

# REPUBLIC RANCHES<sup>LLC</sup>

*Our Legacy is in the Land*



## **Brookshire Polo Ranch**

Waller County, Brookshire, TX

292 ± Acres | \$12,000,000 | Shown by Appointment Only



- ★ **World class Polo destination**
- ★ **60,000 sf covered arena**
- ★ **Custom lodge and additional home**
- ★ **4-acre stocked lake with custom dock**
- ★ **12,000 sf stable**
- ★ **Well-maintained gravel roads**



The Brookshire Polo Ranch offers buyers the opportunity to own one of the finest equestrian properties in the South. The property was conceived with the intent of creating a personal and recreational paradise while providing a world class Polo destination in proximity to the Greater Houston area. The equestrian focused improvements on the ranch are second to none with no expense spared in ensuring that every corner of the ranch was optimized for the horse enthusiast. Although equestrian use is paramount and a central feature of the ranch, the current owners went to great lengths to make this more than just a Polo Ranch. The attention to detail in also creating a recreational property that can be enjoyed outside of the boards are on full display as you drive the gravel roads crisscrossing the property. The custom built stone lodge and two story dock sitting on a large four-acre lake make this diverse ranch the perfect multi-use property, without compromise.

## IMPROVEMENTS



A beautiful 1,100 square foot stone lodge sits on the western edge of the property. An open kitchen, dining and living area looks out over the pool and illuminated, professionally built, skate park! The second floor of the lodge is a beautiful lofted Master Suite with a balcony. Next to the Main Lodge sits an additional home set amongst the planted pecan trees and looking out over the perfectly manicured polo fields. Adobe styled horse stalls sit to the north of the Main Lodge as well as a great covered patio with picnic tables and a fire pit, perfect for entertaining after a long day in the saddle. A 60,000 square foot, steel framed and lighted arena built in 2011 sits towards the front of the property and comes complete with adjacent stalls plumbed with water lines, multiple tack rooms, water well, septic, arena stands and press box. Just off of the arena, sits a 12k square foot open air and concrete floored stable, lined with stalls and tack rooms at each end. The 4 acre stocked lake comes with a two-story custom built dock complete with a full outdoor kitchen, slips for jet skis, a second level zip line and plenty of area for entertaining as you look north and west over the polo fields. Next to the lake you will find a hedge bounded, lighted tennis court. The ranch has close to 3 miles of surfaced and maintained interior gravel roads, making all corners of the ranch easily accessible by truck and trailer.



# POLO FIELDS

4 professionally designed, graded and maintained USPA regulation polo fields sit as a central feature of the ranch.



## WATER

To maintain a natural look and feel, the excavated dirt from the lakes was moved to the fence lines, creating an undulating barrier from the road as well as keeping the shorelines of the lakes graded and pristine.

4 acre stocked lake with an incredible custom dock

5-acre lake

Over a mile of Bessie's Bayou lies along the western side of the property offering both aesthetics and recreational fishing opportunities

The property has 7 water wells dispersed throughout the ranch.





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**ACREAGE**  
±22.4 AC.

WILPITZ RD.

BESSIE'S BAYOU

**TRACT 1**  
±20.0 AC.

Management & Stables (Existing)

Round Robin Clubhouse (Future)

Equestrian Ring (Future)

Polo Field (Existing)

Polo Field (Existing)

Pond (Existing)

Polo Field (Existing)

Pond (Existing)

Stables (Existing)

Covered Arena (Existing)

WILPITZ RD.

MISSOURI-KANSAS RAILROAD

I-10

Neuman Estate

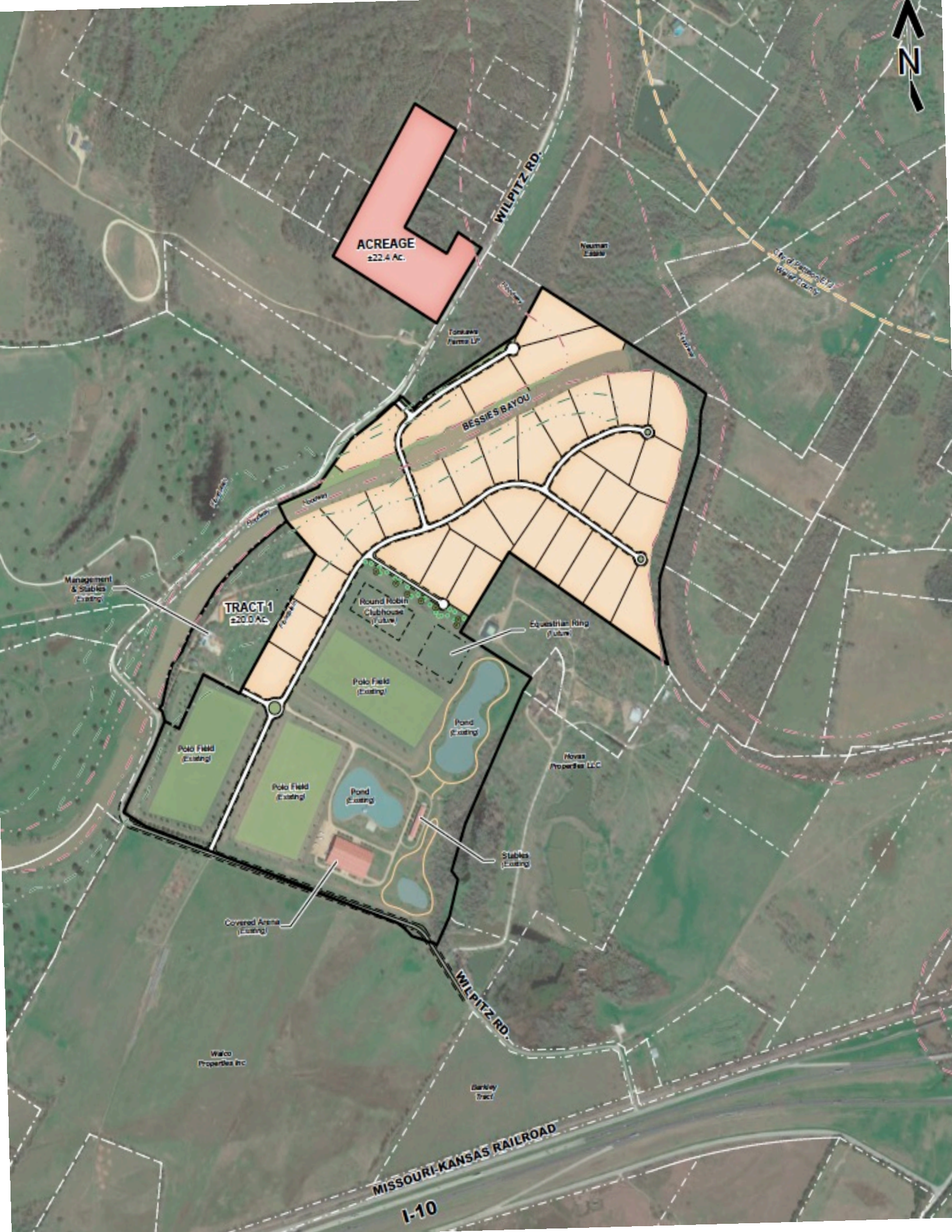
Tonkawa Farms LP

Two Persons 1/2 Acre Tract

Novas Properties LLC

Walco Properties Inc

Garvey Tract







# 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

