



**R & R RANCH**  
**BROWNWOOD, TEXAS**





**R & R RANCH**  
**BROWNWOOD, TEXAS**

---

**\$3,950,000 | 391± ACRES**

---



LISTING AGENT: **BRETT GRIER**

400 WEST I-20, SUITE 100  
WEATHERFORD, TX 76086

M: 817.357.7347

[BGRIER@HALLANDHALL.COM](mailto:BGRIER@HALLANDHALL.COM)

---



---

**TRUSTED** *by* **GENERATIONS,** *for* **GENERATIONS**

---

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

---

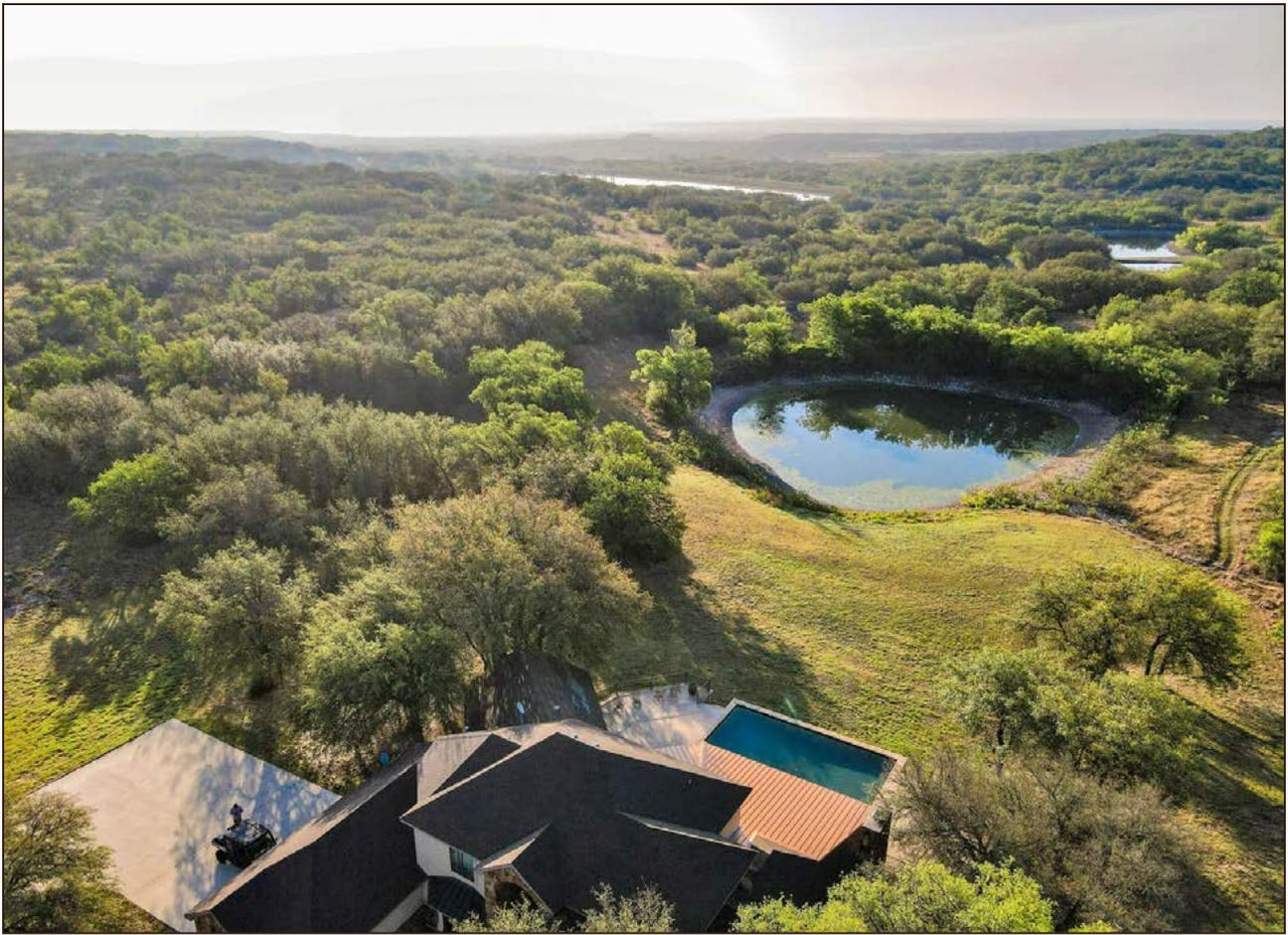
DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	SOUTHEASTERN US

---

---

**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

---



---

## EXECUTIVE SUMMARY

---

*The R & R Ranch is 391± acres located in Brown, County Texas. The property has a well-kept custom home that will be partially furnished, with an adjacent barndominium guest quarters overlooking a beautiful tank, patio, and pool area. The ranch is located less than three miles from a public boat ramp on Lake Brownwood and one mile from The Hideout Golf Club on Lake Brownwood. The most unique and privileged attribute of the land is the private ownership of your own 26-acre lake, prime for entertaining family, friends, clients, or hosting company retreats. The lake was engineered with two primary goals, water conservation and habitat preservation for fish and fowl. The property enjoys first class fishing, waterfowl, and hunting opportunity for the sportsman. “Dog’s Lake” is 26-acres at pool level, stocked with Florida hybrid largemouth bass, blue gill perch, catfish, and varieties of bait fish. The close proximity to the public boat ramp at Lake Brownwood makes the ranch and region an angler’s paradise. The main residence is comprised of 4,965 square feet of indoor living area with three bedrooms, three full-baths, two half-baths, a three-car garage, large pool, and an outdoor fireplace dining/entertaining area. The guest lodge consists of approximately 2,000 square-feet with a kitchenette, four bedrooms, gym, and a shop. All of which maintains the utmost privacy from neighbors and the paved farm-to-market road. Finding a land holding that is complete with a custom home, a lake of this magnitude, comprehensive guest facilities, elevation, and character is an extreme rarity in today’s fast paced market.*



---

## **LOCALE**

Immersed in a mix of larger acreage neighbors all with similar uses in ag production and recreational use of some sort. Most of which are cattle ranches managed by owner-operators, and some recreational land holdings by seasonal residents surrounding Lake Brownwood. The ranch is teeming with wildlife and waterfowl due to the proximity of larger ranches in the area and nearby Lake Brownwood. A short distance south of the property is Brownwood, Texas. Brownwood has well rated schools and a welcoming hometown feel, all of your basic needs can be found there. Located on Highway 377 many major chain restaurants, big box stores, local shops and eateries, and some entertainment venues populate the area. You will also find local live music venues, breweries, movie theater, outlet mall, bowling alley, parks, and major hardware stores. Brownwood is an active and charismatic community with a calendar full of events throughout the year and southern hospitality is alive and well in this region of Texas. The area provides all of the modern necessities but embodies the Texas charm and small-town ranching community feel.

## GENERAL DESCRIPTION

The drive to the ranch is a rolling well maintained paved farm-to-market road lined with a variety of oaks, live oaks, mesquite, pear, and some juniper. The main home and guest quarters is accessed by a paved asphalt driveway set back in the trees overlooking one of the stock tanks on a mesa with little to no traffic noise. The home is a custom-built Tuscan style ranch house completed with large concrete decking, pool, outdoor dining, and fireplace. Adjacent sits the shop area, gym, and guest quarters all of which is supplied by a co-op water meter and plenty of paved parking for all weather conditions. A winding path behind the house leads you to two large stock tanks and ultimately to the 26-acre lake at the bottom of the ridge. The lake was constructed in 2010 and is home to a variety of migratory waterfowl, bait, and game fish. With the abundance of surface water and a healthy mixture of native browse large native whitetail deer flourish along with Rio Grande turkey, hogs, and other varmints. With the lake at your disposal, duck and goose hunting is a given and could be developed further with roosting boxes and introducing plants for added natural food resource. The ranch feels larger than 400 acres due to the rolling elevation and densely covered ridges and expansive viewpoints. There is great potential to expand the recreational components, a fallow field at the far east side of the property could be easily used to plant for sunflower improved dove hunting. Implementing smaller food plots across the ranch, within the areas of good tillable soil, will enhance habitat and forage for the deer population. A unique opportunity to acquire a land holding that is complete with a custom home, a lake of this magnitude, full guest facilities, elevation, and character.





## **IMPROVEMENTS**

R & R Ranch is crowned with a 4,965± square foot home (according to CAD) three bedrooms, three bathrooms, two half baths, three car garage partially furnished. Complete with a pool and outdoor entertaining area surrounded by concrete decking spanning the length of the house. A 26± acre privately owned lake dug in 2010 and engineered with fishing and waterfowl habitat is the focal point of the house. The additional four beds, two baths, living room, kitchenette, and large porch barndominium style guest quarters make it easy to accommodate large groups for extended stays. Attached to the barndominium is a shop/garage area for storing or working on ATVs and equipment. The shop is also complimented with a gym/weightlifting area. Behind the barndominium is a 40x25 covered equipment shed that is walled on three sides and provides overflow covered parking for larger equipment and attachments.



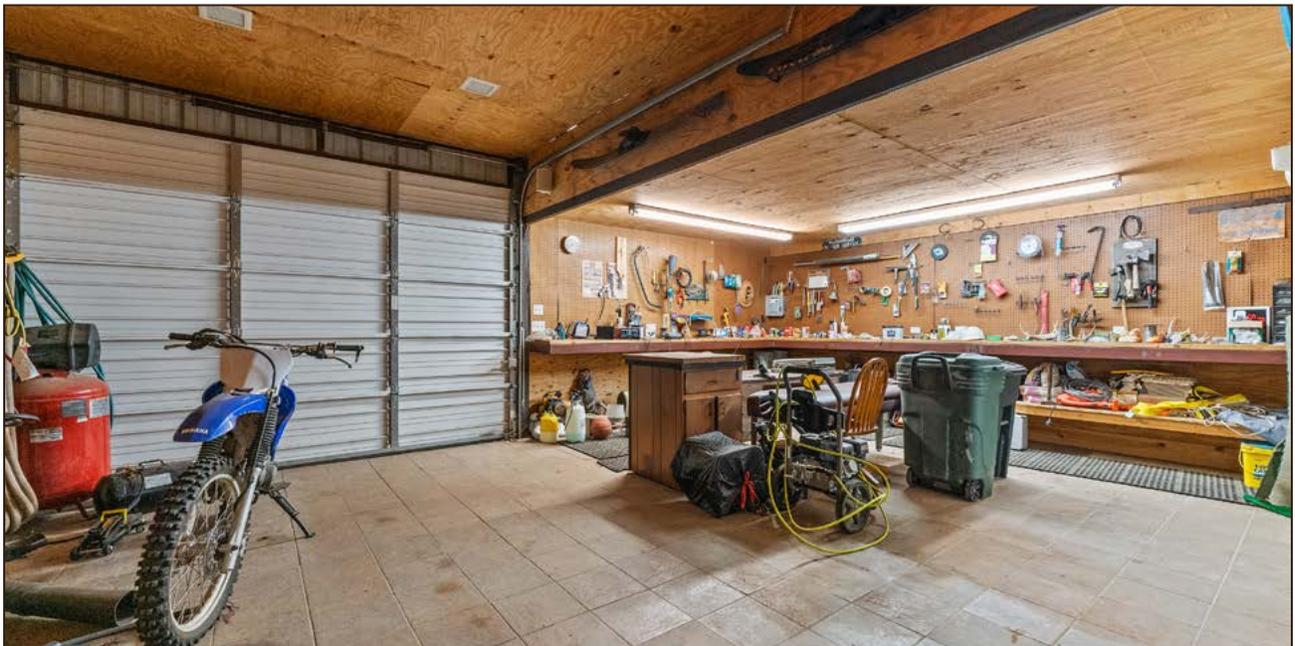












## CLIMATE

With an annual average rainfall of thirty inches, conservation of surface water is feasible and a plentiful resource. With snowfall not always being a yearly occurrence, Brown County does average one to two inches per year. Maintaining a modest southern climate with average high temperatures in the mid 90's and lows generally reached in January-February are in the mid 30's.



## WATER RESOURCES

Abundance of surface water with 26-acre lake, two large stock tanks, and close proximity to Lake Brownwood. Co-op water is plumbed to both residences. No known water wells are located on the property at this time.



---

## **GRAZING RESOURCE**

Historically this area in Brown County would support a stocking rate of one animal unit to thirty acres due to the density of brush cover.



## **WILDLIFE RESOURCE**

The whitetail deer in this region is a matter of quantity and quality. With plenty of natural browse and abundant surface water a healthy population of deer can be expected. The ranch is in the “central flyway” duck and goose hunting area and should be a given resource in the area. In conjunction with the whitetail and waterfowl, Rio Grande Turkey, wild hogs, and a slew of other native varmints populate the area.





---

## **RECREATIONAL AND FISHING RESOURCES**

The two stock tanks and the lake are stocked with bait and game fish on the ranch. The confluence of Pecan Bayou and Jim Ned Creek create the well-known Lake Brownwood. A public boat ramp and marina is roughly three miles away and provides fishing opportunities, as well as other boating and recreational activities.



## TAXES

Annual taxes are estimated at \$12,141 based upon past years. Ag exempt taxes on the land.



## BROKER'S COMMENT

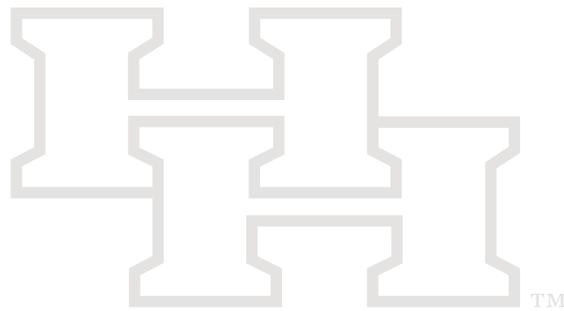
*This region of west-central Texas, more specifically Brown County, the R & R Ranch is a hard-to-find turnkey diverse retreat that so many are looking for. There are many properties in Brown County with potential, and a lot of great hunting properties in this area, but none also containing the ease of accessibility, proximity to the city of Brownwood and Lake Brownwood, the potential to subdivide, stunning elevation changes, natural cover, and well-maintained functional improvements. A buyer will be hard-pressed to find such a turnkey property with the level of improvements, exceptional surface water features, and location.*



*Click on map above for link to MapRight map of property.*

## PRICE

**\$3,950,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882



# Information About Brokerage Services

11-2-2015

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 sponsored by a broker 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 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. 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.

<u>Hall and Hall Partners, L.L.P</u>	<u>9001191</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Monte W. Lyons</u>	<u>588508</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lawrence Tyler Jacobs</u>	<u>462082</u>	<u>tjacobs@hallandhall.com</u>	<u>979.690.9933</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Brett Grier</u>	<u>633968</u>	<u>bgrier@hallandhall.com</u>	<u>817.357.7347</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Jay H. Leyendecker</u>	<u>674401</u>	<u>jay@hallandhall.com</u>	<u>956.771.4255</u>
Sales Agent / Associate's Name	License No.	Email	Phone
<u>John T. Holt</u>	<u>712689</u>	<u>jtholt@hallandhall.com</u>	<u>580.744.0921</u>
Sales Agent / Associate's Name	License No.	Email	Phone

R&R Ranch  
Brownwood, Texas

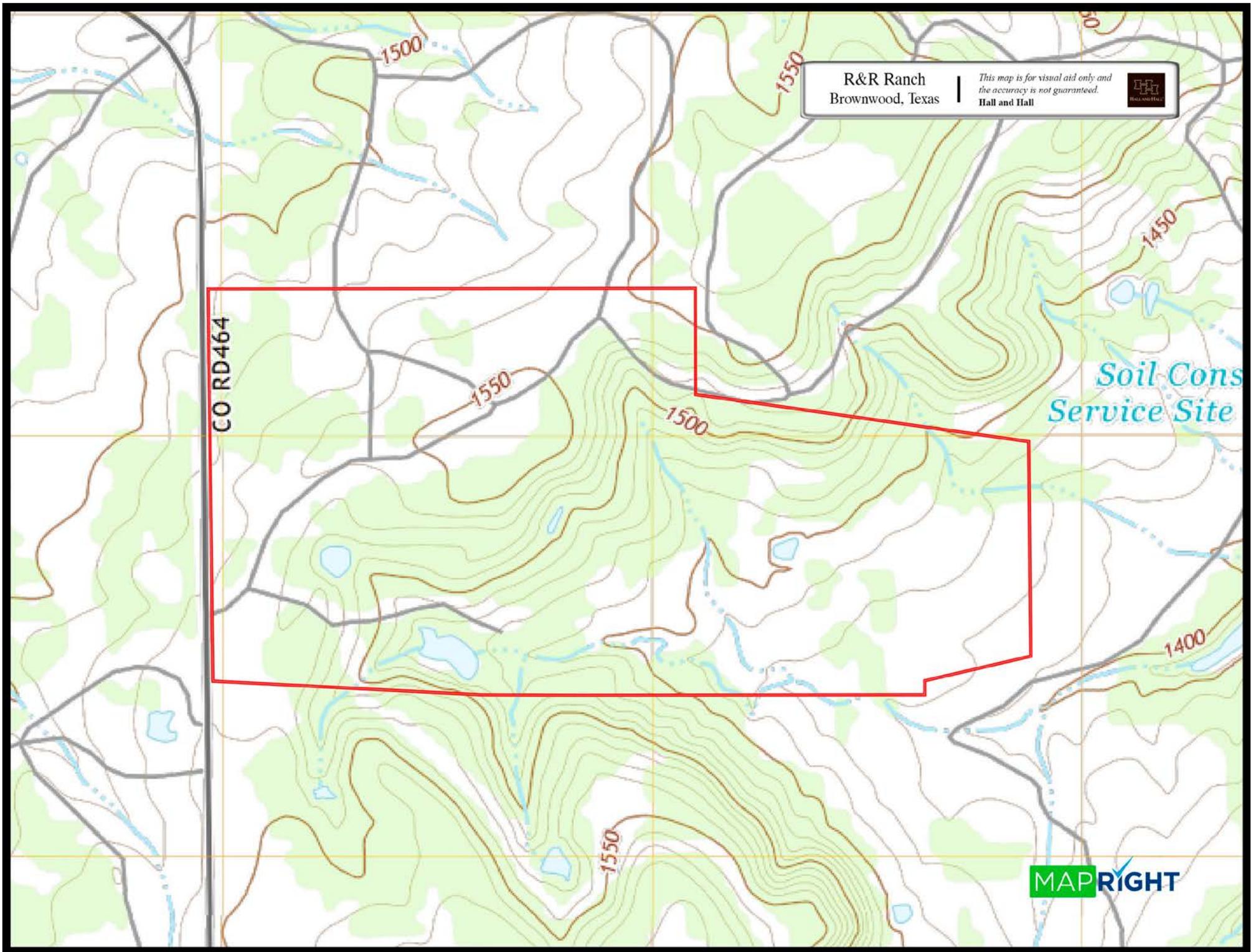
This map is for visual aid only and  
the accuracy is not guaranteed.  
Hall and Hall



CO RD464

Soil Cons  
Service Site

MAPRIGHT



R&R Ranch  
Brownwood, Texas

*This map is for visual aid only and  
the accuracy is not guaranteed.*  
Hall and Hall



