

The Guitar Ranch

9251 County Road 232
Brownwood, TX 76801

PROPERTY OFFERED BY



**COLDWELL
BANKER** 

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9251 County Road 232, Brownwood, Texas

MLS #12181275

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The Guitar Ranch

You've never seen anything like this... **G**orgeous 95+/- Acre luxury ranch property in Brown County, boasting breathtaking views and an almost endless list of amenities! This is truly one of those properties that you must see in person to really appreciate what it has to offer! In addition to the impressive home and many building structures, there is a delightful mix of native wildlife including deer, turkey, dove, quail, and fish. Almost 2/3 of the property is high-fenced with over 50 head of whitetail deer that were bred and raised there, featuring many bucks in the 120 to 160 class and up. A very diversified landscape from beautiful Oaks to 28 acres of coastal, as well as three generous tanks that are well-stocked with 3 species of bass, perch, crappie and catfish. This ranch features a magnificent two-story ranch home, accented with rock fences and tastefully decorated with inspirational designs from the owners many trips to Africa. Beautiful landscaping includes water features, a bridge and fountains. The separate buildings include a multiple room veterinarian clinic, large animal lab & surgery barn, a 2 bedroom/1 living/1 bath bunkhouse, plus a workshop, office or gameroom, full-sized lighted arena with portable panels/pens, horse walker (negotiable), hay barn with additional workshop space and storage, new greenhouse, garden shed, a 12,000 gallon water-storage tank, over 20 over-sized horse stalls (some camera monitored, some with misters & insecticide system), tack room and hot water wash area, six covered kennels, plus concrete floor covered parking for multiple vehicles.



The Main House



Comfort & Style await you in this beautiful two-story ranch-style home.

Inspired by yearly trips to the African continent, both living areas and the bedrooms feature the colors and artifacts that have been brought back from many memorable safaris. Home is 4,889± Sq. Ft., 3 Bedroom, 3½ Bath, and has a Metal Roof. Exterior totally re-stained September 2014.

Living Room

- ◆ White-Stone Wood-burning Fireplace, floor-to-ceiling
- ◆ Gorgeous Hardwood Floors
- ◆ Vaulted Wood Ceiling

Den

- ◆ Scored, Stained concrete & Hardwood floors
- ◆ Freestanding Wood-burning Fireplace
- ◆ Vaulted Ceiling & Loft area
- ◆ Decorative Antler Light Fixtures
- ◆ French Doors to access Covered Back Porch



The LOFT



Lying above the den is a secluded loft area. If you're looking for an out of the way place to read or work on a favorite hobby, this area is perfect. Large windows light this delightful loft with a warm cheerful glow.

- ◆ Stained-wood Vaulted Ceilings
- ◆ Hardwood Floors
- ◆ Corner Staircase
- ◆ Drop-lit Ceiling Fans



Kitchen

Some kitchens are made for a quiet early morning cup of coffee and thoughtful contemplation. This one invites you to enjoy both! Warm stained-wood cabinetry and two half-walls of front-yard views insure a warm start and peaceful end to your day.



- ◆ Stained Mesquite-wood Cabinetry
- ◆ Glass-front Built-in Display Shelves
- ◆ Double Farm Sink of Gleaming Copper
- ◆ Large Walk-in Pantry
- ◆ Stamped Tin Ceiling & Backsplash
- ◆ Jenn-Air Double Ovens & Microwave
- ◆ Recessed Lighting in Kitchen
- ◆ Saltillo Tile Floors
- ◆ Decorative Lighting in Dining Area
- ◆ Tin-Top Dining Table w/10 chairs (*conveys*)

BEDROOMS & BATHS



The Master bed and bath offer space, comfort, and privacy.



- ◆ Walk-in Shower with River Rock Flooring
- ◆ Double Vanities with Blue Glass above-counter sinks
- ◆ Saltillo Tile Flooring
- ◆ Added Sitting Area
- ◆ Claw foot tub on raised tile platform
- ◆ His & Hers walk-in closets
- ◆ Private hallway to bath has floor-to-ceiling cabinet storage
- ◆ Separate mud room entrance





Upstairs Bedroom #1

The well-designed upstairs area has two spacious bedrooms sharing a delightful Jack-n-Jill Bath. Separate vanities provide added convenience, graced with sparkling glass bowl above-counter sinks and gleaming tile counters. Each room has its own walk-in closet and additional unfinished storage for those seasonal items to be tucked away in. The rich colors again reflect the owners travels and wonderful taste.



*Separate vanity sinks in
the Jack-n-Jill Bath*

*Exceptional decor & style
reflected in the lighting,
counters, sinks and faucets*

Upstairs Bedroom #2



AMAZING DETAILS



Just to touch on some of the highlights of this magnificent main house helps one realize that there is much more to discover as you tour this fabulous home! Yet to be mentioned are the superb security features, the great energy efficiency design, the wonderful extra storage areas, and the incredible details such as the stamped tin ceiling and backsplash, and the top-of-the-line sprinkler and water softener systems.



Wet Bar



Laundry Area

STUNNING LANDSCAPING.



Relax and stroll the pathways along the spectacular water features that wind around the entire left side of the yard. The custom landscaped stream is comprised of a myriad of fountains & pools, is traversed by a charming wooden bridge. For an even more delightful experience, you can indulge yourself in the outdoor Jacuzzi tub nestled amongst this amazing oasis, as it rests on wooden decked flooring that stretches as a sidewalk path from there to the back of the main house. The amazing views are truly breathtaking at sunset!

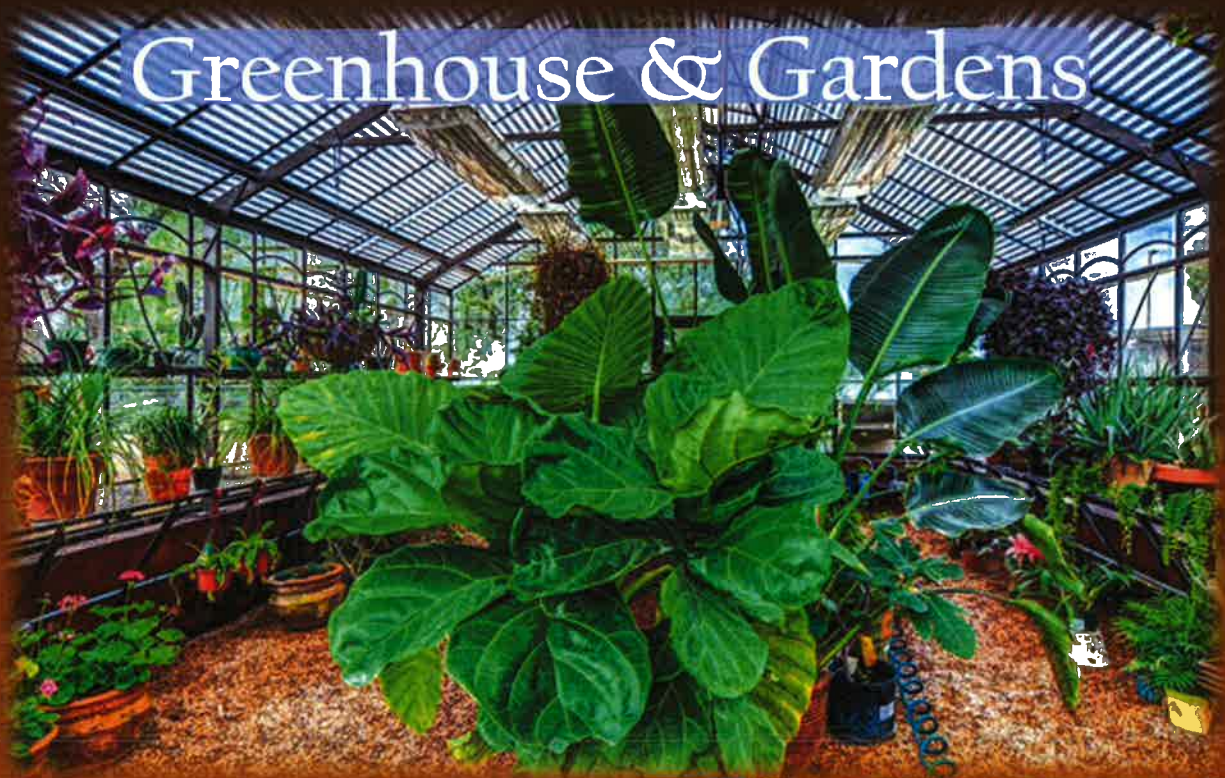


Porches, Patio's & Gazebo



Retreat with your morning cup of java to one of the large covered porches wrapping comfortably around both the front & back of this ranch-style home. Or if you would rather entertain, there are plenty of options to enjoy the outdoors and still keep in the shade at any time of the day. Unwind beneath the large corner gazebo featuring a corner-stone fireplace and hearth and a metal roof that matches the home. Accessed by a path from the back porch, the gazebo has wood deck flooring, stone retaining-walls along the back two sides, and a lighted ceiling fan. There's plenty of room for tables and grilling equipment if you have a summer cook out in mind.





The Greenhouse is another of the many delights that await you on the grounds of this amazing property. This new 25' x 30' glass indoor garden structure has 2 A/C units, a propane heater, auto vents, misters and wire-shelving on a pea gravel floor. There is a shed for storing tools. Next to the large high-fenced box brick pathways, gated main yard and to the and partially covered outdoor plants



a separate potting and supplies. greenhouse is a garden area with entrances to the greenhouse area, sections for requiring shade.

Office / Gameroom & Carport Area



The Office / Gameroom sits to the left of the main house and includes a 4-vehicle & trailer carport, as well as a personal office for the current owners. This 616± sq ft building has built-in shelves and ample room for office desks and equipment. The couches and big screens make it a perfect "man-cave". The workshop room also provides additional storage.



The WorkShop



For the builder, gunsmith, or weekend tool collector, this WORKSHOP has room for it all! Approximately 44 x 15 sq ft of space divided into two separate work areas. The metal building is insulated, lies on poured concrete, and contains a tankless water heater and sink. The front area has a wall unit A/C and both areas are fitted with 220 electrical. This well-lit work environment with color stained flooring is possibly the cleanest, most organized work area you have ever walked into!



(this picture taken prior to addition of covered trailer parking)

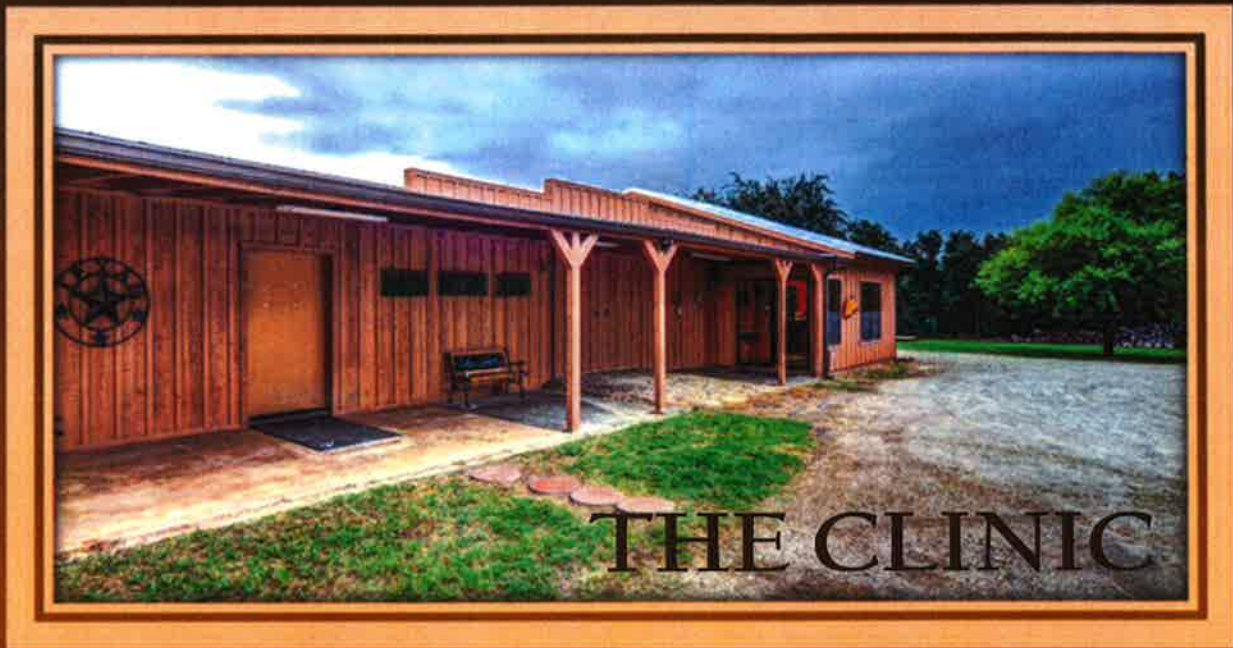


This Bunk House offers both comfort & privacy to ranch guests. The cozy front porch opens into a warm, friendly Living Area with separate bedroom entries on either side. Each bedroom is roomy enough for a queen-size bed and accompanying furniture, or two twin beds/bunks. The bedrooms are connected by a Jack -n -Jill bath with two separate vanities & sinks, rustic designer faucets & colored-glass above-counter bowl sinks tile, tile countertops and decorative lighting. Separating the two vanities is a private toilet & shower area.



Features:
 802± sq ft
 2 Bedroom / 1 Bath
 1 Living Area
 Central Air & Heat
 Electric water heater





THE CLINIC is approximately 3280 sq ft and contains 5 rooms inside, with covered stalls and storage outside. The front entrance opens to a foyer and reception / waiting area. Along the hallway to the back there is a small animal exam room with built-in cabinetry, counters and sink area. Next is a lab and small animal storage room with cabinetry, sink, desk space and washer/dryer. This room is truly versatile. Along the left side of the hall is the large animal exam room. Large doors to the front of the room allow for trailer deliveries of large animals. Rubber flooring makes animal movement easier and there is a large containment chute with water hose attached for exams and procedures. The back door opens to four covered, monitored stalls plus storage. Additional stall space is located just outside and to the left of the rear entrance.





ARENA, STABLES, & STORAGE



STABLES & ARENA on this ranch are designed to house an extensive collection of horse power. There are 20+ total stalls on the property. Just right of the main house is a six-stall stable with tack room, hot water wash area, 1/2 bath, misters & insecticide spray system. In a separate area there are three stallion stalls (20' x 30') with 40' x 50' paddocks. The remaining stalls are behind the clinic, and located inside both the clinic and surgery area. *(The stalls inside the clinic are camera monitored as well.)* A lighted arena makes exercising animals easy, as does the negotiable penned area with horse walker. Finishing out these extensive equine facilities is an 80' x 40' hay barn with an enclosed feed room & shop, plus six covered dog-run kennels.





Personal Stables have oversized stalls



Lighted Arena



Penned horse walking area



Covered Kennels



12,000 gallon
water storage tank



THE SURGERY BARN



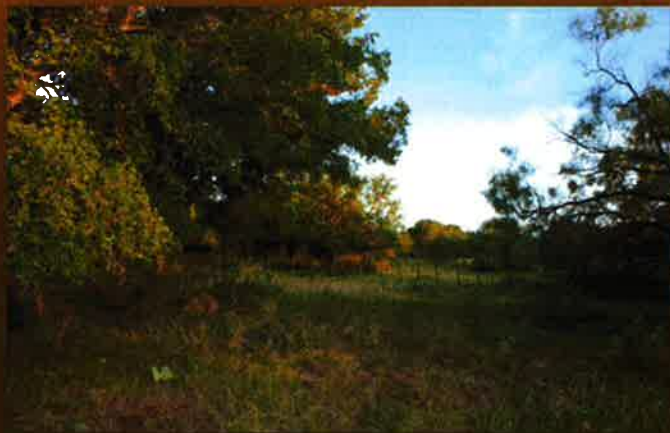
This 1800 sq ft barn is currently being used as the large animal surgery and recovery area. The lab room has cabinetry storage and space for equipment. The second room has skylights and an electric hoist for large animals and the third room is equipped for large animal surgical recovery with padded walls, rubber flooring, and security monitoring. 3 roll-up garage doors, exterior and interior, provide easy room to room access .



RANCH LAND



Scenic views abound on this 95± acre ranch. Three good quality stock tanks are on the property and holding water, the largest measuring 50' x 150' and 40 to 60 ft deep with submersible pump for yard and animals. Enjoy excellent fishing at the ponds, stocked with 3 species of bass, perch, crappie and catfish. The back acreage is cross-fenced & high-fenced with 34 acres low fenced. There are approximately 50 deer on the back ridge, bred from an original herd of 13 with one breeder buck. 18 bucks will score over 120 and there are 6 that will score over 160. The high-fenced area includes 2 protein feeders and 28 acres of coastal hay fields. Currently there are no wild hogs on the land.



Ranching, Hunting & Fishing



Animal Life ~ Domestic or Wild



The Guitar Ranch is home to animal life with long antlers, long horns and long bills. From a herd started in 2005 of 13 deer and one breeder buck, there are currently 50+ deer in a high fence area. Within that herd are approximately 18 bucks that score over 120 and six bucks that will score over 180. They are fed on two protein feeders. Three tanks are stocked with 3 species of bass, perch, crappie and catfish. *(Wildlife photos shown here are only representative, and not of current animals on the grounds.)*



Features List

9251 County Road 232, Brownwood, Texas

Main House - General Information



4889 Sq Ft
3 Bedrooms
3½ Baths
Vaulted Ceilings
Multiple Staircases
Hardwood Floors
Saltillo Tile
Scored, Stained Concrete Floors
Carpet in Bedrooms Upstairs

Walk-in Closets
Water Softener System
3 Water Heaters
3 Programmable
Thermostats
9 Ceiling fans
Insulated doors
Double Pane Storm Windows
12+ inches Attic Insulation



Main House - Room Features

Living Area & Den Area:

White stone wood- burning fireplace
(flanked by two windows)
Beautiful stained wood vaulted ceiling
(in both living room and den)
Freestanding wood burning fireplace in den
Double doors that lead to covered
cedar post sitting porch
Loft w/balcony & 2 closets above den

Kitchen/Dining:

Stained concrete countertops
Glass front display cabinets
Walk-in pantry
Jen-Air double ovens
Jen-Air electric stove top & microwave
Maytag dishwasher
Two half-wall (4x8) window views
Pull-out cabinet shelves
6 window sill outlets
Stamped copper farm double sink
Galvanized Tin-top 10 place table w/ chairs (stays)
Wall of dining windows to backyard
French doors open to den

Master bedroom & bath:

Saltillo Tile floors
French Doors to Mudroom & Outside
Sitting Area w/Cedar Trim around Entrance
His & Hers Walk-in Closets
Floor to Ceiling Hallway of Cabinets
River Rock Floored Open Shower
Claw Foot Tub on Raised Platform
Double Vanities and Sinks
Private Toilet
Two video monitors for viewing
multiple wireless cameras

Upstairs:

Two Bedrooms
Jack-n-Jill Bath
Double Vanities w/Tile Counters &
Glass Bowl Above-Counter Sinks
Walk-in Closets & unfinished Extra Storage

Security:

ADT security system in home & private office
Carbon monoxide and smoke detectors
Exterior security lights
Safe closet & two floor safes

Main House Grounds:

Sprinkler System in front
& back (new 2009-2010)
Working hot tub
Water Softener

Unattached Covered Patio w/Fireplace
Man-made landscaped pond with
four waterfalls & bridge (2011-2012)

Ranch

3 tanks total on property
(last cleaned out 3 years ago)
Largest tank is 50' x 150' 60 ft/ 40 ft deep tank
(holds water) w/submersible pump for yard & stock
Stocked with 3 species of bass, perch, crappie & catfish
(34 lb catfish caught June 2014)
2 other tanks - not dry since 2003
Cross-fenced in 3 pastures
High fence 60+/- acres
34 acres low fenced
28 acres of coastal hay fields
Approx 34 acres in low fenced area w/ 2 food plots
6 primary gates to deer pen/ 6 gates in all
3 protein & corn feeders in high fence, 2 in low fence
Approximately 50+ Deer (as of Dec 2013)
- Started with 13 in 2005.
Three breeder bucks
18 bucks that score over 120, 6 that score over 160
Deer stay in ridge
Low fenced "state deer" fed year round
No hogs on property
12,000 gallon storage tank behind kennels

Bunkhouse

2 bedroom bunk house
Jack-n-Jill bath with 2 separate vanities
Den area
Separate hot water heater

Clinic

Office/examining room/lab room with washer/dryer.
Central air
Reproduction facility
2 side stalls attached to outside of clinic
10 stalls w/ covered walkway between behind clinic
2 hot water heaters
4 stalls on camera

Negotiable Miscellaneous

Two gun-safes in office (\$2400 each)
2007 Chevy Silverado ranch truck
Trojan horse walker \$25k
5 yr old Kioti tractor (45hp diesel 4x4)
\$9000 of alfalfa hay

Surgery/Barn

Surgery room w/ hoist pulley system
Lab/exam room with counters/storage/sink
Padded recovery area
A/C unit & hot water heater
floor drain
2 stalls behind surgery building
3 RV height roll-up doors

Stables/Barn/Kennels

6 stalls plus tack room
Lighted arena
Wash area (hot water area) plus
insecticide system
Half-bath in barn
Large hay barn 80 x 40 w/ enclosed
feedroom & shop
6 covered dog-run kennels
3 stallion stalls (20 x 30) with 40 x 50 paddocks
separated from other horse barns

Office/Gameroom

Gameroom converted to office
A/C and wood-burning stove
4-vehicle attached carport & 1 trailer-height
covered parking with concrete floor

Workshop

Shop has two sections, both 22x15
Front work section has wall a/c unit
Tankless water heater & sink
Insulated/poured concrete
220 electrical

Greenhouse & gardens

New green house 25' x 30' w/ pea gravel
2 a/c, propane heater, auto vents, misters
\$40-55k - plus concrete, mechanicals plumbing
Fenced garden also has new sprinkler (4 zones)
Separate potting shed
Gardens high fenced to keep out deer & varmints
Split unit plus window units

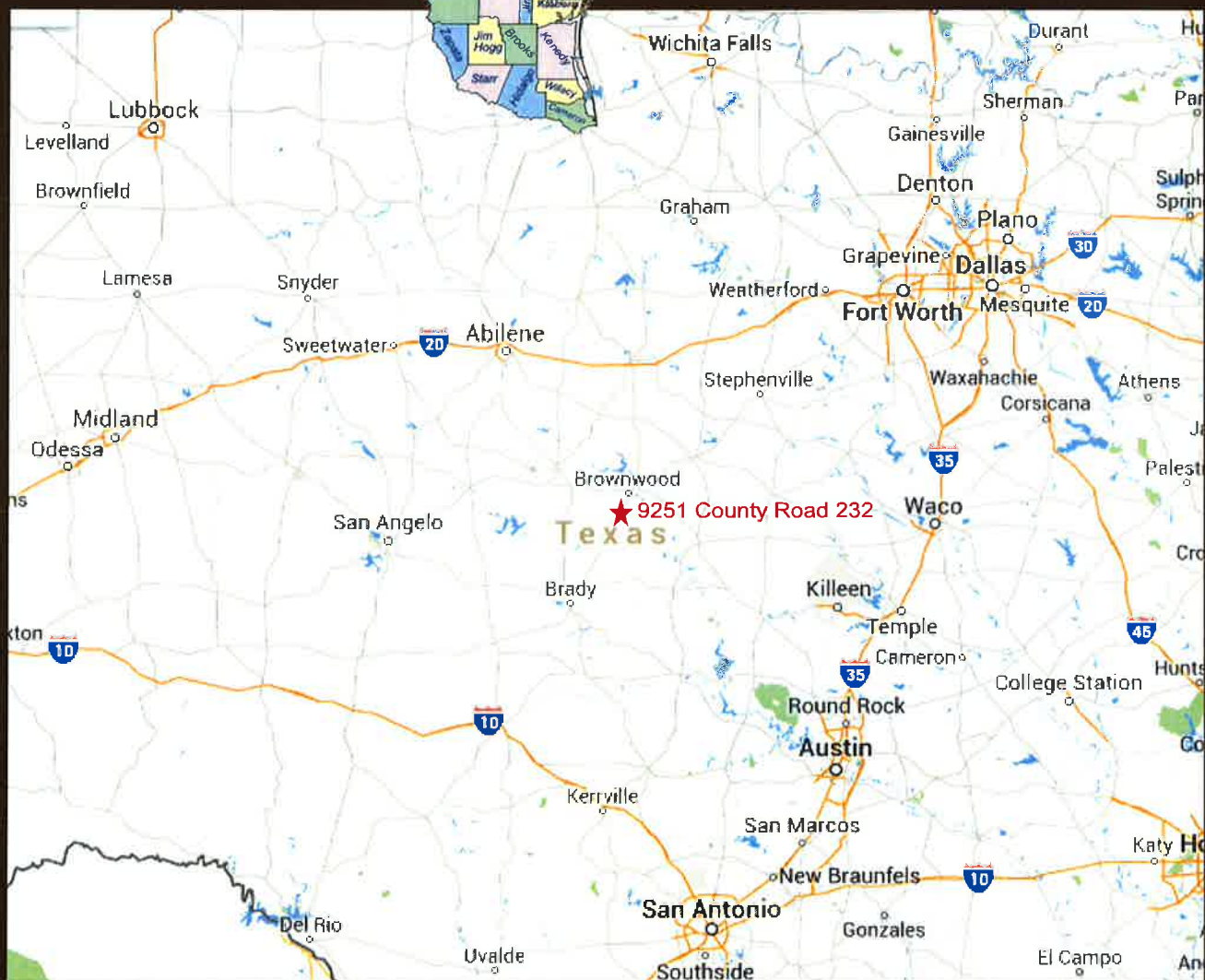


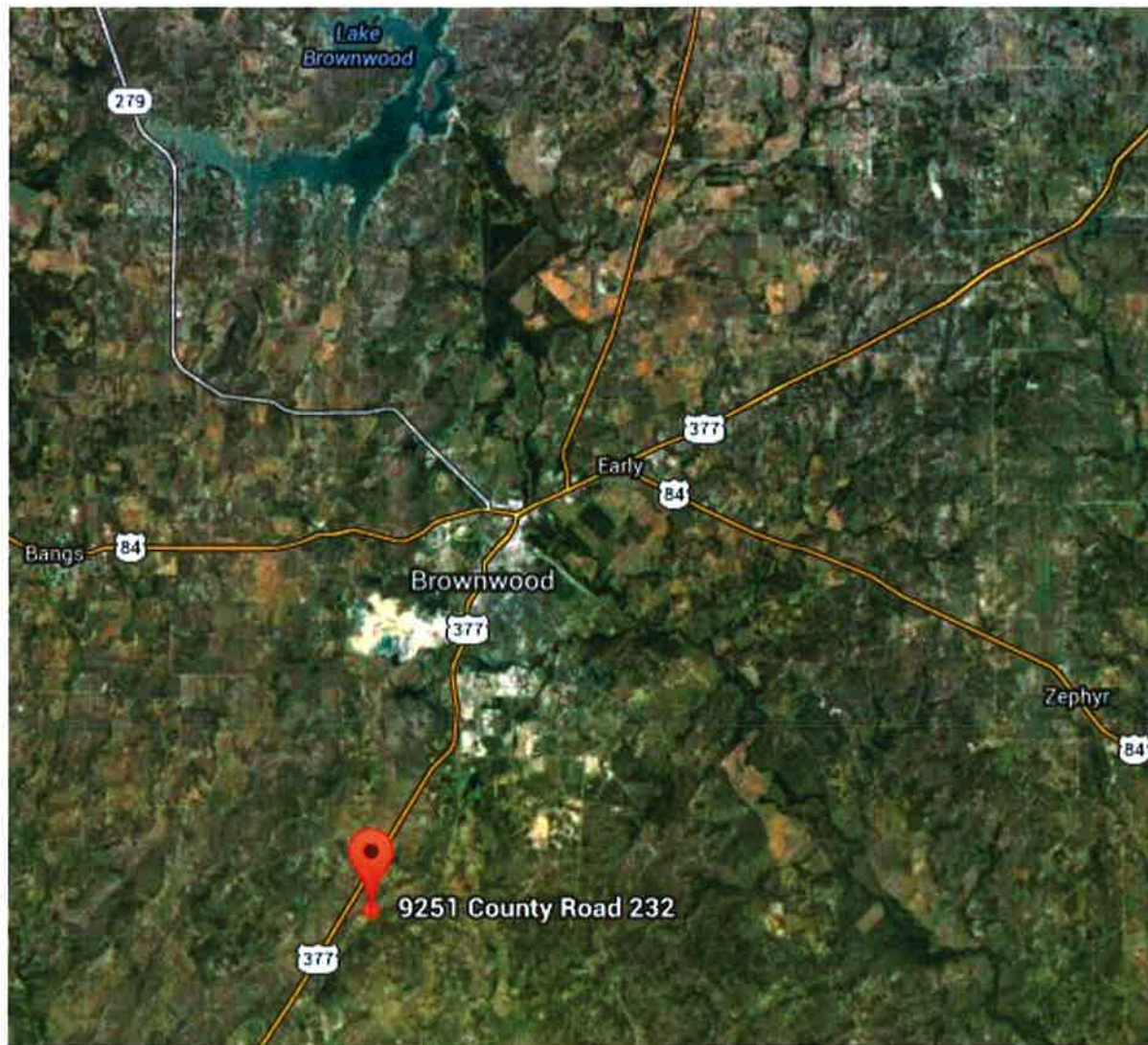
Building and Room Dimensions

9251 County Road 232

<u>MAIN HOUSE</u>	4,889± Sq. Ft.
Living Room	18'x20'
Kitchen	13'x12'
Dining	22'x12'
Master Bedroom	13'x13'
Master Sitting Area	6'x17'
Master Bath	9'x14'
Master Hallway	8'x3'
Den	21'x37'
Loft (u-shape)	25'x20' (less 10'x14')
Laundry	9'x11'
Bedroom #2	10'x13'
Bedroom #3	13'x12'
Unfinished Closet	9'x6'
Walk-ins (Upstairs)	3'x5'
 <u>Bunk Room</u>	 802± Sq. Ft.
Living Room	20'x10'
Bedroom #1 & #2	15'x12'
 <u>Gameroom/Office</u>	 616± Sq. Ft.
Main Area	12'x21'
Back workroom	5'x21'
 <u>Clinic (5 rooms)</u>	 3,280± Sq. Ft.
 <u>Surgery</u>	 1,800± Sq. Ft.
 <u>Workshop</u>	 660± Sq. Ft.
 <u>Greenhouse</u>	 750± Sq. Ft.
Interior	25'x30'
 <u>Haybarn</u>	 _____± Sq. Ft.

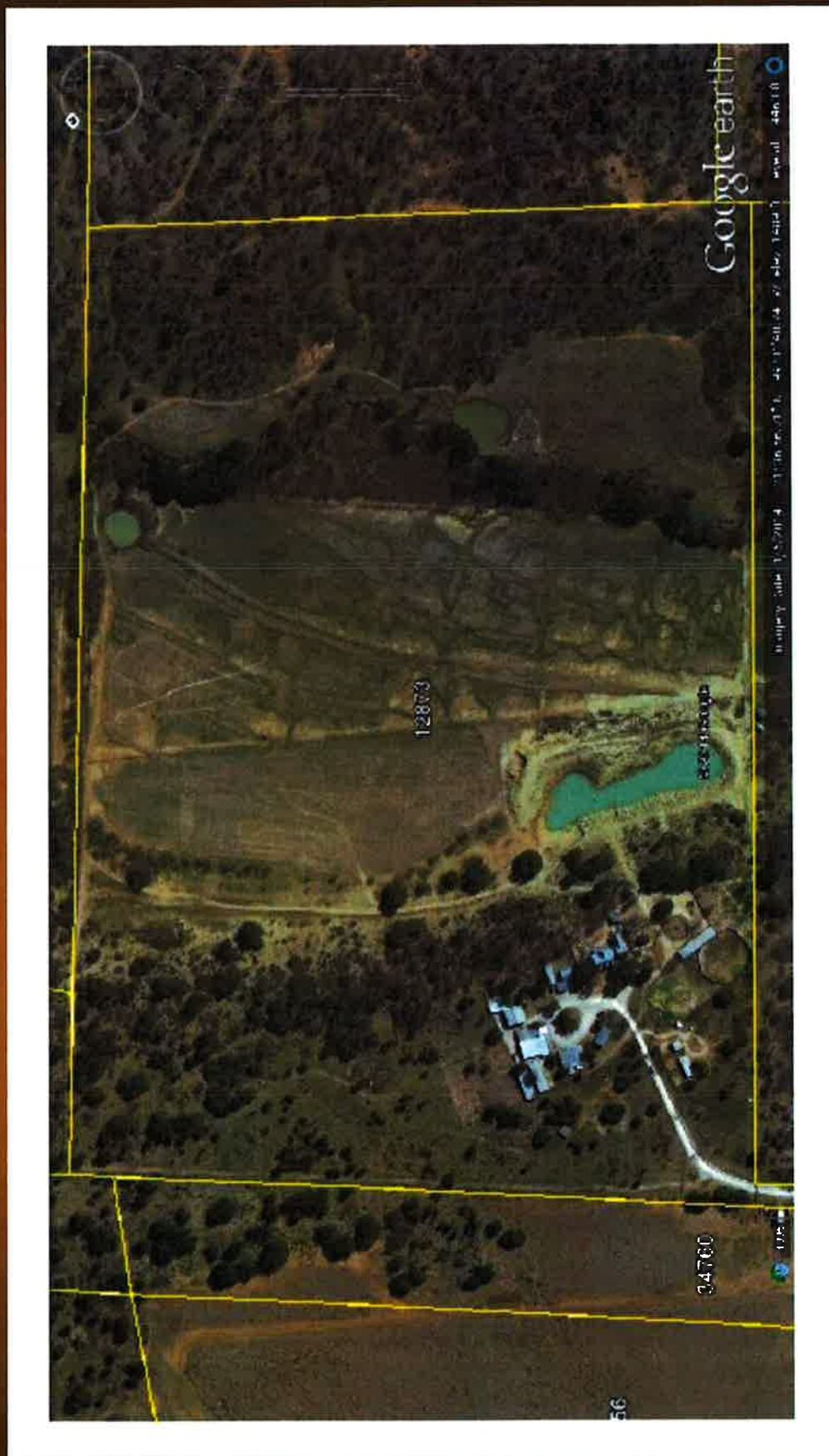
Located in Brown County,
right in the Heart of Texas



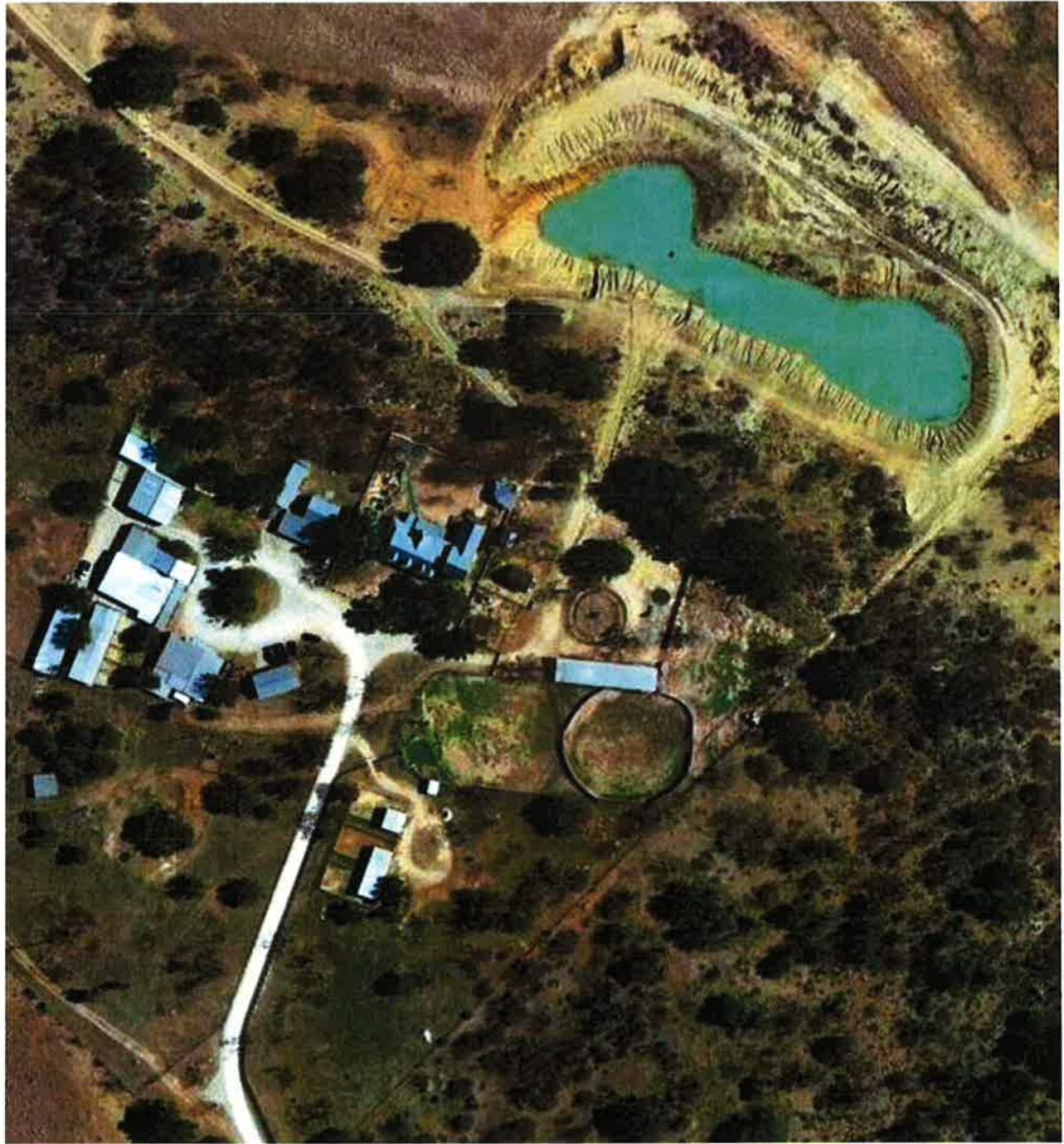




Aerial Shots of Ranch Property



Aerial Shots of Ranch Improvements





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