



REPUBLIC RANCHES

OUR LEGACY IS IN THE LAND



CASA BENDITA RANCH

BRAZORIA COUNTY, TX
149 ACRES – \$2,900,000

The beautiful Casa Bendita Ranch is located only 50 miles from Houston and is located just south of West Columbia. This is a live river ranch with a fantastic home surrounded by huge live oaks, pecans, rolling pastures and 1,500' of the San Bernard River. The ranch includes boat ramp and large boat dock to provide access to water skiing and fishing the bay and gulf.

Location: The ranch is located at the end of paved County Road 875 just south of West Columbia off of highway 35. Very private.

Habitat: Casa Bendita Ranch is comprised of rolling pastures covered in huge live oaks with hanging Spanish moss all over the higher ground away from the river. Approximately 82 acres of the ranch is primarily heavy forest of live oaks with several small creeks running through it and some native grasses growing within the tree cover.

About 30 acres of the property is more open rolling meadows with improved Bermuda (Alicia) grasses in place for hay production or cattle/horse grazing. This area is primarily on the sloping grounds running from the live oak forest to the river bottomland.

The bottomland along the river is found on the remainder of the ranch and is primarily large pecans and hackberries. There are good grasses along this portion of the ranch but is primarily dominated by the large trees.

Soils on the property are a mixture of clay loams.

Very large neighbors on north and west sides.

Wildlife: Whitetailed Deer on the ranch are abundant. There are doves, a few quail, hogs and plenty of predators.

The San Bernard River offers access to a great variety of fishing and hunting. The river can have excellent saltwater fishing during certain times of the year and freshwater species during wetter times. By going down river there is access to the intercoastal and good fishing and duck hunting and ultimately access to the Gulf.

Other wildlife includes songbirds and birds of prey (including eagles and ospreys that are frequently seen on the ranch along the river).



Improvements: The main house was built as the private residence of an architect and offers a unique and wonderful home that is located on a hilltop surrounded by huge live oaks. The home has terrific views from large glass windows along the front looking down towards the river. It is very private with nothing but nature to see for 360 degrees.

The Main house is a 6,200 sq. ft. home built in 1992 and includes two master bedrooms on each wing of the house with large living room, dining room, kitchen, den and a guest bedroom between the two masters. The second floor is a 1,600 sq. ft. room with full bath and currently used as a kids room but could easily be converted into a guest suite, game room or exercise room. The home is incredibly well built and very elegant and appears to be new due to its excellent construction. Home features high ceilings with recessed "museum" lighting throughout. There are storm shutters over all of the windows and has an alarm system in place. It has a copper roof and the home conforms to the Texas Storm and Wind Code for insurance purposes.

The landscaping surrounding the home has been manicured and includes a 25 meter long swimming pool with side fountains, walkways and sitting areas to enjoy the views.

Recently, a large boat dock with boat ramp have been added to the ranch. This is a three story tall dock with electric boat lifts with two slips on river level with fishing dock, top deck partially covered and partially open and designed for entertaining large groups. A boat launch facility sits astride the dock. Electricity and freshwater have been run underground to the dock.

A small barn is located back behind the house. The exterior fences are excellent and there is an electric gate entrance with code to access the property. The main road into the ranch is paved and there is a very good rock road down to the river and the boat dock.



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Prior to entering the ranch, a lot is owned at the entrance that includes a very nicely remodeled three bedroom guest house or could be used as a foreman's home.

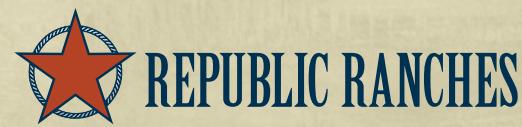
Water: Casa Bendita ranch has approximately 1,500' of San Bernard River frontage. The river is deep and navigable by boat and the dock on the ranch is the furthest upstream dock on the river. Down stream the river is known for excellent water skiing areas and allows access to bay and gulf through the intercoastal canal.

There are two water wells on the ranch for both homes and the groundwater in the area is very good. There are several small creeks running through the property and several small ponds.

Electricity: Electricity is run to the main home and down to the boat dock and allows access throughout most of the ranch.

Minerals: Some minerals are owned and will be conveyed with the sale of the ranch. There is no production.

Price: Asking \$19,463 per acre (\$2,900,000).



REPUBLIC RANCHES

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