



# BRAZOS RIVER RANCH

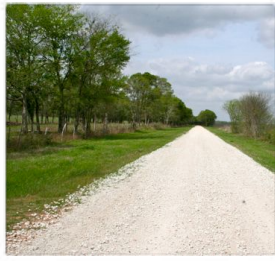
477 Acres in Waller County

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## LOCATION

This ranch is located only 1 hour Northwest of Houston, 4 miles West of Hempstead in Waller County, TX. It has approximately 1 mile of frontage on Austin Branch Road, a nice gravel road, and is located 2.5 miles off of Hwy 290.

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## VEGETATION

The property has a good balance of open pasture and heavily wooded areas with large pecans, elms, and other mature trees. The native grasses are great for grazing cattle, and some of the open country is planted in wheat and oats.

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## TERRAIN

The ranch consists of fertile rolling bottomlands, with dark productive soils. The Brazos River stretches along the Southern border of the ranch, with the majority of the river frontage being on the high side of the Brazos, giving breathtaking views of the Brazos River Valley.



## HUNTING

With all the water and native woodlands, the ranch provides a fantastic habitat to all kinds of wildlife. There are white-tail deer, hogs, dove, ducks, and geese. This area is well-known for its duck and goose hunting in the winter months, and with the Lost River Oxbow, the duck hunting on the ranch is excellent. Also, the Brazos River has great fishing for bass and catfish.



## WATER

For the recreational rancher, this property has incredible water on it. The ranch is bordered on the south by 2.25 miles of the Brazos River. Approx. half of the river frontage is on the high bank, and half on the low bank, allowing for great fishing. An ancient oxbow, known as the "Lost River" is on the ranch, and spans about 35 acres total. It is essentially a horseshoe shaped lake that is loaded with ducks in the winter. There are also 2 other small tanks, and 3 water wells with electric submersible pumps.

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## IMPROVEMENTS

All of the ranch's borders (except for along the river) are barbed wire fenced, and the fence is in good shape. The interior of the ranch has cross fencing, which is also in good shape. There is a small barn on the property. There is electricity on the property.

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## MINERALS

No mineral rights convey for the owner does not own any. There is no current production on the ranch. In 2007, the owner had a geologic assessment of sand and gravel resources completed to determine the value of commercial gravel mining on the ranch. The results show that there are deep pockets of useful gravel that would be very marketable to gravel companies. A copy of the assessment can be viewed upon request.

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**PRICE:** \$4,875/acre. Cash at closing.

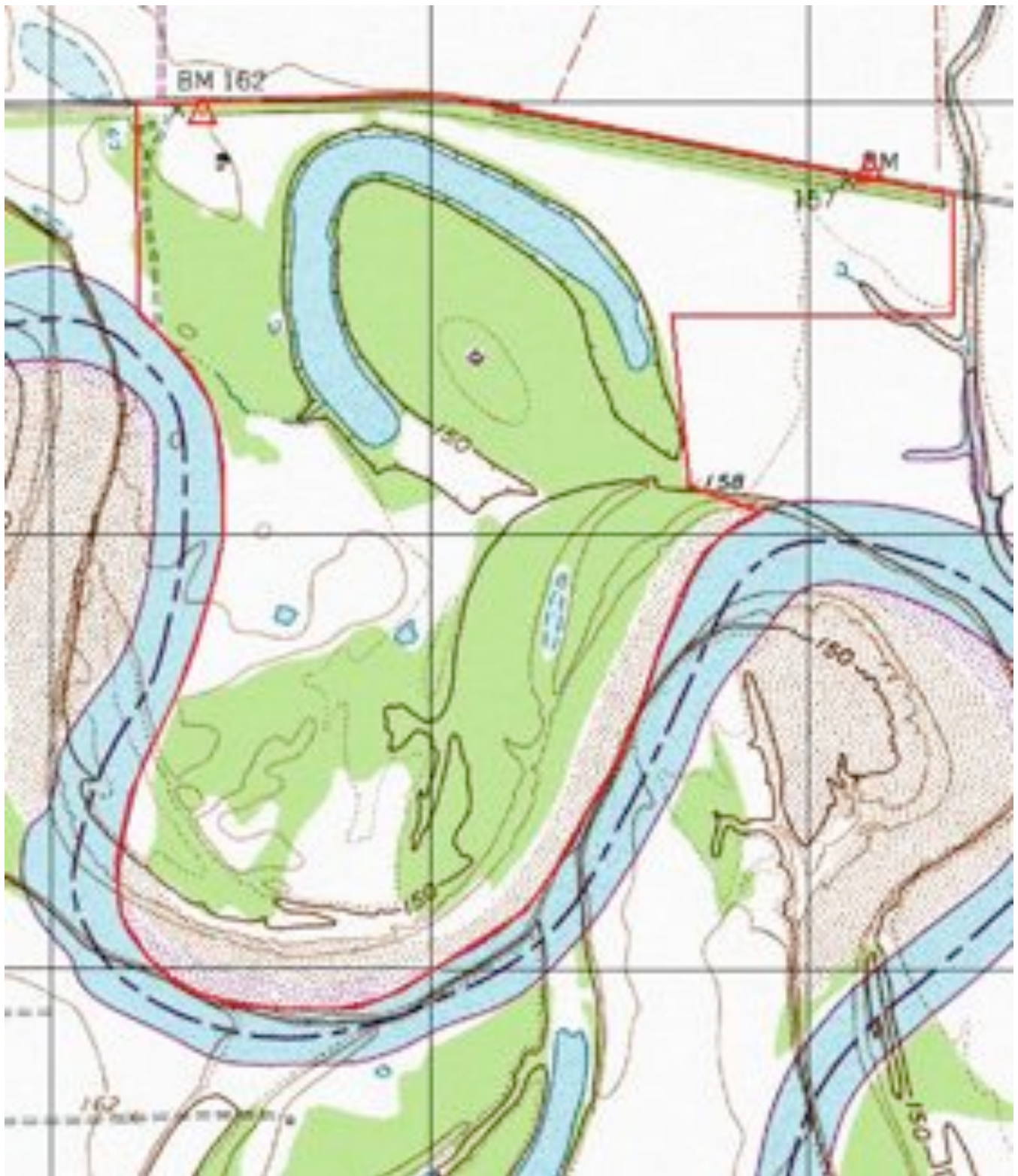
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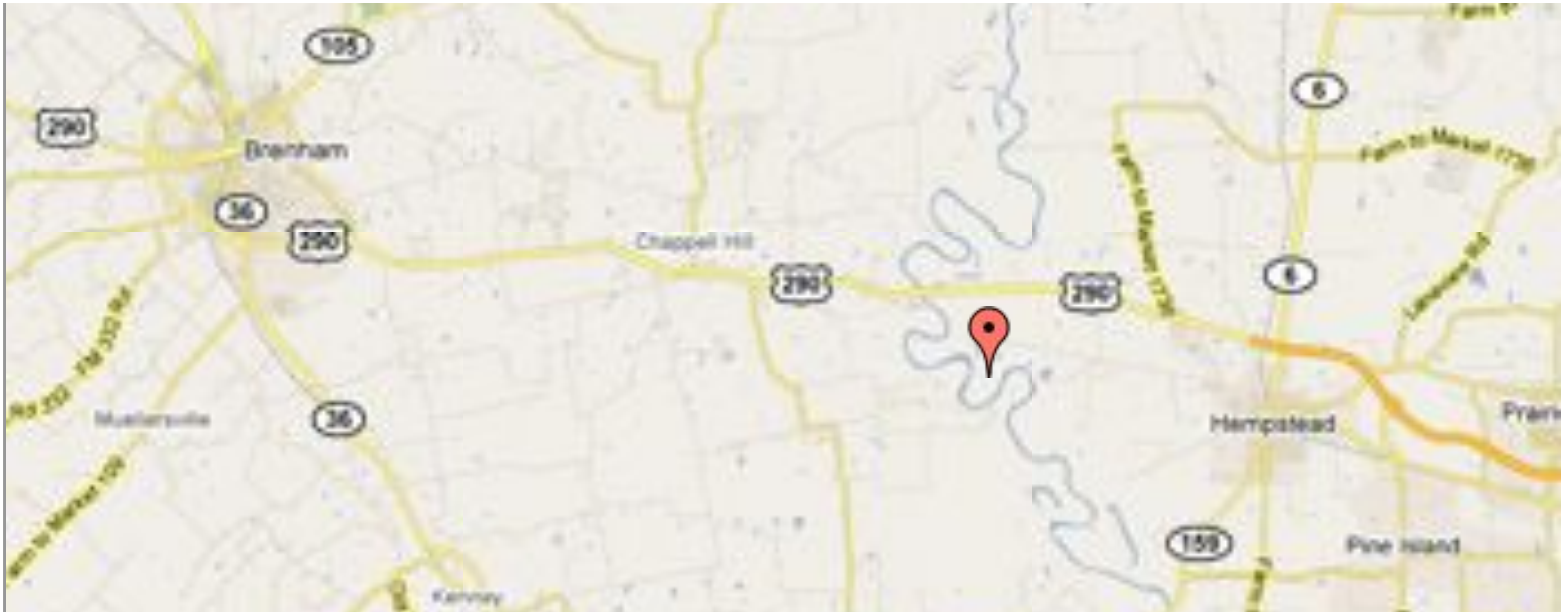


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# Great Location Between Houston and Austin

4 mile drive to Hempstead and 7 mile drive to Chappell Hill

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