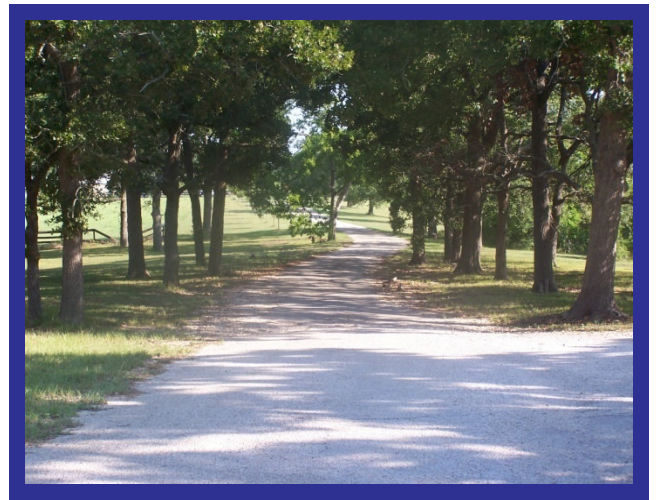
# GUEST HOUSE- DOG RUN PHOTOS



# FOREMAN'S HOUSE, WELL HOUSE AND BARN PHOTOS

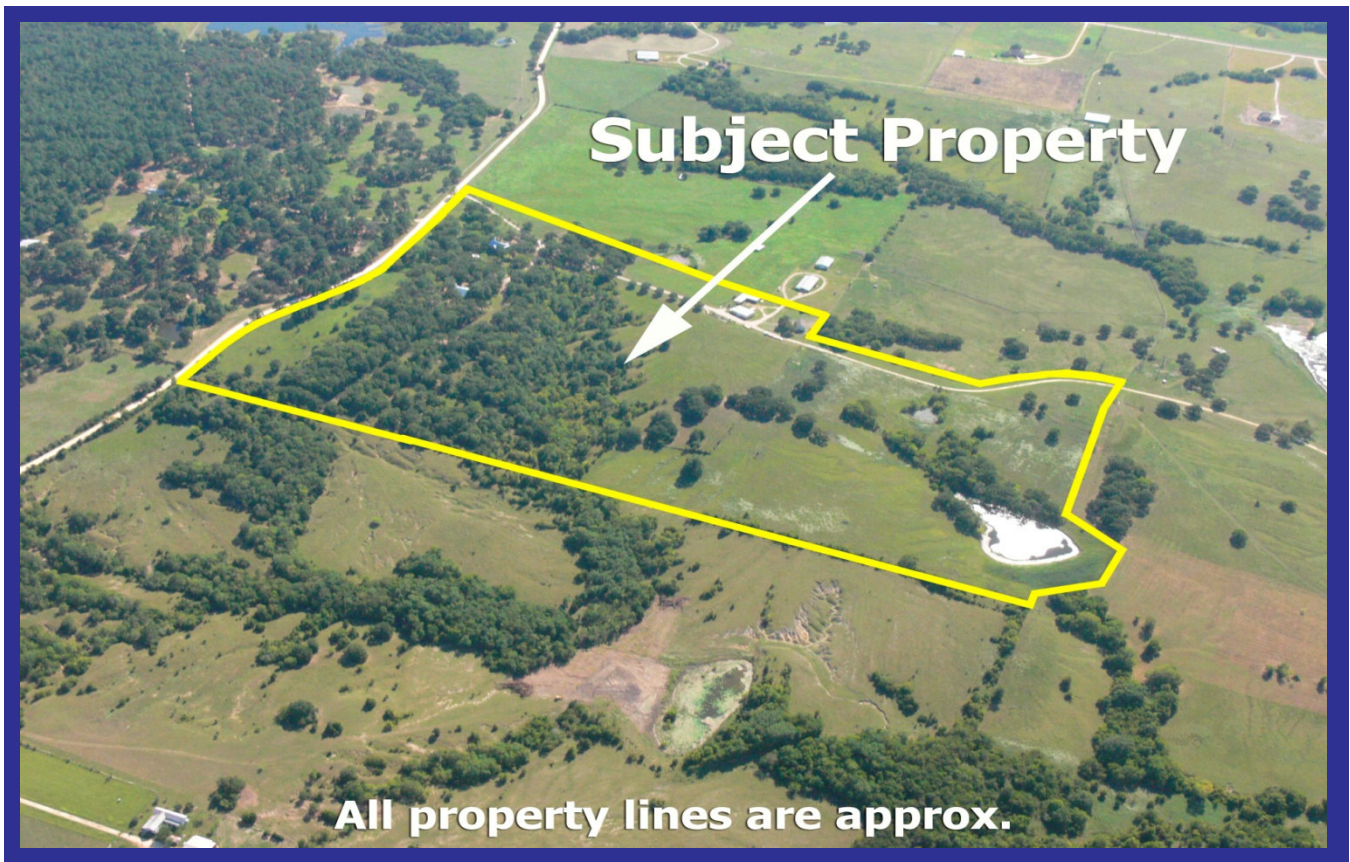
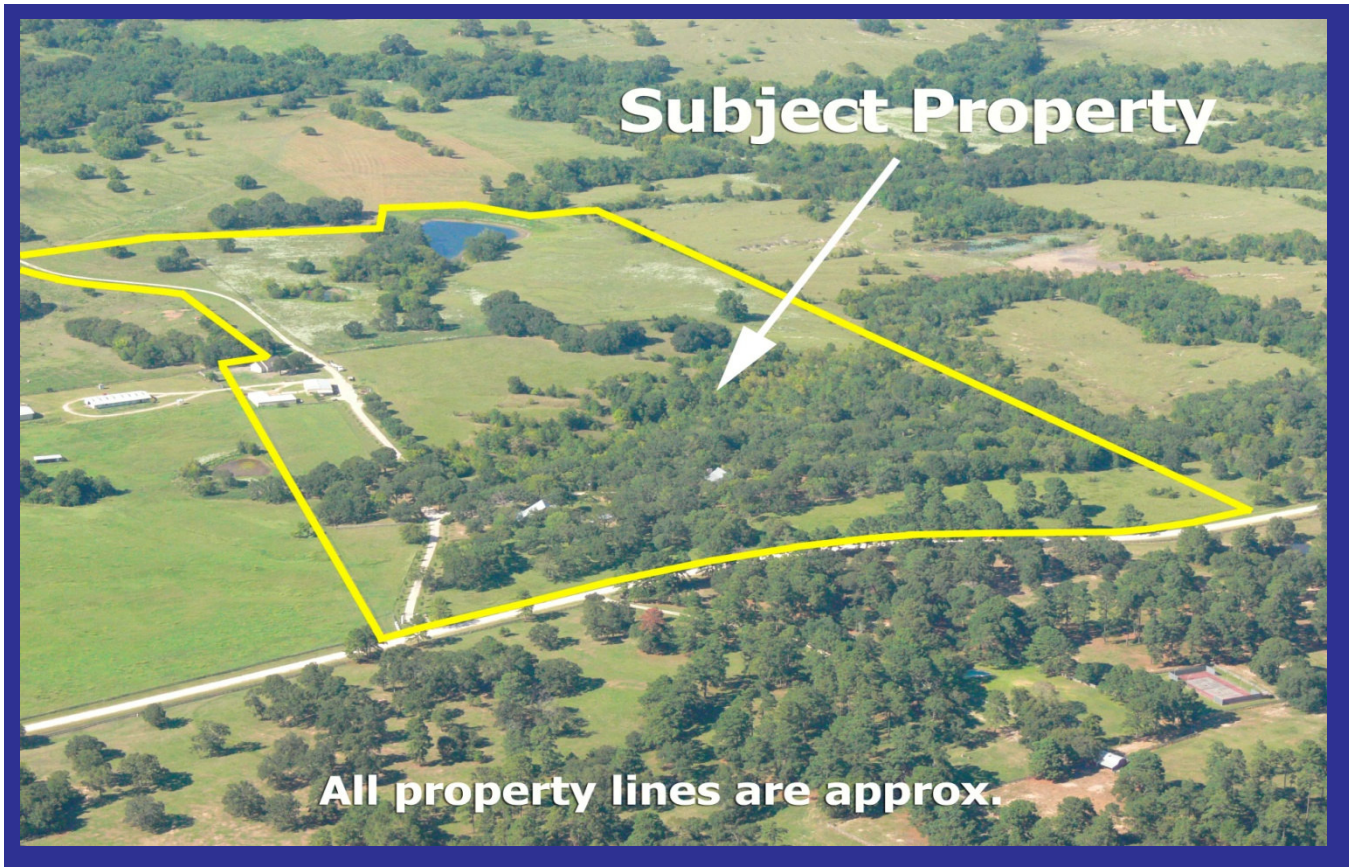


# LAND PHOTOS



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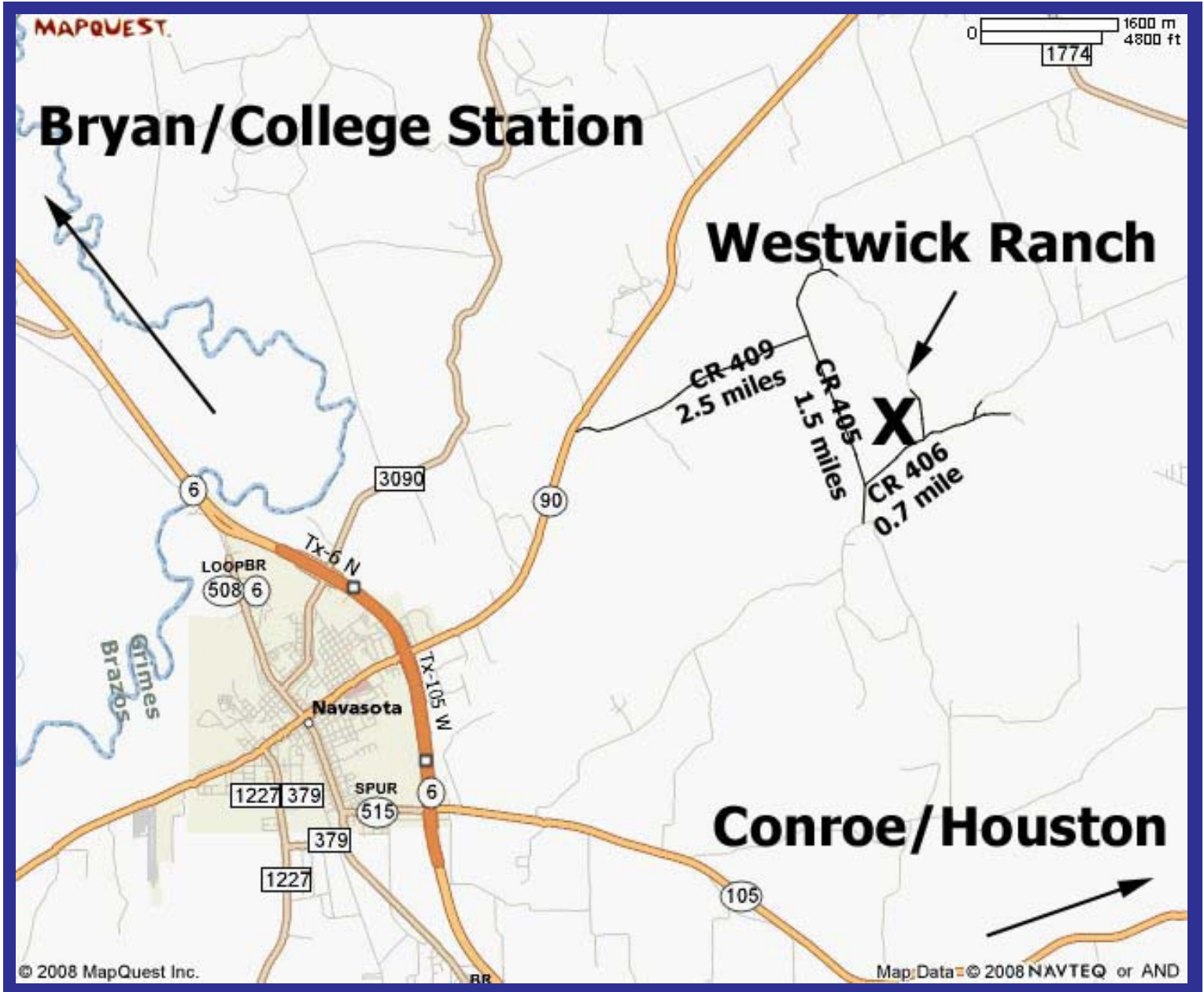
# AERIALS







# LOCAL MAP



## Directions:

- From Navasota turn east onto FM 90.
- Turn right onto CR 409 and travel approx. 2.5 miles.
- At the intersection of CR 409 and CR 405 turn right onto CR 405 and travel approx. 1.5 miles.
- You will come to a Y in the road at the intersection of CR 405 and CR 406. Turn left onto CR 406 and travel approx. 0.7 of a mile.
- Ranch will be on the left.