



COOL ACRES RANCH

406 ± ACRES | FORT BEND COUNTY, ORCHARD TX



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND

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An aerial photograph of a large ranch property. A wide river, the Brazos River, flows along the left side of the image. The ranch is situated on a high bank overlooking the river. The property is densely wooded with various types of trees, including magnolias, pecans, and cypresses. Several houses and buildings are visible, nestled among the trees. A small pond is located within the property. The overall scene is a lush, green landscape with a mix of natural and developed areas.

COOL ACRES RANCH

Cool Acres is the iconic ranch owned and developed by famous heart surgeon Dr. Denton Cooley as a country escape for himself and his family. The 406 acre property sits 115 feet above the Brazos River on one of the highest banks in Fort Bend county. With almost a mile of river frontage, the ranch is 30 minutes from Houston. The family compound has 5 houses, a pool, a pond, two tennis courts, 2 pavilions, one with a kitchen and 2 bathrooms. There is also a playground with a vintage caboose, the original Orchard post office set up as a school playhouse for children, and a horse barn and turnout. In addition, there are 7 wells on the property, 2 tenant houses and a foreman's house. The houses sit overlooking the Brazos and have never flooded.

Denton A. Cooley's illustrious career spanned the history of modern cardiovascular surgery as he developed many techniques and instruments and repaired over 100,000 hearts. He is best known as the first to perform a heart transplant in the United States and the first to implant an artificial heart in a human(1969). Many doctors and dignitaries have visited Cool Acres Ranch, especially during the annual hospital family barbecues along with the staff and fellows. After softball, tennis, horseshoes, hayrides, and a barbecue dinner, the guests were treated to a fireworks display.

Beginning in the 1958 Dr. Cooley bought 170 acres near Simonton and built his house upon an amazing bluff that overlooks the Brazos River. The ranch grew in acreage as he acquired neighboring land. Dr. Cooley then built the additional houses for his growing family. Cool Acres has been a country haven for family and friends and multiple generations spend holidays and weekends dove hunting, fishing, riding, swimming and playing tennis. The pond in the compound is jokingly named Lake Louise named in honor of Mrs. Cooley. The pond is used for canoeing, paddle boating, and fishing. The houses and pavilions are located in a compound along the river and are shaded by beautiful magnolia, pecan, and cypress trees enclosed by a white fence.

Price: \$7,900,000



- ★ Fort Bend County
- ★ 406 +/- Acres
- ★ Several stocked ponds
- ★ 5 houses, a pool, a pond, 2 tennis courts, 2 pavilions
- ★ 4,880 feet of Brazos River frontage
- ★ 2 tenant houses and a foreman's house



Location: The ranch is located south of Simonton, Texas. Just 20 minutes west of Highway 99. Take 1489 south from Simonton, cross the Brazos and the first left is Johnson Rd. Take Johnson Rd. East for 1 mile until it dead ends into Aylor Road. Turn left and Aylor Road ends at the entrance of Cool Acres Ranch .

Habitat: This Brazos River property is unique because it sits high above the river and has views looking east and west with huge live oaks and cypress trees and some rolling terrain along the river bank. The sandy loam soil makes it easy for wildlife and cows and much of the southern property is excellent farmland most recently used for cattle. Water is a major attraction to this ranch, which includes 4880 feet of Brazos River frontage, and several nicely stocked ponds.

Improvements

The Main House: House #1 was built in 1960 and has 4 bedrooms and 2 1/2 baths and was the original country house for the young Cooley family. The house sits on the highest point of the bluff and looks west up the Brazos River valley. Afternoon cocktails were customarily enjoyed on the “Sunset Terrace” There is a small bunk room with a full bath behind the main house as well attached to the carport. (2,756 sq. ft.)

The Pool and Pool House: Dr. Cooley operated on Mr. Abernathy who owned a pool company and that’s how a pool came to Cool Acres. The pool house was recently rebuilt with 2 ensuite bedrooms , a pool bath and outdoor shower.(800 sq.ft.)

Tennis Courts: The 2 Laykold tennis courts have a covered viewing area and is a fun site for the heated tennis matches of the Catfish Cup, a favorite annual event of Dr. Cooley’s organized by the grandsons.



House #2: Built in 1976, House #2 has 4 bedrooms and 2 1/2 baths and a beautiful upstairs screened in sleeping porch with swinging beds that overlook the river. (3232 sq.ft.)

House #3: Built in 1982, #3 became the gathering place for the big family with a large great room and kitchen and pool table and has 5 bedrooms and 2 1/2 bathrooms. (3572 sq.ft.)

House #4: Built in 1982, The Texas House was featured in Architectural Digest and has charming tin ceiling in the kitchen, big front porch overlooking the pond and 3 bedrooms and 3 baths. (2166 sq.ft.)



Other Amenities

Set between the bluff of the Brazos River and surrounding Lake Louise. The Cool Acres compound has all the fun amenities one would ever need to entertain and spend breezy days under the canopy of live oaks and cypress trees, including a kids playground with swings, slide, round-about and teeter totters salvaged from the Galvez Hotel.

The Roller Rink: This paved pavilion has a full kitchen and 2 full bathrooms for easy entertaining and roller skating.

The Caboose: The Cool Acres express is a fun conversation piece and party center.

The Old Orchard Post Office: Brick by brick, this gem was moved and turned into a play house school house for all the grandchildren, miniature desks included.

The Party Pavilion: Sits across the road from the Roller rink and sets up for 50 picnic tables. The perfect spot for bar-b-que and brisket.

The Pin Oak Stables: This pavillion was originally the band and reviewing stand in the middle of the Pin Oak Charity Horse Show in Houston when the show was held at the Abercrombies farm. It was donated to Dr. Cooley for Cool Acres.

The Gypsy Wagon: This was originally in the “circus collection” of Mayor Roy Hofheinz. Mrs. Cooley bought the fun wagon for her husband.

There is a Foreman’s house and a Ranch house on the property. (1,765 sq.ft. and 1398 sq ft.)

The Barn has 3 stalls and turnout attached.

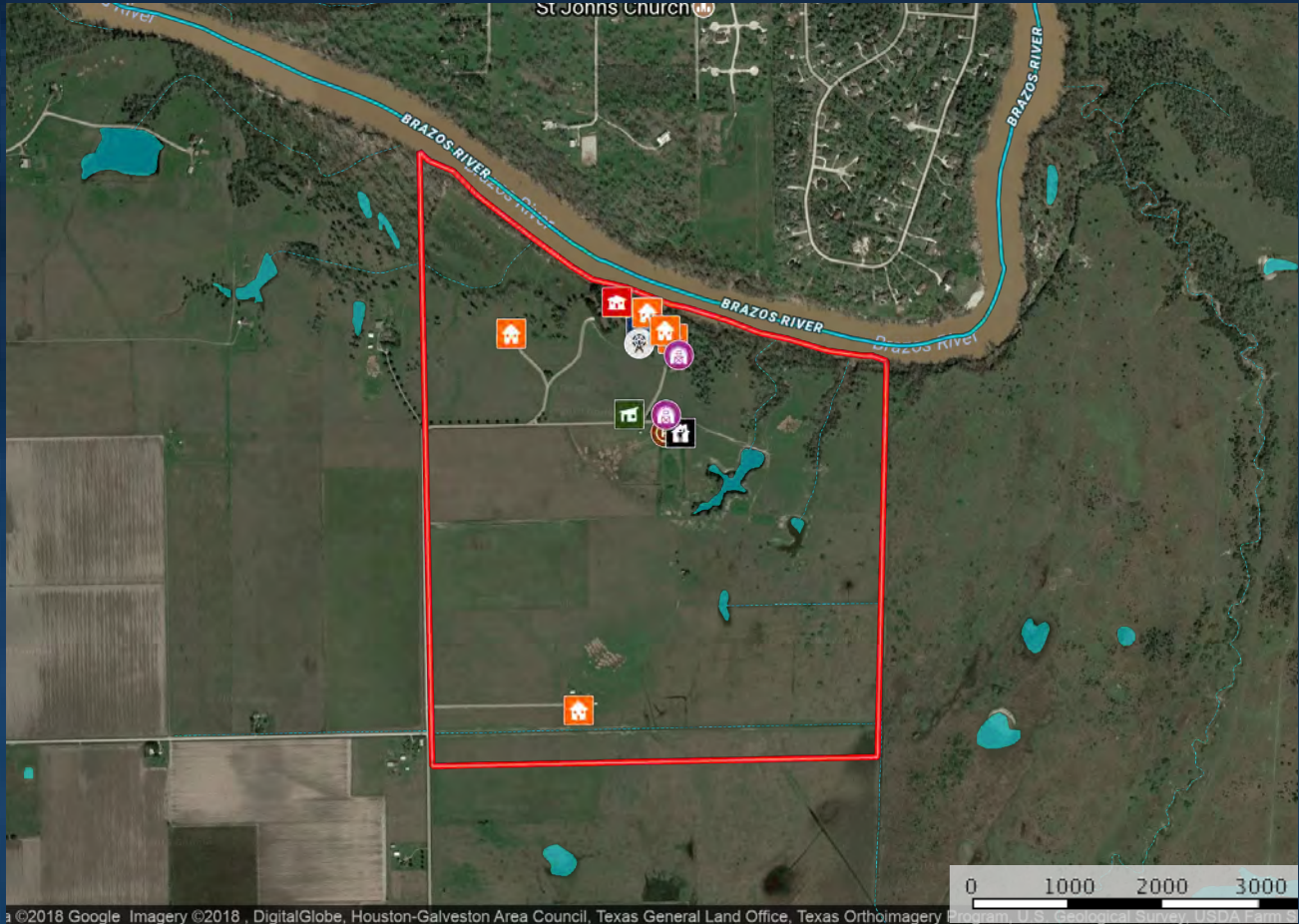
Detailed square footages and floor-plans are available as well.

Minerals: Surface only, No minerals are available.

Flood Plain: About 10% of the property is in the 100 year flood plain. No structures were flooded during Harvey.

MAP

CLICK BELOW FOR INTERACTIVE MAP



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 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Date