



**Running M Ranch, Brazos County, Texas, 550.00 Acres**

**\$7,250,000**

- Big Game, Fishing, House, Lake Frontage, Lake/Pond, River Frontage, Stream/River, Waterfowl, Wildlife Viewing

Running M Ranch is a true gentlemen's cattle ranch located just 12 miles south of College Station. The ranch is set up well to continue running a high-end cattle operation, own a fantastic recreational ranch, or as an investment for future development. The property boasts a classic ranch home overlooking a 20-acre fishing lake, several other large lakes, over 2 miles of Navasota River frontage and almost a mile of frontage on Hwy. 6 between Navasota and College Station.

**Location:** The ranch is located in southern Brazos County, 15 minutes south of College Station. 1.15 hours to Houston. The ranch is accessed off of frontage road to Highway 6.

**Habitat:** The ranch is located in the Post Oak Savanna Region. Most of the pastures on the western side of the property are improved while the bottom land near the river remain native pasture. Most of the property has been groomed with a few areas left untouched for wildlife habitat. Jones Creek is on the north side of the property and is excellent habitat for waterfowl. Massive post oak, live oak and pecan trees scatter the pastures.

**Wildlife:** The White-tailed Deer population is abundant across the ranch. With miles of both the Navasota River bottom and Jones Creek, the habitat creates excellent conditions for abundant deer on the ranch. The ranch feeds deer year-round and has surprisingly large deer being along the river.

Wood ducks utilize the north portion of the property along Jones Creek and during the winter months, the lakes and creeks are filled with migrating waterfowl. There are excellent areas to create artificial wetlands along the river bottom to create even more extensive waterfowl opportunities.

Dove hunting on the ranch is fantastic due to the amount of water scattered throughout the property. The dove travel from the fertile fields of western Brazos County to the ranch in the evenings.

The fishing possibilities are endless. The lakes and ponds are stocked with bass, bream and catfish. Along the river is excellent fishing for large catfish.

**Improvements:** The house is 2 stories with hardwood and brick floors. The house was designed to entertain guests in an intimate setting. The home has 6 bedrooms and 3 full bathrooms. Many of the bedrooms lead out to a large deck on the second floor overlooking the 20-acre lake. The kitchen is sectioned off from the dining and breakfast area. There is a large dining room located just off the living room. Just outside the living room is a small walkway to a deck that overlooks the creek running behind the home.

Located on the 20-acre lake is a multilevel boathouse that is used to house 2 jet skis and a large entertaining area on the first and second levels. Just a few steps from the boathouse is a men's and women's bathhouse.

On the Northwest side of the property is a 2,818 sf pole barn complete with cattle working pens. Located next to the pole barn is a manufactured building ideal for an office.

Water: The Ranch has multiple water features. The main attraction is the 20 acre recreational lake located in the front of the property, which is excellent for both fishing and boating. There is also a 7 acre lake on the property as well as several smaller stocked lakes. Another notable feature is over 2 miles of Navasota River frontage. The ranch's north border is Jones Creek, which has water most of the year and there are several permanent sloughs along the creek.

There are multiple water wells on the property used to irrigate hay pastures and maintain the level of the lake.

Electricity: Electric lines run to the house area and are available along Hwy 6.

History: The ranch is rich with family history, having been in the cattle business since 1937. Carroll Myers Jr. introduced the first Santa Gertrudis bull to the herd that was purchased from Mr. Ben Alexander. Running M Ranch received its purebred status and herd number 45 years ago and grew from the ranch in Kendalia, Texas to the Navasota ranch. The ranch in Navasota has been the headquarters since 1988.

### Main Info

- Postal / Zip Code : 77868 • Lot Size Acres : 550.00 Acres
- State / Province : Texas • Dwelling : Yes
- County : Brazos
- Closest City : Navasota

### Broker Info



#### Republic Ranches, LLC .

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