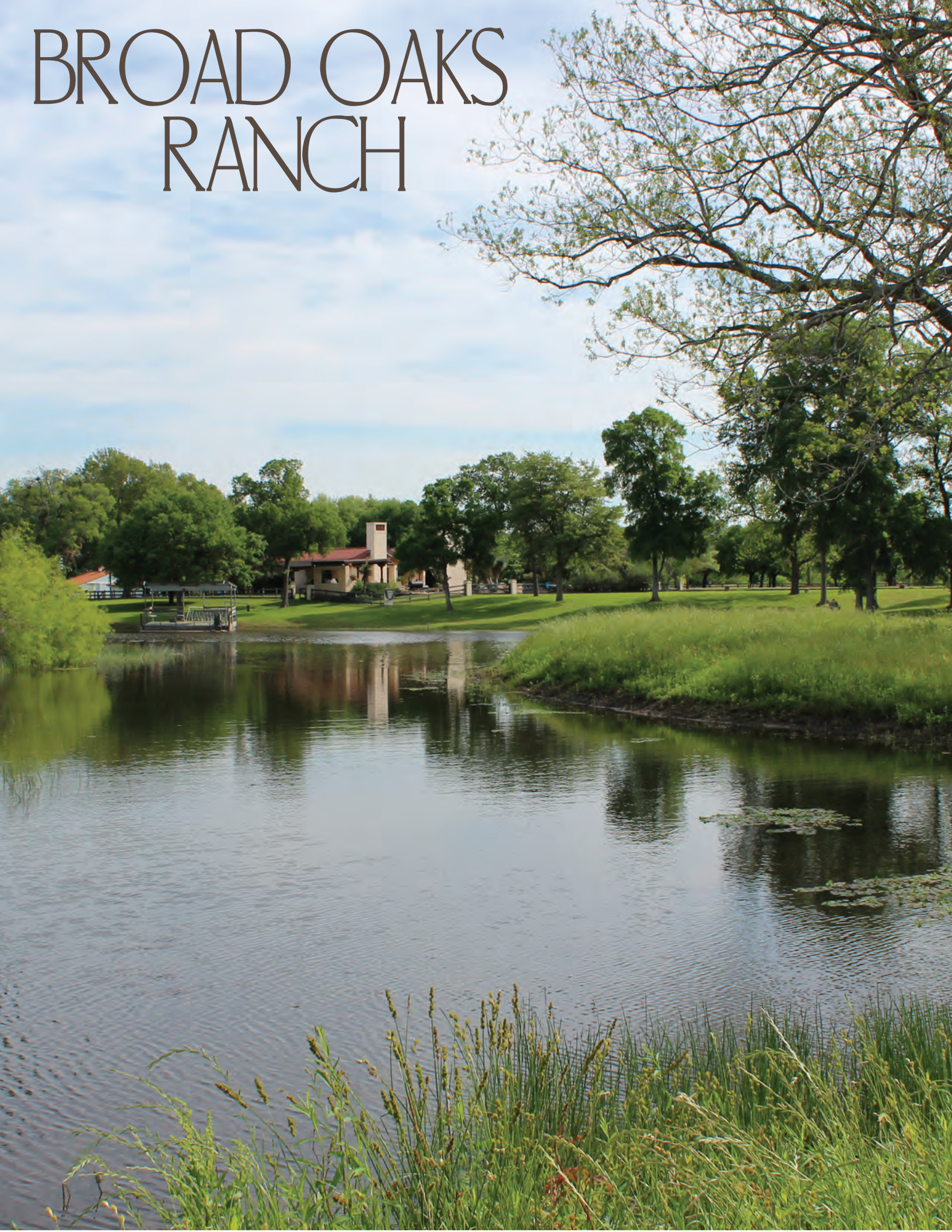


# BROAD OAKS RANCH







# A BRAZOS RIVER PARADISE







Numerous water features include an 8+ acre stocked fishing lake



Broad Oaks offers great diversity, open pastures, and groomed riding trails through mature hardwood trees





Serene enjoyment along the lake front



Early settler's cabin





High yield managed hay pastures



Tranquil water way





Broad Oaks Ranch is high fenced on three sides and open to the Brazos River



Massive pecans, various oaks, cottonwoods and other trees on much of the Ranch





Wildflowers flourish in the springtime



Groomed mesquite on parts of the Ranch provide beneficial cover and habitat for wildlife





Miles of groomed riding trails along the river



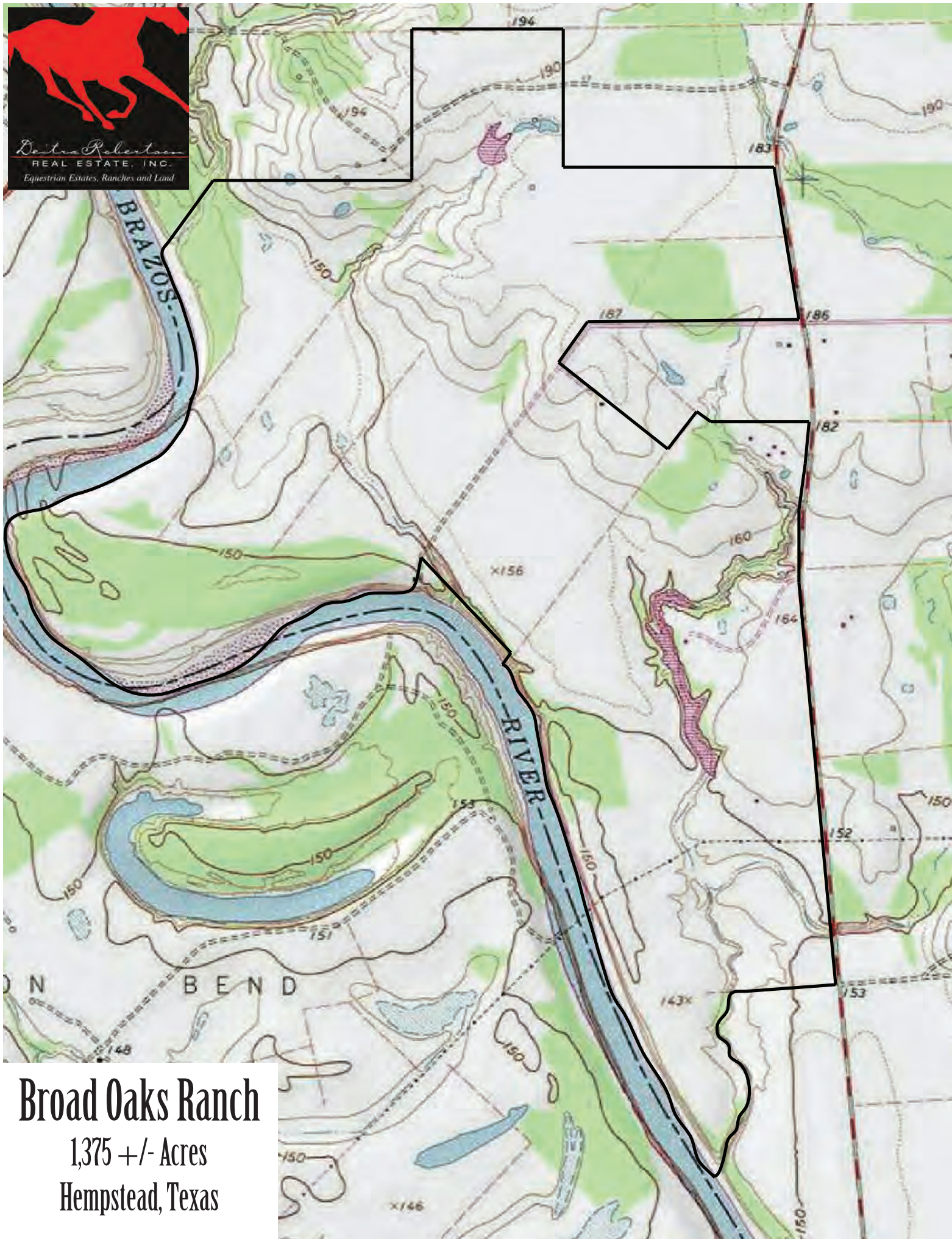
# A BRAZOS RIVER PARADISE

Broad Oaks Ranch- a Brazos River paradise. A ranch offering like none other! Enjoy the diversity of sandy beaches, mature pecan groves, lush hayfields, beautiful lake, ponds, and tree cover for wildlife. Breathtaking elevation changes from high banks to sandy beaches on almost four miles of the Brazos River. This ranch offers absolutely everything you would want on your property. The hay fields are manicured with high yields. Miles of trails through the woods call for a good gallop or fast four wheeler! Groomed mesquite areas are home to native white tails, turkey, fox and other wildlife. Large pecan trees, cottonwoods, oaks and sycamores grace this amazing ranch. A historic cabin on a spring fed pond offers a rustic getaway and great place to grill steaks and roast marshmallows. The casual and meticulously designed home is a study in thoughtfulness- kiln dried mesquite wood from the window frames to the cabinets, high ceilings and other custom touches contribute to this upscale comfort. This beautiful open and light home overlooks an 8+ acre lake and has covered porches, a pool and outdoor entertainment areas. The center aisle barn has stalls, an office and the ranch has a guest house, caretaker's house and storage barns. This ranch is high fenced on three sides and open to the river-come and enjoy a lifestyle like no other, less than an hour from Houston!

HEMPSTEAD. TEXAS  
WALLER COUNTY

1,385+/- ACRES  
OFFERED AT: \$15,200,000

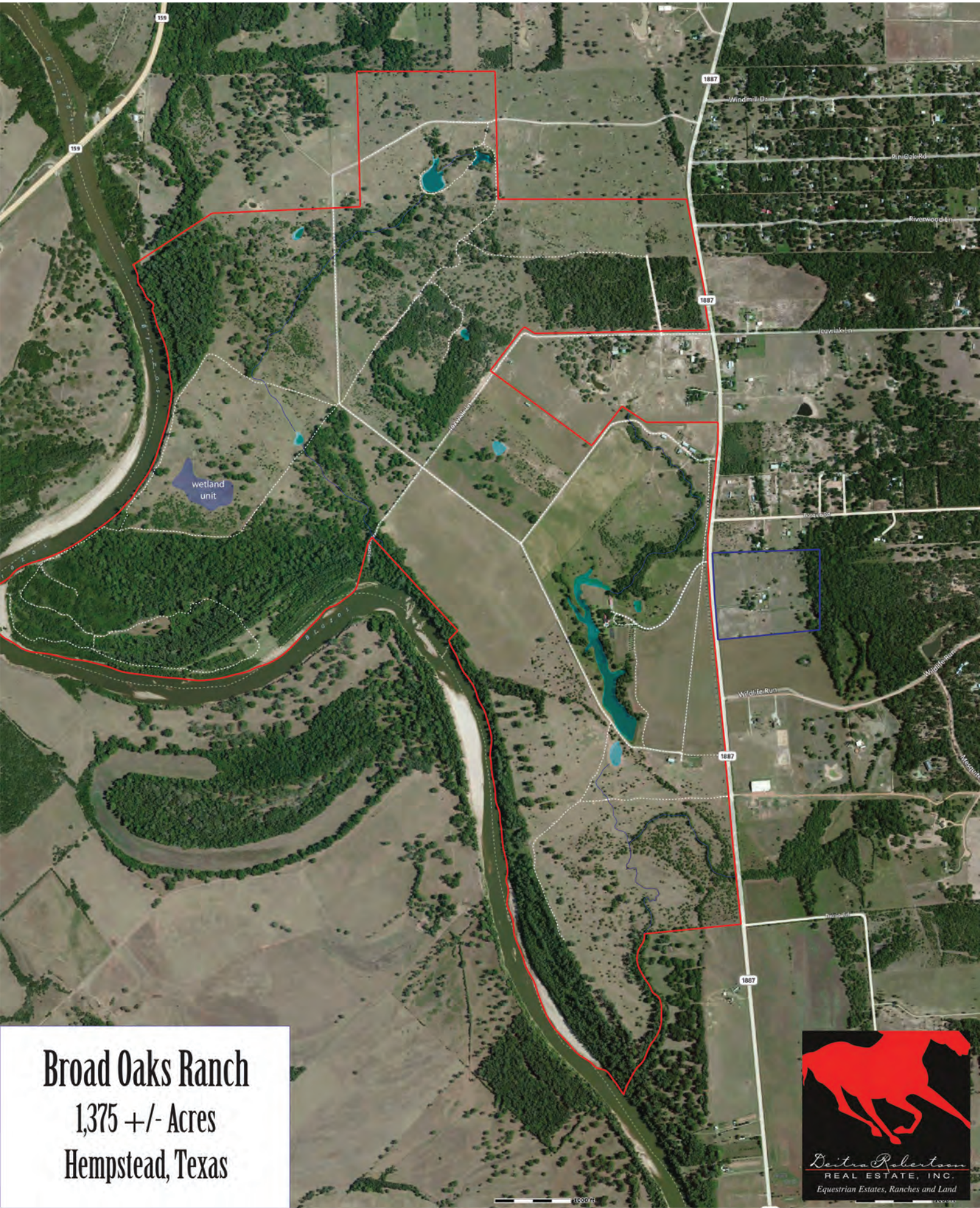




## Broad Oaks Ranch

1,375 +/- Acres  
Hempstead, Texas

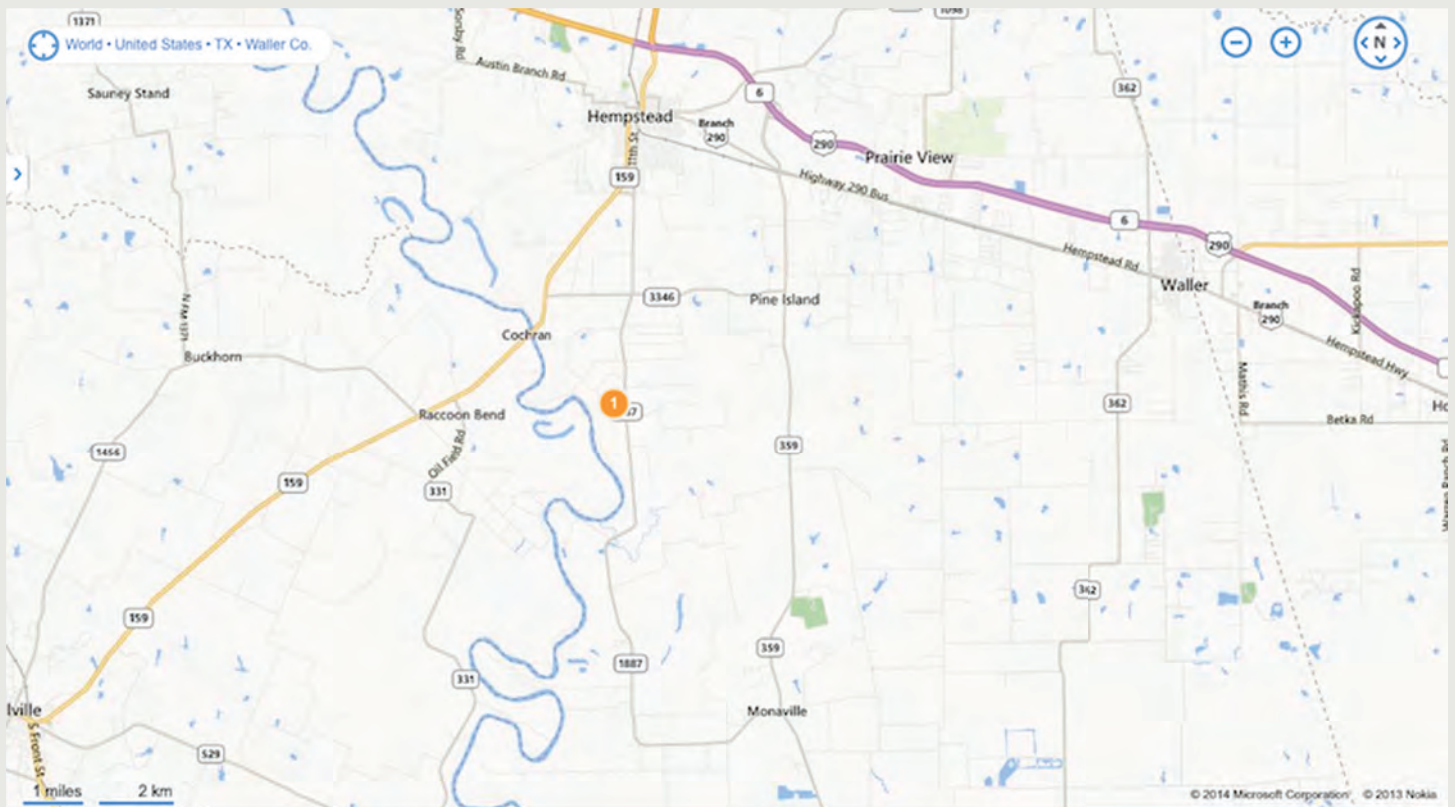




Broad Oaks Ranch  
1,375 +/- Acres  
Hempstead, Texas







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