

# REPUBLIC RANCHES LLC

*Our Legacy is in the Land*



## *TRIPLE H OAKS*

23± Acres | \$5,650,000 | Fort Bend County, Richmond, TX

[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)







# DESCRIPTION

---

At Triple H Oaks, a picturesque oak lined driveway leads to a stunning custom 6,079 sqft home. Surrounded by lush grazing pastures, this Hill Country style home showcases exceptional architectural design and superior craftsmanship. Meticulously landscaped grounds and an abundance of native trees offer a tranquil haven only 30 miles from downtown Houston. The estate spans 23.13 unrestricted acres, lending itself to a variety of agriculture and commercial opportunities.

# ASSOCIATE CONTACT

---

**DRAKE HELLER**  
*Partner*  
(281) 546-7051  
drake@republicranches.com

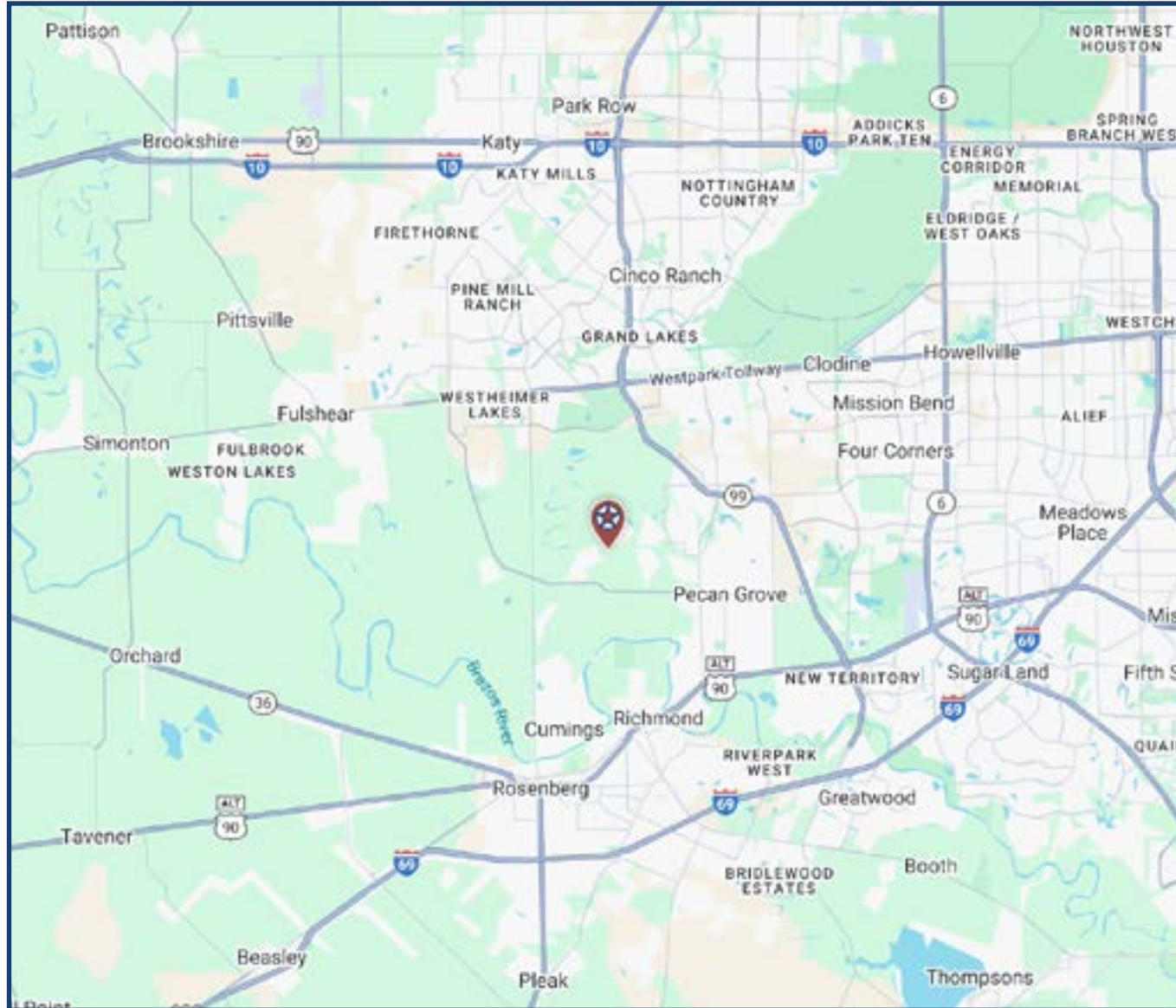
**STEPHANIE JOHNSON**  
*Sales Associate*  
(281) 239-5704  
stephanie@republicranches.com



# LOCATION

3150 Holmes Road, Richmond, Texas 77406

Located in the heart of Fort Bend County, Triple H Oaks offers the best of both worlds: quiet country living with close proximity to restaurants, retail, and entertainment. This highly sought-after area offers a short commute to Katy, Sugar Land, and Houston.



# PROPERTY MAP





# TOPOGRAPHY, RANGELAND & HABITAT

---

The property contains two pipe fenced pastures currently used for grazing cattle. Both pastures include water troughs with automatic waterers. Beautiful 30+ year old live oak trees, grafted pecan trees, and various fruit trees dot the property.

## IMPROVEMENTS

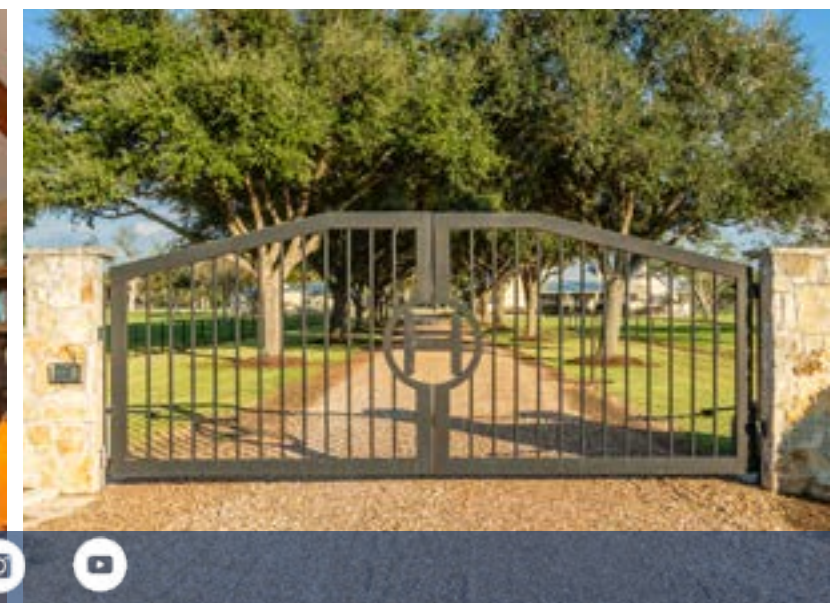
---

### CUSTOM HOME

Built in 2005, this 4 bedroom, 3 1/2 bath home exudes refined country living with an Austin limestone exterior and open concept floor plan. The main living area showcases a vaulted ceiling with custom cedar beams, carefully crafted stonework, and an expansive stained oak built-in entertainment center. Perfectly sized for entertaining, the kitchen houses stainless steel appliances, granite countertops, custom cabinetry and a large walk in pantry with floor to ceiling shelving. The study provides a quiet retreat with gorgeous Brazilian cherry wood floors, an ample amount of custom built-ins and cove lighting. The spacious primary suite boasts a beautiful stone walk-in shower and marble countertops. All bedrooms have walk-in closets. There is a large hobby closet with granite countertops and custom built-ins. The majority of the home is on the first story, but there is a bonus room upstairs with a full bathroom and multiple storage closets. Hurricane clips were installed throughout the exterior and interior walls and roof. Other highlights include a water softener system, double-pane insulated windows, and blown-in cellulose insulation. This home has been meticulously maintained and is smoke and pet-free.

### OTHER IMPROVEMENTS

- 60' x 80' steel shop building with 6" insulation and plumbed for compressed air
- The shop houses approximately 700 sqft of office space. The three air conditioned offices impress with custom standing seam construction and include a restroom and kitchen area. Electrical service: 800 amp, 480 V, 3-phase and step down transformer for 240V single-phase
- 7,440 sqft mixed-use steel barn with pipe working pens
- The barn has compressed air piped into the 40' x 60' main area, upgraded high output fluorescent interior lighting, a concrete water trough and automatic waterer perfect for livestock.
- Two septic systems
- Stone and pipe gated entry with a stabilized rock driveway
- Approximately 6,520 feet of pipe fence around the perimeter of the property






# WATER

313’ deep well plumbed to house, barn, shop, water troughs, and additional spigots throughout the property.





11-2-2015

Information About Brokerage Services

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:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - 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.

Republic Ranches, LLC	9000612	info@republicranches.com	(888) 726-2481
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Pickens	592462	bryan@republicranches.com	(214) 552-4417
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Drake Heller	606730	drake@republicranches.com	(281) 546-7051
Sales Agent/Associate's Name	License No.	Email	Phone
Stephanie Johnson	819232	stephanie@republicranches.com	(281) 239-5704

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IARS 1-0

The information contained herein has been gathered from sources deemed reliable; however, Republican Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republican Ranches, LLC. Republican Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republican Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republican Ranches, LLC's sole and absolute discretion.





[info@republicranches.com](mailto:info@republicranches.com) | 888-726-2481 | [www.republicranches.com](http://www.republicranches.com)

