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ESTANCIA ON THE BRAZOS

400 +/- AC | WASHINGTON COUNTY, TX

Exclusively Listed By:

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History/Overview:The area in south central Texas known as “Washington on the Brazos” is arguably one of the most historic areas in the entire state. Officially recognized as the “birth place of Texas” because it was at this location in March of 1836 Texas delegates met to formally announce that Texas would be separating from Mexico and draft their own constitution becoming the Republic of Texas. Washington was originally the county seat of Washington County; however, it was relocated to Brenham in 1844.

In recent years, this specific area has become one of the most popular destinations in the state for weekend travelers, visitors to the well known “Round Top”, and recreational ranchers seeking beautiful views and good land within an easy drive time from both Houston and Austin. Just outside the town of Washington, and Navasota, sits one of the most incredible and iconic ranches in the county, that is largely unknown. Estancia De Brazos is without a doubt one of the most breathtaking ranches in all of Washington County. This property is truly one of a kind.

Location:The property is located just west of Navasota and northwest of Washington in the northeastern portion of Washington County, TX on the Brazos River. The physical address of the property is 18051 Pickens Rd., Washington, TX 77880. See location map. The ranch is 30 minutes from Bryan/College Station, 1.5 hours from Houston, and less than 2 hours from Austin.

Land/Terrain/Topography:The ranch has long views of the Brazos River and surrounding country side with a combination of rolling pastureland and heavily treed areas for wildlife habitat.

The elevation on the property ranges from approximately 320 +/- feet above sea level at the highest point of the property on the southern end of the ranch just north of the main entrance. The lowest point of the property is approximately 180 to 170 +/- feet above sea level on the northern border of the property along the banks of the Brazos. Soil types on the property include Crockett fine sandy loam, Frelsburg clay, Brenham clay loam, Renish-Rock outcrop complex, Carbengle clay loam, Wilson clay loam, Kiomatia and Norwood soils.

Improvements:Upon driving through the main gate, there is a well maintained black top road that continues to the three residences on the property. The main residence is truly one of a kind. Built by John Sebastian in 2009-2011 and designed by Chris Carson of Ford, Powell & Carson, this ranch is a perfect blend of Southwestern and California ranch architectural style with phenomenal attention to details and finishes. The home is stone and stucco with a clay tile roof and situated high on a hilltop taking in the views of the Brazos River Valley and capturing the beauty and shade of the surrounding live oak tree canopy. The home features a master suite, 4/5 guest rooms, two wine cellars with a dining area, a library, multiple living and dining areas, outdoor kitchen, numerous outdoor porches and patios, and a beautiful pool capturing the grand views of the pasture, Brazos River, and surrounding countryside. [Brazos River](#)



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The second home (the original owners house) on the property was built in 1999. It is a Board and Batten with metal roof and dogtrot style home with one bedroom and a large loft/bunkroom, and overlooks the largest lake on the property. The third home was built by Texas Country Cottages in 2012, with approximately 3,500 SF, a large open living area/kitchen with a Texas sized fireplace/hearth, two large porches, front and back. There are 3 bedrooms with one being a large bunkroom and adjacent sitting area upstairs.

A very functional and well-built barn with workshop and bathroom is centrally located on the property and has plenty of storage space for all the needed farm vehicles and implement storage, as well as hay storage. There is a nice set of working pens next to the barn.

A 1.3 mile, crushed granite walking trail circulates through the area around the main house and lake. Raised, stone bed gardens are irrigated and have a beautiful English styled green house with sitting area under an arbor. The property has good perimeter and cross fencing, with a portion of the ranch (40 acres) high fenced for a variety of exotic wildlife including oryx, fallow and axis deer, Siberian Sheep, and gemsbok. Outside the high fence are buffalo, cattle, horses and traditional Texas wildlife – white tail deer, turkey, hogs, bobcats and coyotes.

Water: The water on this property is exceptional. There are several impressive water features on the property including multiple lakes, several water wells, and one mile of frontage on the Brazos River. The largest body of water on the property is the lake south of the cabin which is approximately 5 +/- AC in size. There are 4 to 5 stock tanks/ponds and lakes on the property. A water feature has been constructed in the northeastern portion of the property as a duck habitat for waterfowl hunting. A waterline from one of the water wells is used to control the water level of this body of water at different times of the year to allow growth of vegetation and more surface water when needed during waterfowl hunting seasons. There are two additional draws or tributaries that appear to flow through the ranch toward the Brazos River.

Recreation/Hunting: The property is currently high fenced for a variety of exotics including Bison, Fallow deer, Axis, Trans-Siberian sheep, Oryx, and Gemsbok, none of which are hunted commercially or otherwise. Excellent duck hunting can be found along the banks of the Brazos River in a man made body of water or slough specifically designed to pump water in and out originating from one of the water wells on the property to help control the water level and benefit the duck habitat.

Minerals: Seller believes to own 50% of the minerals. Contact Listing Broker for additional information concerning the minerals.

The information contained herein has been obtained from sources deemed reliable. The recipient must independently verify all information. Broker makes no representations or warranties as to the accuracy of this information.

This ranch is being offered For Sale and is Exclusively Listed by Harlan Ray & David Burcher of Briggs Freeman Sotheby's International Realty. Broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of the Listing Broker. Prospects may be required to provide proof of funds prior to scheduling a showing.





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