

BRAZOS SANDS RANCH

1,136.26± ACRES

ROBERTSON COUNTY, TEXAS

\$8,521,950



(214) 361-9191
www.hrcranch.com

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OVERVIEW: The scenic Brazos Sands Ranch is positioned within the most picturesque topography in all of Robertson County. This combination ranch provides recreational enjoyment, cattle and hay production, mature timber canopies, live creek bottoms and vast recreational opportunities. Situated on over 1,136± acres of prolific land, the Brazos Sands Ranch provides a weekend oasis that includes dynamic elevated views located less than 30 minutes from Kyle Field in College Station, Texas! This blank canvas possesses a mature, majestic tree canopy, fertile pastures, abundant water features, excellent topography, and manicured vista views unlike anything else in the county.

LOCATION AND ACCESS: The property is located less than thirty minutes northwest of Bryan/College Station, two hours east of Austin and two and a half hours northwest of Houston. The main entrance to the ranch is located on asphalt road frontage via South Hickory Loop Road. The ranch is positioned near the Calvert Community, just north of the town of Hearne. The Easterwood Regional Airport is located 35 miles from the ranch gate and offers both commercial and private air travel options. Alternatively, the Hearne Municipal Airport is 4 miles south of the ranch, offering a single asphalt 4,001' runway with fuel services available.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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HABITAT & TOPOGRAPHY: The ranch offers a variety of mixed-use habitats within the Post Oaks Savannah Ecoregion, including a blend of open pasture, live oaks, post oaks, blackjack oaks, and Cedar elm. Numerous pastures have been cleared and improved with Coastal Bermuda grass for grazing and hay production. Native grasses are prevalent throughout the wooded areas, which include sleek, mature hardwood bottoms and scattered hardwood canopies. The soils primarily consist of Shadow loam, Gasil loamy fine sand, Eufaula loamy fine sand, Hearne fine sandy loam, Silstid loamy fine sand, and Uhland loam. The elevation on the ranch varies from ~280' along Mud Creek to elevations of ~440' along the eastern border of the property. Topographical change near 160 feet is considered to be extremely unique for this geographical area. The topography has multiple dramatic contrast points that offer beautiful views of and beyond the property. The current owner has selectively cleared 86± acres of micro pastures to enhance site lines of the topography and accentuate the hardwood canopy. These areas could be further expanded for other owner opportunities. Potential lake and pond sites lie within the vast topography.

IMPROVEMENTS: An improved, all-weather entry road provides excellent access well into the property while well-groomed interior roads and trail systems provide access throughout. Nurtured improved grasses, fencing, cross fencing, and cattle guards lend well to livestock production and rotational grazing. 86± acres of micro pastures and vista views have recently been created to enhance use and create outstanding site lines and build sites!



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AGRICULTURE PRODUCTION: The ranch currently, conservatively supports a cow-calf operation ranging from 85 to 100 animal units. 36± acres of highly improved Coastal Bermuda Grass is solely dedicated to hay production. Average hay production yields between 300 and 400 bales per year.

WILDLIFE, HUNTING AND FISHING: The Brazos Sands Ranch offers an abundance of wildlife and sporting opportunities! Whether your passion involves angling or the pursuit of White-tail deer, ducks, doves, hogs, or predators, you will find no shortage here. Located within one of the most productive zones of the Central Flyway, there is potential for phenomenal waterfowl hunting in multiple pond locations and along Mud Creek during migration. The thick wooded corridors throughout the ranch provide plentiful cover and sanctuary areas for the wildlife to thrive. The 2± acre pond located on the property is believed to be in excess of 15± feet at its deepest point and offers fishing for Largemouth Bass and other species.

WATER FEATURES: Both surface and subsurface waters are abundant throughout the Brazos Sands Ranch. The main bodies of surface water include a 2± acre pond, two smaller stock ponds and nearly one mile of frontage along Mud Creek.

EASEMENTS: The only easements known to Broker are for residential electric lines and pipeline easements associated with oil and gas production. There are two operating gas wells located on the property.



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UTILITIES: Electricity lines are run into the property in two locations with one active meter. A domestic water well has been vetted for future use if needed.

MINERALS: Surface only

SCHOOL DISTRICT: Calvert Independent School District

PROPERTY TAXES: Total property taxes for the year 2025 were \$2,300 with an active agriculture exemption.

PRICE: \$8,521,950 (\$7,500/acre)

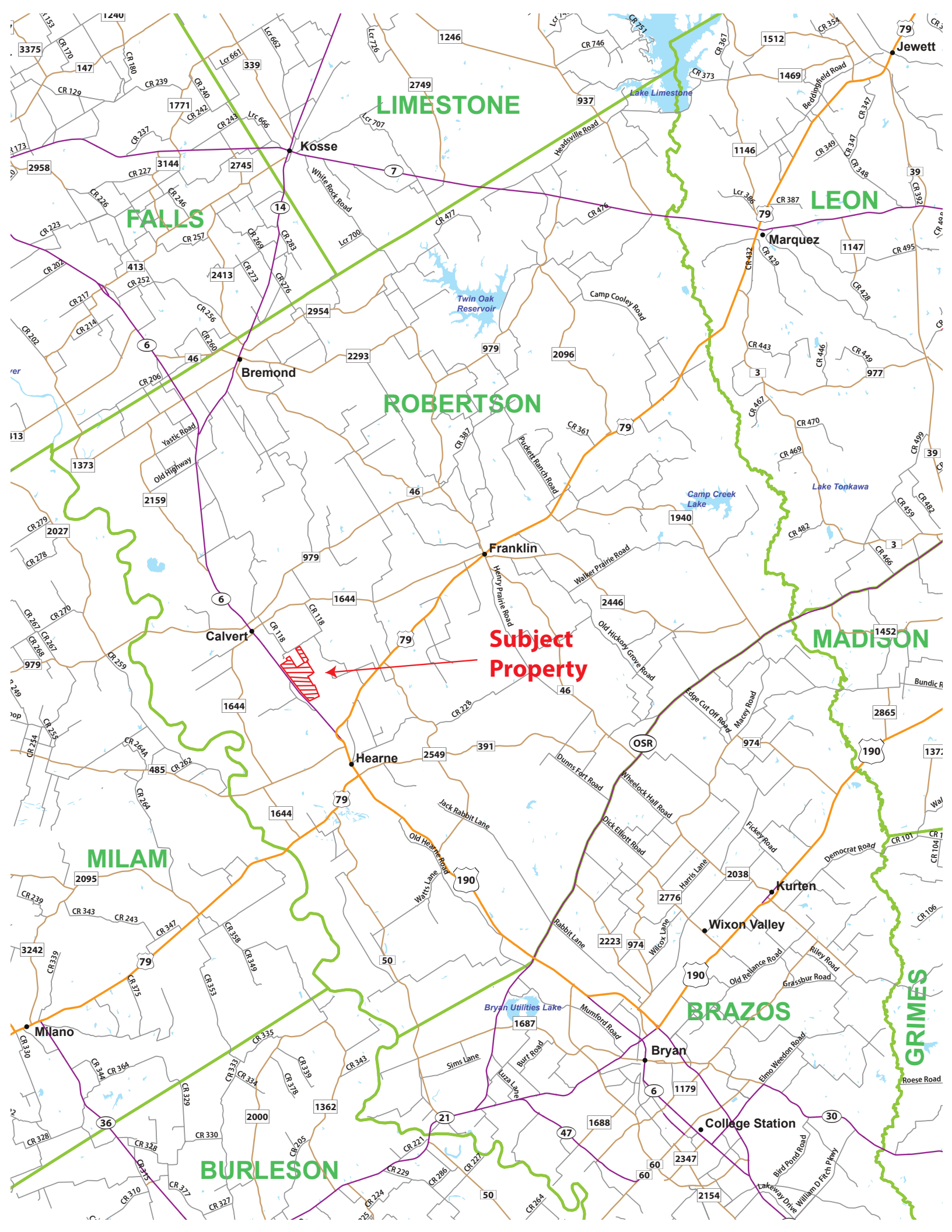
BROKER & COMMISSION DISCLOSURE: The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent, and the Buyer's Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.



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HORTENSTINE
RANCH COMPANY

BRAZOS SANDS RANCH
1136± ACRES, ROBERTSON COUNTY, TEXAS

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|--|--|--|
|  PROPERTY LINE |  RESIDENTIAL POWER LINE |  BRIDGE |
|  RANCH ROAD |  GATE |  EXISTING TANKS |
|  CREEK |  CONTOUR LINE |  MICRO PASTURE |

0 600 1,200 1,800 2,400 US Survey Feet
0 0.1 0.2 0.3 0.4 US Survey Miles

Contour interval 10 Feet





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