

Brazos Luxury Ranch Complete Property Description

17771 FM 974, Bryan, TX 77808, Brazos County

Invest and enjoy in the western lifestyle! Brazos Luxury Ranch is now available at the full extent including over 11,800± square foot custom home under roof! Invite guests to stay at the connected guest house and entertain in the home theatre above the enclosed 2+ car garage! The homes are situated at the end of the immaculate paved circle drive and gated entry off FM 974 in Bryan, Texas. The ranch is located 25 miles from the Kyle Field football stadium at Texas A&M University. Tremendous thought was given to the expansive home features, functional ranch setting and quiet atmosphere. The 3 bed, 2.5 bath main house includes a large master wing, open concept living room and kitchen space, two bedrooms, two offices, game room with bar and access to the outdoor kitchen, porches and more! Home features include granite countertops, wood floors, stone accents, custom built-ins, zoned A/C and more.

Exterior elements like the 1,900± ft. of frontage on FM 974, paved circle driveway, elegant custom finishing and impressive layout make this striking property an excellent investment. Other ranch improvements include a functional 60X50 steel cattle barn/ horse barn with pipe working pens and a newly constructed 10,600± square foot barn, covered arena area or working pen/equipment storage space. Each pasture is fully designed for easy rotation and boasts water troughs and stock ponds throughout. Among the open rolling terrain, improved pastures, scattered trees, cross-fencing, 5± acre lake, creek and scenery – Brazos Luxury Ranch poses all the amenities to combine luxurious country living with a productive livestock operation!

Property Features

Main House

Main House with Gated Entry: The 3 bed/2.5 bath main house is custom built by well-known custom builder in 2009. Exterior features include Austin stone, circle drive and porte-cochere, expansive lighted porch, stone outdoor kitchen, attached water well/well house and much more. Inside this beautiful western style home includes an open floor-plan between the main living area and full kitchen. Interior elements include granite counter space, floor to ceiling picture windows, wood floors, vaulted ceilings, stainless appliances, scenic views and more. Rooms include the large master bedroom, his/hers walk-in closets, tile walk-in shower and tub, two bedrooms with bathrooms, additional laundry room, mud-room/multiple entries, his/her study, large storage space and a very fun game room/bar with quick access to the outdoor kitchen or pool space!

Property Features

Guest House & Home Theatre/Guest Space

Guest House: This one-bed, one-bath guest home is equipped with a personal kitchen, laundry room and private living area. Connected to the garage and covered walkway to the main house, this guest space makes a wonderful mother-in-law suite with privacy and gorgeous matching custom elements.

Home Theatre/Guest Space: Above the garage, includes a fully designed custom home theatre room, half bath and guest bedroom. Enjoy a relaxing movie night with friends and family!

Garage/Equipment Storage: The expansive two car garage and equipment garage space includes great accommodation and privacy for the primary residents and guests. Additional closet storage that is fully heated and cooled can be found inside the garage, along with sink, counter space and more.

Property Features **Ranch Improvements**

Barn #1 - Cattle or Horse Barn: This steel constructed 60X50, 4-stall horse barn has been converted into a productive show cattle facility. Barn features include two tack/storage rooms, concrete center aisle, lights, wash racks, show cattle pens/stalls and easy door access to the pipe working pens. Overhead barn awnings serve for additional use of this already expansive facility.

Pipe Cattle Working Pens: Next to the show cattle/horse barn you will find the pipe working pens and squeeze chute. The custom pen design for easy livestock handling make this feature a must-have for cattle enthusiasts. Pen space and sorting traps create a quality productive environment.

Barn #2 - Barn/Office/Living Quarters with Gated Entry: The newly constructed 83X125 barn made a wonderful addition to this already well-equipped property. The barn features 1,200± square feet of living space/office space and storage with 9,400± square feet of useable covered area. This 1,200± square foot living space is partially unfinished and ready for custom design work by the new owner. (The living space framing, electrical work and plumbing is already in place.) This barn includes its own entry from FM 974, complete with plenty of room for 18-wheeler entry/ trailer parking. Additionally, the Seller installed a new water well near this barn with commercial usage in mind and 440-amp service. This facility is ready for events, business and/or plentiful storage and function!

Water

The ranch includes one stocked 5 acre lake with fishing pier, multiple stock ponds, one seasonal creek and water troughs installed in each pasture. Optimal drainage has been well managed throughout this property. No floodplain here! Brazos Luxury Ranch includes 2 water wells.

Road

Brazos Luxury Ranch has 1900± feet of road frontage on the neatly paved Farm to Market road 974. Interior roads include paved circle driveway and gravel ranch roads. The 85X125 barn includes separate entry rock driveway and 18-wheeler sized parking area.

Location/ Directions

17771 FM 974, Bryan, TX, Brazos County: Ranch entrance located on FM 974. Property is 25 miles from Texas A&M University in College Station, 6 miles from TransOva Genetics cattle facility, 1 hour 30 minute drive to Temple, 1 hour 45 minute drive from Houston, 2 hour drive to Austin.

From Houston, travel 290 West to Hempstead. Right on Hwy 6 North to College Station/Bryan, exit Hwy 21. Right on Hwy 21 East to FM 974. Left on FM 974. Ranch 2.4 miles on the right. Stone and pipe entrance with automatic gate.