

REPUBLIC RANCHES^{LL}

Our Legacy is in the Land



BRIGHTSIDE RANCH

713+ Acres | \$11,300,000 | Waller County, Hempstead, TX

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DESCRIPTION

Brightside Ranch is one of the most iconic properties in Waller County, Texas. The 713 acre ranch has uplands and lowlands and improved pastures and big woods and 4 large ponds and a 40 acre oxbow lake and a waterfall on Lewisville Creek. All of these amazing features create a variety of possibilities for farming, recreation, hunting and fishing, 45 minutes from Houston. Located just south of Hempstead on Hwy 159, The ranch has good road frontage on 159 to the south, the northern and western boundary is created by the Brazos River and Lewisville Road creates the eastern boundary. Just across the river heading west on 159 is Austin County. The ranch is minutes from Bellville, Brenham, Chappell Hill and Round Top. Come on out here!

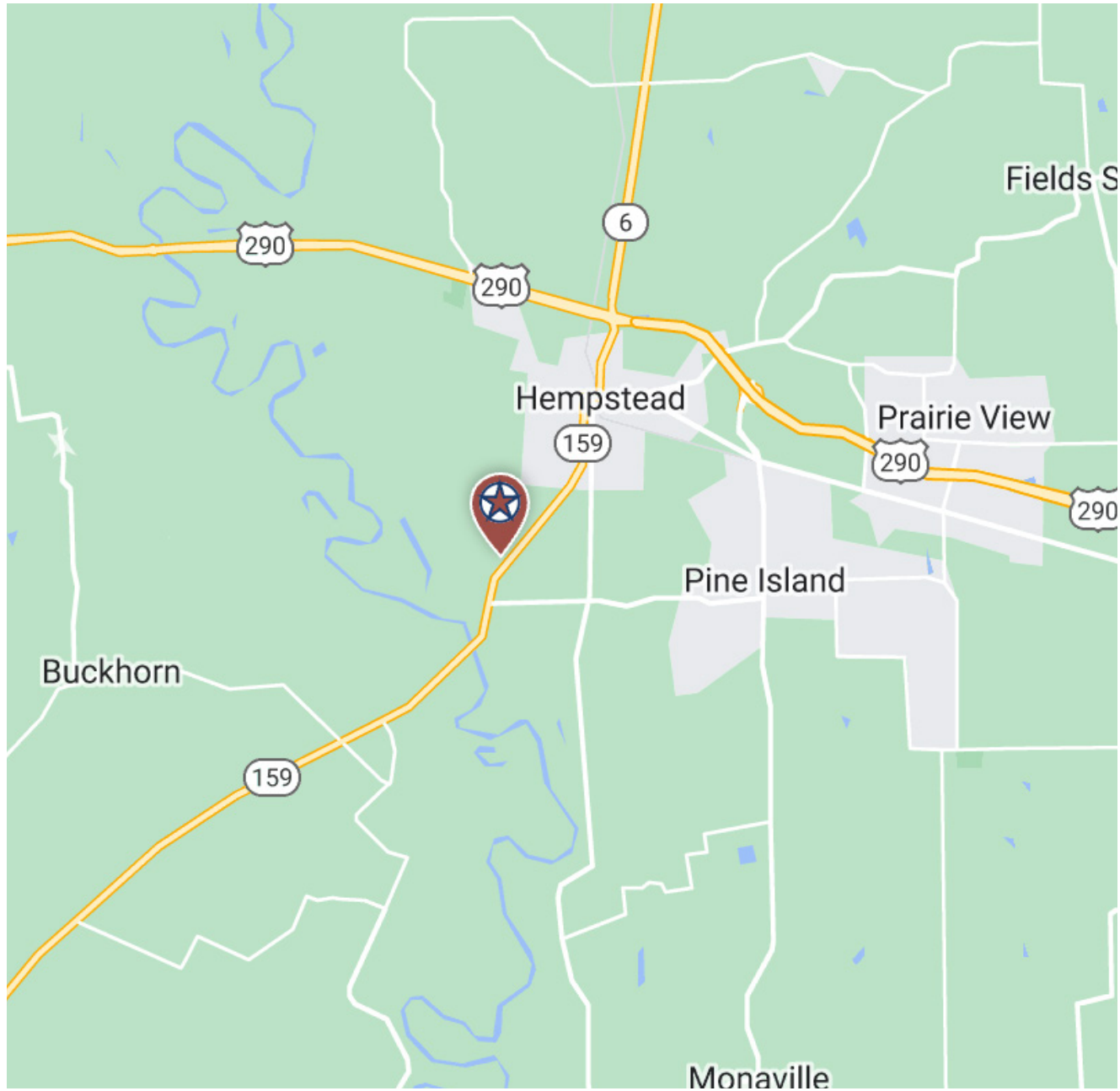
Whether you are looking for a weekend compound or a great investment in the land, or both, Brightside Ranch has 1 mile of Hwy 159 road frontage and also has half a mile along Lewisville Road. All of the growth of Houston is quickly headed to Waller County and this the largest most accessible piece left.

ASSOCIATE CONTACT

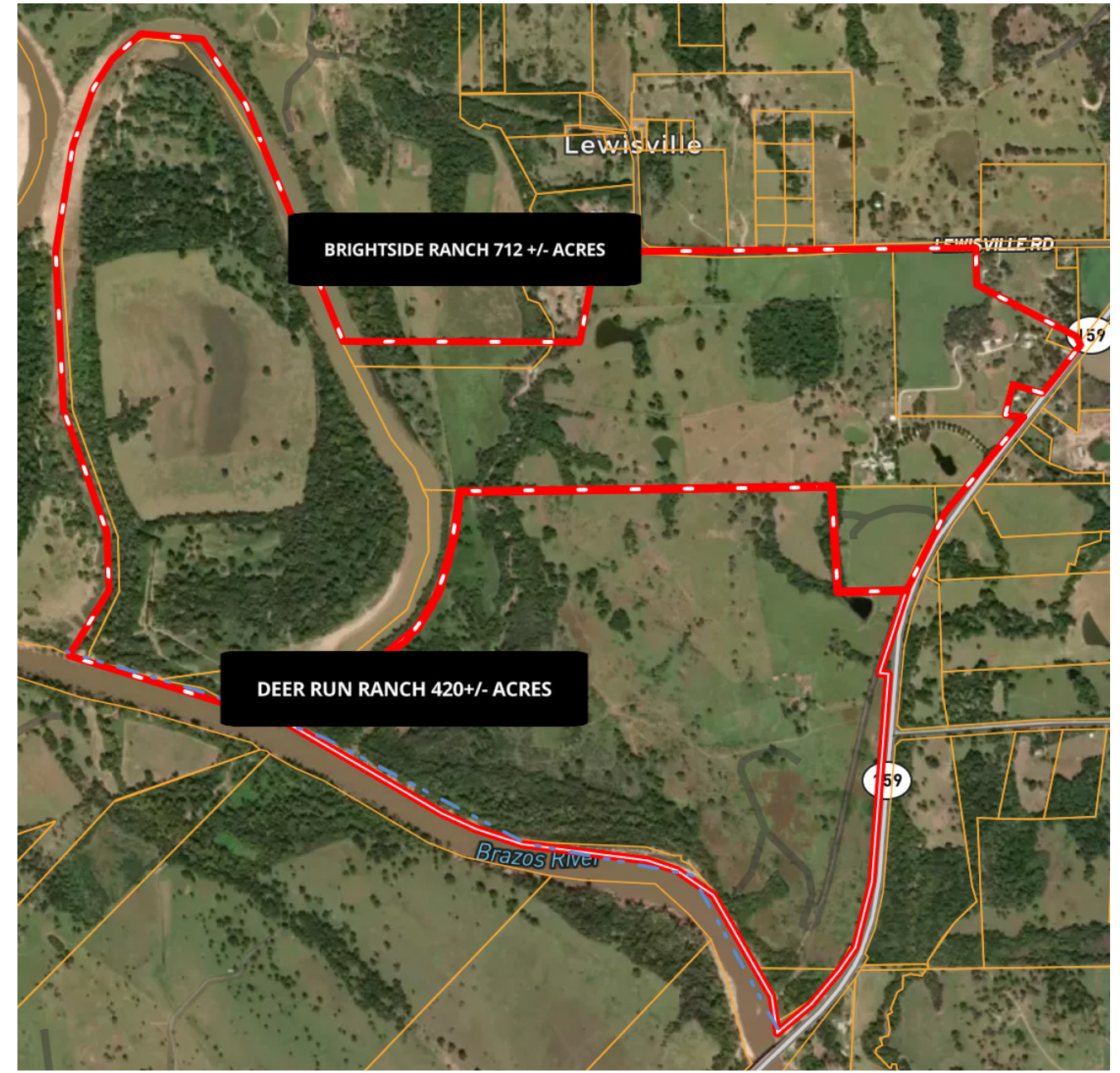
KATE GIBSON
Broker Associate
(713) 304-5257
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LOCATION

Located just south of Hempstead on Hwy 159



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

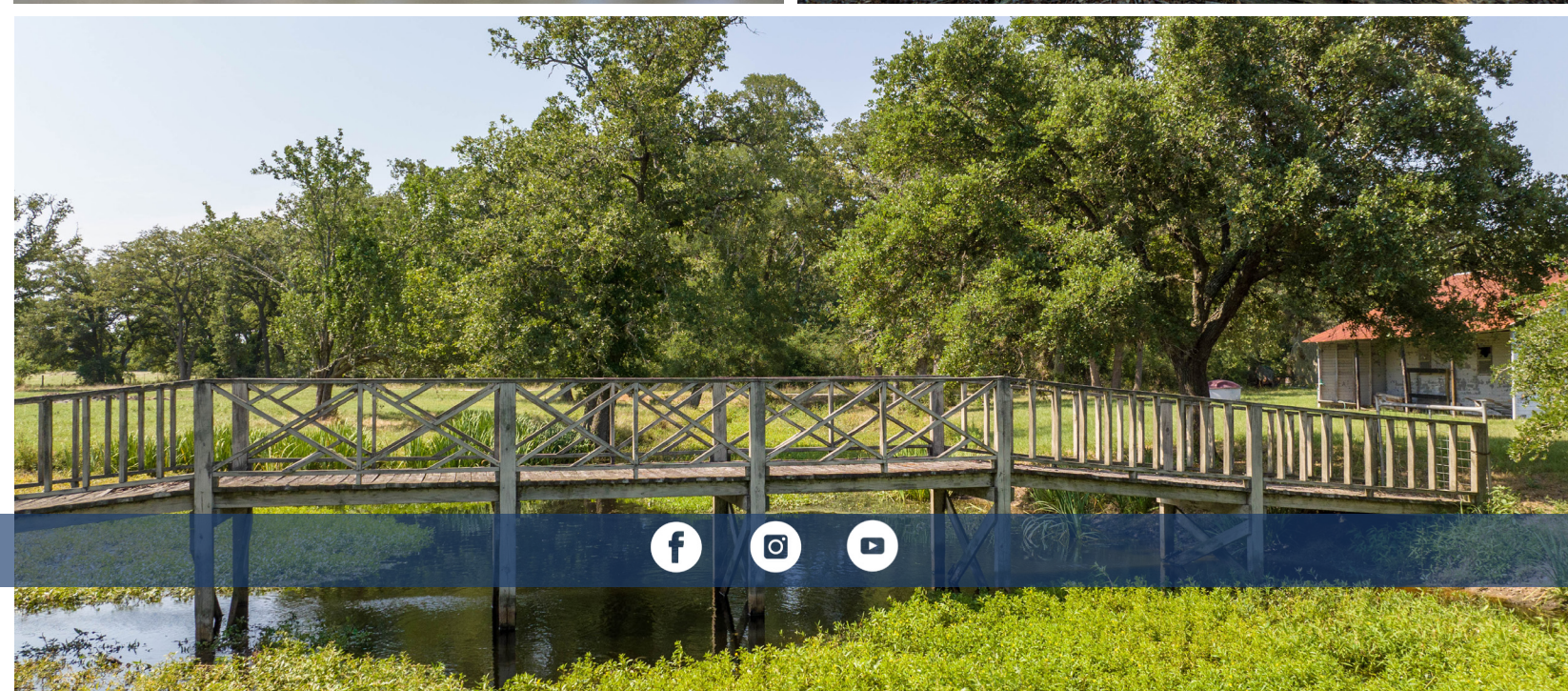
For those with a passion for hunting, this land is a dream come true. The natural terrain along the Brazos River and Lewisville Creek provides ideal habitats for deer, making it an incredible deer hunting ground. The 60-acre oxbow lake enhances the property's appeal for waterfowl hunting, attracting a variety of bird species.

WILDLIFE

Deer, hogs, birds and waterfowl can all be found on the property.

MINERALS

The Owner is to retain half of the minerals.



IMPROVEMENTS

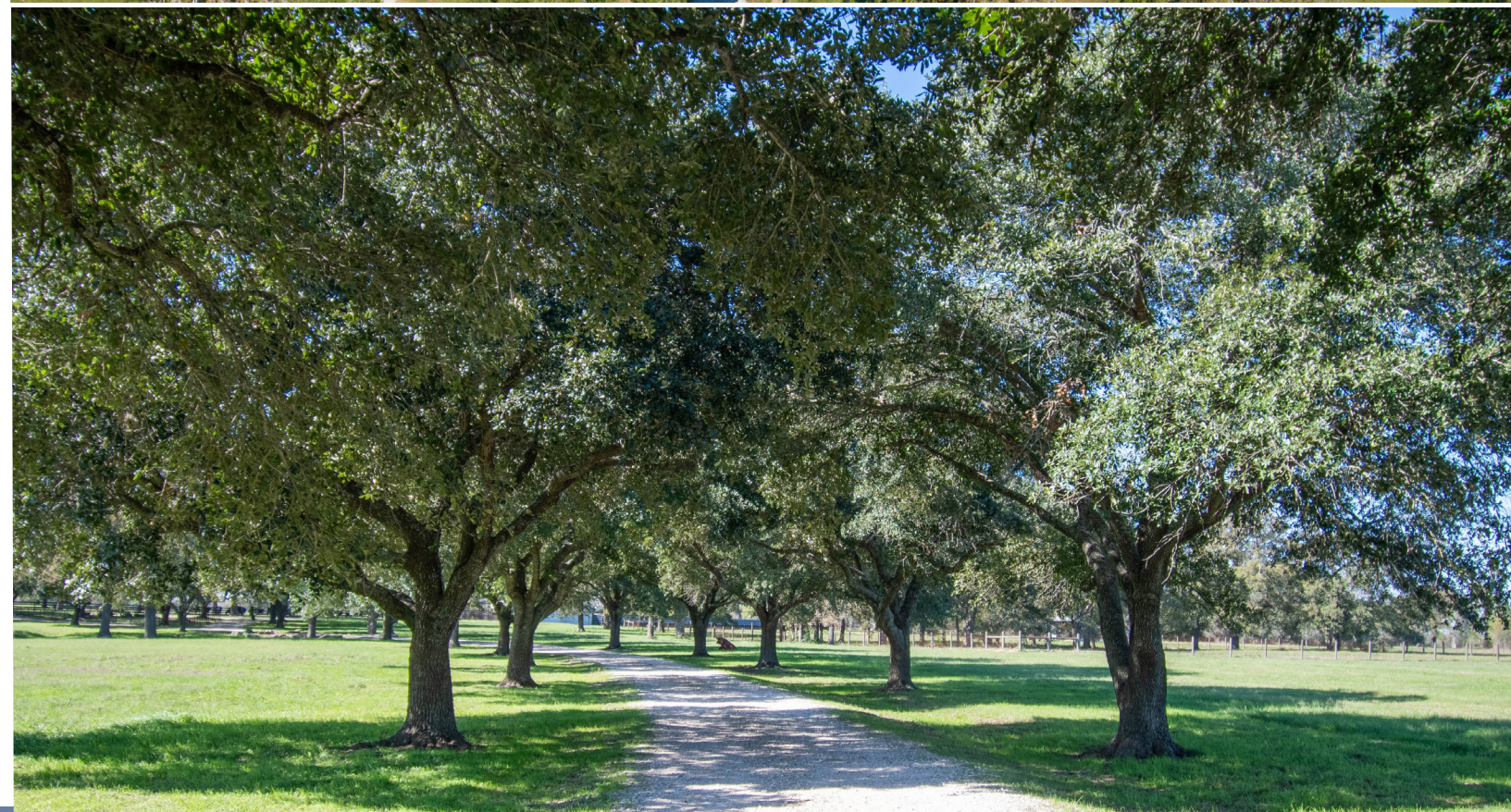
The main house was designed by the renowned architect Tom Wilson. The house is an 11,040 square-foot limestone house and has 6 bedrooms, 6 baths, 4 car garage, a gourmet kitchen and 3 living spaces for a home office, game room and or a theatre or indoor gym. The back porch spans the entire back of the house and frames the pool and outside entertainment areas. There is also a 4 car garage with a one-bedroom apartment all connected with flagstone pathways. Past the garage is a barn and a sports court and a pickleball/tennis court for everyone to enjoy.

One of the standout features of this property is the Bob Anderson-designed pool, this beautiful landscape design integrates big limestone features and a plunge pool that blends in well with the overall architecture of the house and the adjoining outside cook area and bathhouse. Anderson's touch brings a perfect balance of aesthetics and functionality, creating an outdoor oasis with western and southern views for those famous Texas sunsets.

Inside the residence, the Kirk Craig kitchen, with high-end appliances opens out onto the dining area, the screened-in back porch and the living area. Such beautiful spaces are perfect for family time and entertaining. Known for blending style with practicality, The kitchen becomes not just a space for preparing meals but a focal point for gatherings and shared moments.

The guest house is a charming farmhouse that was constructed in 2014, designed and built by Texas Farmhouse Homes and has 2,170 square feet of living space. The home is complemented by an impressive 1,190 square feet of porch space, offering ample opportunities for outdoor relaxation and enjoyment. There is a separate entrance off of 159 and separate storage barns and a 20-acre hayfield.

What sets this property apart is its connection to nature, There are three different types of water on this property. With a one half a mile of Brazos River, one of Texas' longest rivers, the river flows along to the west and north. There are 4 ponds, offering not only scenic views but also the potential for various water-based activities. The half-mile stretch of Lewisville Creek cascades down to the Brazos and creates a waterfall at one of the crossings. Then there is Perry Lake, the 40 acre Oxbow lake which adds another ecosystem for canoeing and more fishing and this huge body of water creates even more wildlife habitats. This lake not only contributes to incredible birdwatching along Texas' famous bird migration flyways. The diverse water features create a rich ecosystem that attracts wildlife, making it a haven for nature enthusiasts.



In essence, this 713-acre property in Waller County is a masterpiece of design and nature's bounty. From the grandeur of the limestone residence designed by Tom Wilson to the outdoor haven created by Bob Anderson and the culinary excellence of the Kirk Craig kitchen, every aspect of this property is a testament to luxury and thoughtful planning. The natural features, including the Brazos River, Lewisville Creek, and oxbow lake, elevate it beyond a mere residence to a sanctuary of beauty and possibility.

Whether you're drawn to the tranquility of the river, the thrill of hunting, or the joy of outdoor activities, this property offers a lifestyle that blends sophistication with the wonders of nature.

All the furnishings may be included and farm equipment to be sold separately. Deer Run Ranch is 420 acres for sale and is contiguous to Brightside Ranch for more land opportunities.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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