Travis Bevers
Cell: (979) 277-4920
www.BeversRealEstate.com

The Ox Bow

Offered at $3,500,000

Lodge — Built in 2001

The property features a ~10,000 square foot lodge, which includes 2,000 square feet of living area featuring 4 bedrooms, 2 bathrooms, a fully equipped kitchen, a community area as well as more than 3,600 square feet of vehicle and equipment storage.

Community gathering area

Family sized kitchen

Hunting

Currently the property is being used as a hunting retreat. The Ox Bow is ready for hunters with its 10 deer feeders, 10 hog traps and numerous stands and blinds:

- 2 tree blinds
- 4 10' tripods
- 3 triple blinds
- 2 double towers

Triple Blind

Wild Hog Trap

Brazos River

The Ox Bow's 1.5 miles of frontage along the mighty Brazos river teems with natural scenery. Native sycamore, cottonwood, and black willow trees line the creeks and riverbank. The old ox bow lake bottoms have been sown with cypress saplings and over 30 wood duck houses have been set in place.

Brazos River

Wood Duck Habitat

Property Description

This 900 acre wildlife/wetland refuge is conveniently located in Washington, County, 13 miles from Brenham, Texas, and 50 miles north of Houston. The Ox Bow Ranch is ~7 miles off highway 290. The property has a diverse terrain offering, hay meadows, improved and native pastures, woodlands, river banks, and crop land.

The Ox Bow is home to scores of Texas wildlife, including trophy white tail deer, wild hogs, duck, quail, and more. The white tail deer population is in such abundance that Texas Parks and Wildlife issues on average 20 doe permits annually, for the Ox Bow hunters.

The native wooded areas are densely covered with a variety of large trees, including century old giant pecans, which produce a significant pecan crop, hardwoods and various oaks.

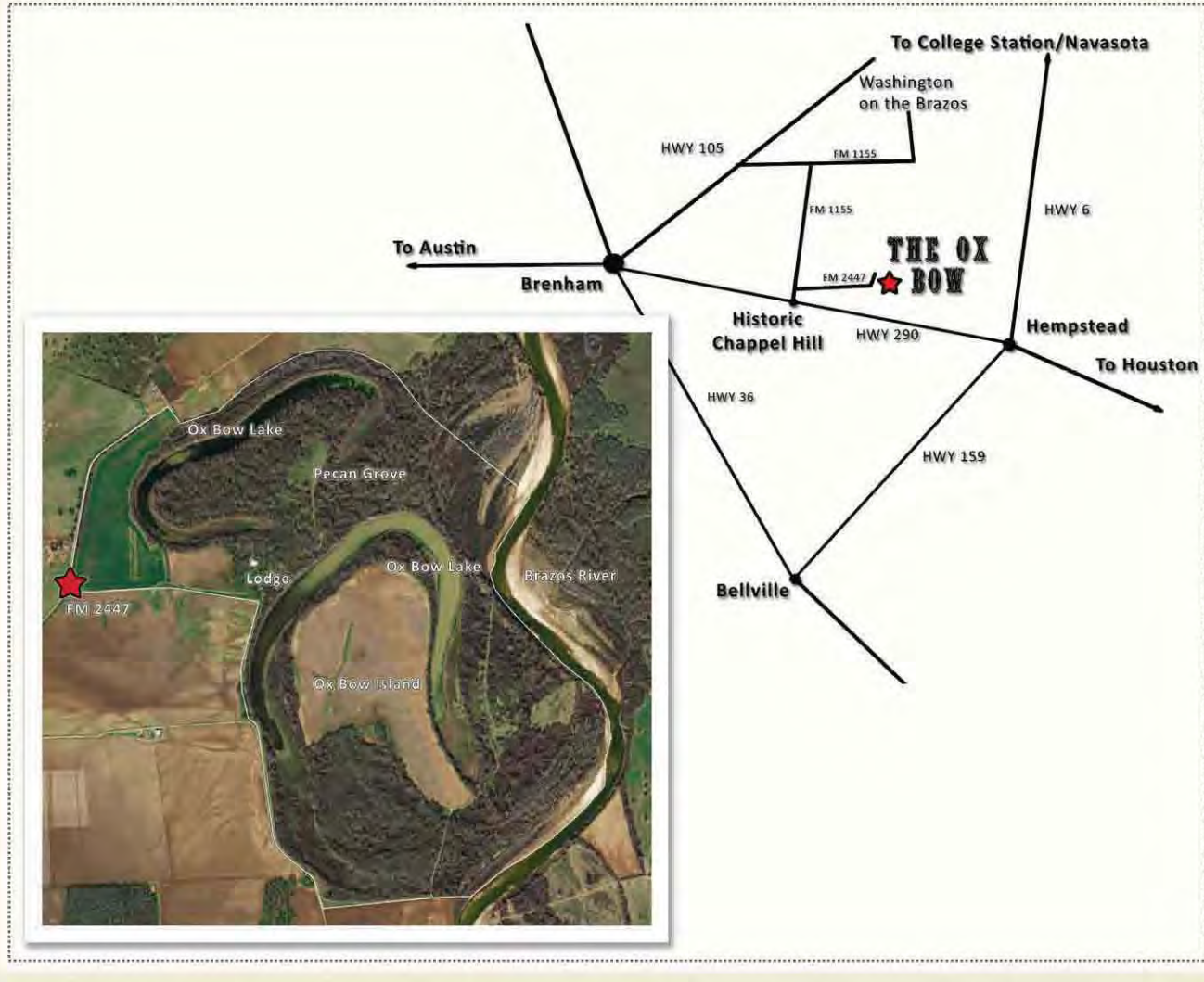
The Ox Bow has something to offer for the whole family from hunters to nature lovers, fishermen, birders, campers, kayakers and ATVers. The Ox Bow is a sanctuary from the hustle and bustle. A place to relax and rejuvenate.

BeversRealEstate

The Ox Bow

From Houston:

Head west on US-290
Turn right at Farm to Market 1155 (Main Street) drive North a half mile through Historic Downtown Chappell Hill.
Turn right at Chestnut Street (Farm to Market 2447) drive East. Enjoy a scenic 7.7 mile drive.
The Ox Bow will be on your right.



The Ox Bow

FM 2447

Chappell Hill, Texas