**VAQUERO RANCH**

**BRAZOS COUNTY, TEXAS**

**OVERVIEW**

 Finally, the renowned Vaquero Ranch is being sold, including the fully furnished “Main House” and the “Guest House.” Both homes are exceptional in a beautiful, secluded setting on 101 acres just 13 miles from College Station, Texas, and the beautiful Texas A&M Kyle Field football stadium. An impeccable combination of excellent construction and an open, light floor plan define this ranch overlooking the Brazos River Valley. Both homes were constructed with Arkansas Fieldstone and Heartwood Western Hemlock Pine logs from Washington and Oregon. The Main House with over 5,500 square feet of living area consists of 4 bedrooms, 4 full baths, 3 half baths, large “underground” game room with fireplace, loft dining room, great room, large office, and oversized 3 car garage. The Guest House with over 2,400 square feet of living area consists of 4 bedrooms, dining room, 2 baths, living room, basement bedroom/kitchenette, and a detached 2 car garage.

 In 2018/2019, both homes were completely refurbished with all new metal roofs, side panels, new wooden decks and completely re-stained with numerous coats of premium exterior oil stain.

 In addition to its beauty and uniqueness, the ranch is also known for its Trophy Whitetail Deer Breeding operation. The owner has since retired from the deer business, but there are 12 high-fence approved Texas Parks & Wildlife breeding pens currently not in use. These could easily be reactivated by a new owner.

 The ranch has approximately 85 acres that are “high fenced” and contain over 100 whitetail deer which were released from said breeding pens in late 2018. Protein feeding is year-round, utilizing several large bulk feeders.

 There are 2 ponds (see aerial map) stocked with trophy bass, catfish and crappie. Both ponds have automatic fish feeders that are in service all year. Both ponds have “fresh water” pumps that run year-round for water circulation, enhancing fish growth and reducing algae.

**PROPERTY FEATURES**

**MAIN HOUSE**

* 2 level square foot/foundation made with post-tension slab
* Two 50 gallon hot water heaters with filter system
* 3 fireplaces of Arkansas Fieldstone
* Gutters, flashing, chimney covers and down spouts made of COPPER
* 3 electrical distribution boxes; one for an emergency generator
* 1,000 gallon septic system
* Wellborn water utilities
* Bryan Texas Utilities (BTU) is the provider for all underground electric/transformers
* 4 telephone lines to Main House
* 3 car carport at Main House
* 2 car garage at Guest House
* Pella doors and windows
* Solid oak cabinets, solid oak and solid core interior doors
* 12” blown insulation between floors/walls
* Leaded glass doors at entry
* 2 story rock fireplace in Great Room and office
* Very large upper wrap-around wooden deck and rails overlooking the pool and pond
* 3 zone HVAC units with separate thermostats
* Ceiling fans in Great Room, all bedrooms and downstairs game room

**PROPERTY FEATURES**

**GUEST HOUSE**

* Floor to ceiling rock fireplace
* Solid oak cabinets throughout house
* Custom design built-in glass hutch
* Ceiling fans
* Large walk-in closet in master bedroom
* Custom marble shower
* Gutters, down spouts, flashing and chimney covers all made of COPPER

**EXCEPTIONAL AMENITIES**

**Pool/Spa**

 One of a kind pool and spa combination designed in the shape of an “Aggie boot.”

**6-Hole Putting Green**

 Beautiful layout 6 hole putting green overlooking a step-down flagstone fishing pier on a 1 acre pond.

**Two Ground Water Wells**

 The ranch as 2 deep water wells for both pond filling and year-round irrigation. The first well is located at the back, near the deer pens. The second well is next to the Main House. In June 2019, the well near the Main House was completely re-drilled to a depth of 450 feet. Both wells are exempt and certified by the State of Texas.

**Maintenance Building with Office and Full Bath**

 This building has 3 separate bays. Two are fully enclosed and insulated with 12 foot doors. There is a small office with full bath and 4 horse stalls with large wash bay. A storage room is on the side for tools, horse tack, etc.

**Fuel Tanks**

 There are two 500 gallon fuel tanks for gasoline and diesel.

**Oil, Gas and Mineral Lease**

 The 101.31 acre ranch is under a 3 year oil, gas and mineral lease owned by WHR EAGLE FORD, LLC. The lease is for 100% of the mineral rights and is set to expire on August 28, 2021. WHR paid a flat bonus of $35,458.50 in August 2018, and said the lease will be assigned in its entirety to the new buyer.

**Livestock and Exotics**

 The sale includes approximately 25 longhorn cattle and 4 exotic Dama gazelle antelopes. The Damas are classified as a “critically endangered species.”

**ITEMIZED FURNITURE FOR MAIN HOUSE**

 Note: Furniture, mounts, lamps and most accessories were hand-made by the Wildlife Collection of the King Ranch.

**Study**

* Desk/chair/computer table
* 3 horned desk lamps
* 1 bobcat floor lamp
* 2 end tables
* 1 sofa table
* 1 curved leather sofa
* Riding saddle for female
* Bird wall mount
* Trophy moose mount
* Zebra foot rest/floor skin hide
* White tail antler fireplace tool set and custom fireplace screen
* White tail deer mount
* Dama gazelle mount
* Goose landing wall mount

**Living Room**

* 65” Samsung television and stand
* Whitetail antler fireplace tool set and custom fireplace screen
* King Ranch wood duck floor lamp
* 92” leather sofa with leather pillows
* Room filled with trophy elk, bobcat, Axis deer, Gemsbok, zebra, Audad and whitetail mounts
* 2 oval leather chairs
* 2 oak display table with Drake duck
* 60” elk sitting bench
* 48” elk horn table with glass top
* Very large hand-made custom rug
* 2 lamps
* Custom-made oak table with bull horns

**Kitchen**

* 4 leather bar stools
* King Ranch mini bar with quail display
* Microwave oven
* Kitchen Aid side-by-side refrigerator
* 2 Kitchen Aid ovens
* Electric cooktop
* Whirlpool trash compactor
* Kenmore dishwasher
* Western plates, saucers, coffee mugs, glasses, etc.

**Formal Dining Room**

* 10 foot custom-made oak table
* 10 custom-made Axis and leather dining room chairs
* 10 piece complete settings of silverware, plates, etc.
* Mini wine cooler for 58 bottles of wine
* Decorative furnishings
* Custom-made oak serving table
* Large hand-made moose horn chandelier
* Custom hand-made rug

**Game Room Downstairs**

* Zebra wall rug
* Custom-made blackjack table with 4 hand-made stools
* Custom-made pool table, overhead calf skin light and 6 pool cues
* 2 large sleeper chairs
* 36” floor television
* Whitetail antler fireplace tool set and custom fireplace screen
* 2 swivel bar stools
* King Ranch mirrored bar assembly with brass sink, wine glass racks, etc.
* Odyssey poker slot machine and 2 Las Vegas slot machines

**Bunk Bedroom 1**

* Hand-crafted oak bunk beds, mattresses, pillows and complete bedding
* Oak table and mirror set

**Bedroom 2 with Full Bathroom**

* Hand-crafted custom queen size bed with mattress, pillows and complete bedding.
* 2 hand-made King Ranch lamps
* 1 oak night stand
* Custom-made antique lamp post style lamp with saddle and saber

**Bedroom 3**

* Hand-crafted custom queen “Rocky Mountain” bed with mattress, pillows and complete bedding
* 1 hand-made King Ranch lamp
* 1 oak night stand
* Custom-made floor lamp

**Nursery Bedroom/Tornado Room with Half Bath**

* Concrete ceiling and cinder block walls, metal door, air and power
* Child bed with complete bedding
* 1 night stand
* 1 wooden lamp

**Master Bedroom with Full Bathroom**

* King size bed with mattress, pillows and complete bedding
* Large hand-made armoire with 43” LG television inside
* Bench
* King Ranch entry table display of lynx with partridge
* Large lamp post
* 2 night stands
* 2 custom-made leather lamps

**Laundry Room**

* New Whirlpool washer and dryer

**ITEMIZED FURNITURE FOR GUEST HOUSE**

**Living Room**

* Large King Ranch leather sleeper couch
* LG standing television
* Oak coffee table with Bobwhite quail
* Whitetail antler fireplace tool set and custom fireplace screen
* Hand-made custom entry table with King Ranch lamp
* Elk horn chandelier (36”H x 72”D)
* Large trophy wolf display with running water dove display

**Bedroom 1**

* Hand-crafted custom queen size bed with mattress, pillows and complete bedding
* 2 oak night stands
* 2 King Ranch buckskin lamps
* Large oak mirror

**Bedroom 2 with Full Bath**

* Hand-crafted custom queen size bed with mattress, pillows and complete bedding
* 2 oak night stands
* Hand-made floor lamp with shot gun display

**Laundry Room**

* Maytag washer and dryer

**Kitchen**

* Built-in GE electric stove/oven
* Large Frigidaire refrigerator
* Built-in GE dishwasher

**Bedroom 3 Bunk Bed**

* Hand-made oak bunk beds with mattress, pillows and complete bedding
* Custom-made oak display table
* Large floor lamp with buckskin lamp shade
* Large oak chair

**Dining Room**

* Custom-made copper table with 4 chairs

**Basement with Kitchenette**

* Hand-crafted custom queen size bed with mattress, pillows and complete bedding
* 2 oak night stands
* 1 bed table
* Sink, wood cabinets and wood table with 4 chairs
* Built-ins for television/books