

Property Website: <http://www.swpre.com/listing/buckskin-ranch/>
YouTube: <http://youtu.be/TJdhtfTRZRo>
Facebook: <https://www.facebook.com/pages/Reduced-300K-Best-Houston-Ranch-Deal-Super-Home-Lake-River-Woods/482568871819961>

Reduced \$300K! Seller may divide! Best Houston Ranch for sale. Best Ft. Bend Ranch for sale. 87+ acres. 7,340 SF Architectural Digest quality luxurious Hill Country 4 bedroom/6 bath home. 6,080 SF covered porches/patios. Lake, 3,500' EST river front, pool, Cabana, Manager Home, two 3-car garages, park like grounds, equestrian facilities. Heavy woods, riding paths, almost 1 MI of interior roads. Extreme privacy. 45 MIN to downtown & IAH. Best location, schools, demographics, quality of life. \$2.889M. 3% BBC.

CONTACT

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BUYER BROKER COMMISSION

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required. Must be accompanied by Mallori or one of her team members.

HIGHLIGHTS

(1) Reduced \$300K! Seller may subdivide! Best Houston Ranch for sale. Best Ft. Bend Ranch for sale. 87+ acres. Lake. 3,500'+ EST river front

(2) 7,340 SF Architectural Digest quality home. 6,080 SF covered porches and patios, pool, Cabana, Manager Home, two 3-car garages. 3% BBC

(3) Private location at end of road, electronic gate, with entire northern property line along River, equestrian facilities, heavily wooded

(4) Outstanding schools, superior demographics, outstanding quality of life less than 1 hour drive to downtown Houston

(5) 9 MI to I 10, 15 MI to West Park Tollway/Grand Parkway, 17 MI to Katy Mills, 36 MI to the Galleria and 43 MI to downtown Houston

(6) In the Houston MSA in prestigious Fort Bend County with rapid growth, outstanding economy, considered extremely safe

PROPERTY DESCRIPTION

(7) Branded PDF Sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Offering.pdf>

Highlights: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Highlights.pdf>

Home Exterior: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Home-Exterior.pdf>

Home Interior: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Home-Interior.pdf>

Pool Area: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Pool-Area.pdf>

Lake & Grounds: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Lake-Grounds.pdf>

Manager Home & Storage Barn: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Manager-Home-Storage-Barn.pdf>

Equestrian & Other Improvements: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Equestrian-Other-Improvements.pdf>

Satellites & Maps: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Satellites-Maps.pdf>

Demographics: <http://www.swpre.com/wp-content/uploads/2013/06/Buckskin-Demographics.pdf>

(8) Above PDF Sets available "UN-Branded" upon request

At the end of Buckskin Road just past Boot Hill Road, you arrive at the security gate protecting one of the most exclusive and prestigious ranches in the Houston metro area. It was artistically and respectfully carved from a dense forested area, caressed by the Brazos River. The attention to detail is only found in ultra-high end luxury properties. This precision construction is provided by the owner, a nationally respected commercial and investment property developer.

Every detail was planned and executed with meticulous accuracy. The scrupulous execution spans from the steel structure to ultra-luxurious interior finishes in this massive Texas Hill Country Estate style home. Extensive dirt work provides multiple terraces protecting improvements with excellent drainage. Roads and bridges (yes, it has an industrial strength bridge) and systems (electrical, HVAC, security, etc.) provide an excellent foundation. Additional amenities include Equestrian facilities, garage with a potential helipad on its roof, and 87+ acres of grounds trials and wildlife.

This property is incredibly private by any standards, especially for the greater Houston area, with only one possible access road between meanders in the Brazos River.

Estate Grounds

As you approach the property and after entering the security gate, immediately to your right is a scenic vantage point with a walking path to a small private pond. On your left is the massive neighboring cattle ranch, providing an immediate escape from Houston's nearby global metropolis, to a Texas ranch lifestyle, sitting gracefully on the high side of the historic Brazos River.

As you continue driving for about a 10th of a mile, you come to a fork in the road and the massive Estate Compound comes into clear view.

If you take the fork to the right you follow a sweeping circlet through a grove of ancient oaks flanked by the 2 acre Lake Buckskin to your left. On the right you will find two covered horse stalls and a lighted working pen. As you continue around Lake Buckskin you come to another fork. To your right you'll find an oversized 3 car garage with a potential heliport on the roof. If you follow the curve around Lake Buckskin to your left, it opens to a massive paved parking area in front of the Estate Compound.

When you continue on the road behind the Compound, you'll find additional improved areas on the back circle. The back circle takes you to the beautiful Ranch Manager's Home, with a second oversized 3 car garage and additional carport, and then continues around the improved areas to the stables, cattle runs, RV Parking, barn, and Storage Area.

The woods encompass approximately 50 acres, with hunting, hiking and riding trails that extend to the Brazos River.

Home

The 7,340 SF Estate Home is unique to the property. With industrial strength metal frame construction and metal split seam roof, it is a masterpiece combining commercial-industrial strength systems and infrastructure with ultra-luxurious Texas Hill Country Estate styling. The entire first floor has a surrounding covered patio and the second floor has a deep covered veranda. In all, the covered patio and covered veranda add another 4,280 additional Square Feet! There are 40 oversized French Doors, opening every room to either the first floor covered patio or the second floor veranda.

First Floor

You enter the home through two massive and historic Bronze doors. They are over 12' tall with a beautiful natural patina. Once you enter the home you are in a gallery with a 40' ceiling, with two custom stairways, providing grand access to the second floor. The stair cases and the entire 2nd floor landing are framed by hand crafted wrought iron.

The gallery floors are custom inlaid with marble combining rich deep grey tones with sky blue accents. If you cast your gaze to the ceiling, you realize the hand painted sky ceiling colors and the sky blue floor marble accents are perfect complements! The Gallery is flanked to your left by a formal Dining Room with 4 sets of French Doors. Immediately to your right is a professional study, entered through French Doors, that rivals the most stately and elegant studies anywhere. The study has floor to ceiling walnut paneling, floor to ceiling custom shelves, and two built in desks. Completing the study are 20' ceilings covered with custom inserts.

Next to your right is an enclosed Library, again accessed through French Doors. The Library attention to detail is comparable to the Study. Floor to ceiling, the walls display rich burled walnut paneling, custom cabinets, built in desks, and privacy provided by two massive French doors.

If you follow the inlaid sky blue marble on the main floor it traverses from the front door through the Gallery, Great Room, and professional Kitchen, leading to massive French doors that open to the pool and Cabana area.

The First Floor is spectacular, and an entertainer's paradise. Dominating almost 50% of the 1st floor is a breathtaking Great Room, and professional grade Kitchen. Massive plate glass windows provide floor to ceiling views of the pool, Cabana and forest. 9 sets of French Doors mark the transition to the great outdoors.

The kitchen features a 60" professional Viking dual fuel free-standing range, with two Viking ovens. Massive slabs of granite, custom cabinetry, and artisan direct and indirect lighting frame the kitchen area. Off the kitchen is a hallway with oversized matching Sub Zero Refrigerator and Freezer. To your right is a professional pantry with another set of French Doors opening to a 1st floor covered patio.

Tucked away between the Kitchen and Great Room living areas is a Wet Bar with GE refrigerator, GE ice maker and sink.

Off the Great Room is the intimate First Floor Den, providing a seating area for quiet discussions. A half-bath and back stair case as well are accessed from the First Floor Den.

Second Floor

The stair cases and 2nd floor landing and Gallery walkway are anchored by custom wrought iron and beautiful inlaid wood floors.

The Master Suite is 400 SF with 8 French doors out to the veranda. The ensuite bath has two marble sinks, shower and separate bath.

2nd, 3rd and 4th bedrooms all have French doors out to the veranda, massive closets and en-suite baths.

Large laundry is located on this level.

Third Floor

Media Room with full bath and access to fully floored attic perfect for your movie showings or a game room.

IMPROVEMENTS

(9) Main Home with 7,340 HVAC SF

4 Bedrooms
4 Full Baths
2 Half-Baths
4,340 HVAC SF 1st floor
3,000 HVAC SF 2nd floor
PLUS Third floor Media Room not included in SF
6,080 SF Covered Porches

(10) Main Home surrounding improvements

Oversized detached 3-car oversize 1,650 SF with roof top (helipad ready)
1,376 SF custom pool with spa
707' SF EST covered gazebo
5,245 SF EST pavers, patio, decking, parking pads, walkways

(11) Manager Home

1,836 SF HVAC
280 SF screened porch
638 SF covered porch
210 SF wood deck

(12) Storage Barn & 3 Car Garage next to Manager Home

1,800 SF
3 car garage
Carport with 3 spaces
Workshop

(13) Stalls & Turnout

2 oversized covered stalls
2 turnouts
RV Parking custom parking
Storage Shed

(14) Working Pen and Stalls

2 covered stalls
Lighted working pen
Water and electric

(15) **Interior asphalt, paved or paver roads:** 4,829'/0.91 MI EST

(16) **Infrastructure**

2 water wells
2 septic systems
Extensive electric and water systems
Electric front gate

NOTES: All measurements from Appraisal District unless "EST". "EST" are our estimates.

LAND DATA

(17) **Acreage:** 87.36 acres

Rural acreage: 10.72 acres
Native pasture: 76.64 acres

(18) **Brazos River frontage:** 3,500' EST

(19) **Elevations**

Natural elevation ranges from 76' to 108' EST
Improved elevation from dirt work at home area raised foundation to 130' EST

(20) **% densely wooded:** 88% EST

(21) **In City Limits?** No

(22) **Access:** Deeded easement

(23) **School district:** Lamar Consolidated Independent School District

(24) **Minerals:** None

(25) **Taxes:** To be determined

(26) **Exemptions:** Ag, 65+

(27) **Legal**

R38141: Cross reference # 0078-00-000-0150-901: 0078 A ROBERTS, ACRES 8.72, (Pt of a 9.72 ac tract)

R133030: Cross reference # 0191-00-000-0727-907: 0191 THOS HABERMAKER, ACRES 1.00, LOT 27 WEST SCHENCK S/D

R133032: Cross reference # 0191-00-000-0728-907: 0191 THOS HABERMAKER, ACRES 1.00, LOT 28,

WEST-SCHENCK S/D

R364603: Cross reference # 0078-00-000-0151-901: 0078 A ROBERTS, ACRES 1, (Pt of a 9.72 ac tract)

R399510: Cross reference # 0078-00-000-0152-901: 0078 A ROBERTS, ACRES 75.64

NOTES: All measurements from Appraisal District unless "EST". EST are our estimates.

LOCATION

Next door to Simonton, one of the most affluent Fort Bend communities. Property northern border is the Brazos River.

(28) **Address:** 38400 Buckskin RD, Wallis, Fort Bend County, TX 77485

(29) **Google map:** <http://goo.gl/maps/PSo1w>

(30) **Coordinates:** 29.6831953, -96.0132442

(31) Distances to key SHOPPING

HEB: 17 MI

Kroger: 19 MI

Wal-Mart: 22 MI

Katy Mills Mall: 23 MI

West Oaks Mall: 24 MI

The Galleria: 36 MI

(32) Distances to key EMPLOYERS

BP: 34 MI

Mustang Engineering: 35 MI

Murphy Oil: 35 MI

Conoco Phillips: 36 MI

Texas Medical Center: 40 MI

(33) Distances to key DESTINATIONS

Cinco Ranch: 20 MI

Katy: 22 MI

Sugar Land: 29 MI

Downtown Houston: 45 MI

Houston Hobby International Airport (HOU): 51 MI

George Bush Intercontinental Airport (IAH): 64 MI

(34) Distances to key INTERSECTIONS

I10 at FM 1489 (Brookshire exit # 731): 12 MI

West end of Westpark Tollway: 15 MI

Southwest Freeway (US 59/I 69) at FM 723 in Rosenberg: 21 MI

Westpark Tollway at Grand Parkway (TX 99): 24 MI

Westpark Tollway at Sam Houston Tollway: 29 MI

Westpark Tollway at I610: 35 MI

(35) In Fort Bend, the #1 large County in the Houston DMA

CNN/Money Magazine: "#5 in the nation for job growth...through 2015"

Forbes: "#1 on "Best Places to Get Ahead"

US Census Bureau: "Fastest growing County in Houston area", "#1 for population growth of 10 largest Texas Counties", "Regional leader in high school graduation rates, household income, diversity and growth" and "Among top 10 for % increase in employment of largest US Counties"

Fort Bend County Chamber: "Home to 7 of the 10 most active Houston master-planned communities and more master-planned communities than any other County in Texas"

University of Wisconsin Health Institute: "Healthiest residents in Greater Houston area"

Wood & Poole Economics: "(Will) lead region in job creation, averaging more than 3% growth per year through 2015" Wood & Poole Economics

Metrostudy: "5 of top 20 master planned communities in US are in Fort Bend County"

Texas Tribune: "#16 among fastest growing counties in the nation"

(36) Key links

Central Fort Bend Chamber Alliance: <http://cfbca.org/>

Fort Bend County on City-Data: http://www.city-data.com/county/Fort_Bend_County-TX.html

Fort Bend County Chamber of Commerce: <http://www.fortbendchamber.com/>

Greater Houston Partnership: <http://www.houston.org/>

DIRECTIONS

FROM WESTPARK PARKWAY AT TX-99/GRAND PARKWAY IT IS 15.5 MI

- (1) Travel west on FM 1093 for 14.3 MI through Simonton
- (2) Turn right (north-west) onto Little Dogie RD and continue as it changes name to Hackamore RD for 0.7 MI
- (3) Turn left (west) onto Buckskin RD for 0.3 MI
- (4) At Y turn slight right on Garrison RD for 0.2 MI
- (5) Continue to the Buckskin Ranch Gate

FROM I 10/KATY FWY EXIT 731 (FM 1489/KOOMEY RD) IT IS 12 MI

- (1) Turn left (south) onto Exit 731 for FM 1489/Koomey RD for 8.4 MI to Simonton
- (2) Turn right (west) onto FM 1093 for 2.5 MI
- (3) Turn right (north-west) onto Little Dogie RD and continue as it changes name to Hackamore RD for 0.7 MI
- (4) Turn left (west) onto Buckskin RD for 0.3 MI
- (5) At Y turn slight right on Garrison RD for 0.2 MI
- (6) Continue to the Buckskin Ranch Gate

SCHOOL DISTRICT AND SCHOOLS

(37) **Summary:** High performing schools and district. Lamar Consolidated ISD is a TEA "Recognized" District. Middle, Junior and High School received Greatschools "Distinguished" designation. Middle School is TEA "Exemplary", Junior and Senior High are TEA "Recognized". Multiple private school options.

(38) **Lamar Consolidated Independent School District** 23,751 students

7 of 10 Greatschools Rating

"Recognized" TEA Accountability Rating

Greatschools: <http://www.greatschools.org/texas/rosenberg/Lamar-Consolidated-Independent-School-District/schools/>

District: <http://www.lcisd.org/en/Default/Default.aspx>

(39) **Huggins Elementary School (PK-5th grades)** 429 students

TEA Accountability Rating: Academically Acceptable

Greatschools Ratings

7 of 10 Overall

4 of 5 Community

4 of 5 Teacher Quality

4 of 5 Principal Leadership

4 of 5 Parent Involvement

Greatschools: <http://www.greatschools.org/texas/fulshear/4181-Huggins-Elementary-School/>

(40) **Wertheimer Middle School (6th grade only)** 562 students

TEA Accountability Rating: Exemplary

Greatschools Ratings

10 of 10 Overall

5 of 5 Community

5 of 5 Teacher Quality

5 of 5 Principal Leadership

5 of 5 Parent Involvement

Greatschools: <http://www.greatschools.org/texas/rosenberg/12020-Henry-Wertheimer-Middle-School/>

(41) **Briscoe Junior High (7th & 8th grades)** 1,146 students

TEA Accountability Rating: Recognized

Greatschools Ratings

9 of 10 Overall

4 of 5 Community
4 of 5 Teacher Quality
3 of 5 Principal Leadership
3 of 5 Parent Involvement

Greatschools: <http://www.greatschools.org/texas/richmond/9442-Briscoe-Junior-High-School/>

(42) **Foster High School Richmond (9-12)** 2,186 students

TEA Accountability Rating: Recognized

Greatschools Ratings

8 of 10 Overall
4 of 5 Community
4 of 5 Teacher Quality
3 of 5 Principal Leadership
4 of 5 Parent Involvement

Greatschools: <http://www.greatschools.org/texas/richmond/9603-Foster-High-School/>

DEMOGRAPHICS

(43) **Summary:** Buckskin Ranch is on the Simonton City Limits so we used Simonton as our demographic baseline. Simonton outperforms all Benchmarks* in key indicators including highest home values, household (**HH**) income and **HH** net worth

(44) Growth Simonton vs. Benchmarks*

Highest annual % population growth
Highest annual % household growth

(45) Home Values Simonton vs. Benchmarks*

Highest avg. home values
Highest % owner occupied homes
Highest % \$250K and higher home values
Lowest % \$100K and under home values

(46) Household Income Simonton vs. Benchmarks*

Highest avg. HH income
Highest % \$100K and higher HH income
Highest % \$200K and higher HH income
Highest avg. disposable (after tax) HH income

(47) Net Worth Simonton vs. Benchmarks*

Highest avg. HH net worth
Highest % \$500K and higher HH net worth

(48) Consumer Spending Simonton vs. Benchmarks*

Highest avg. HH retail consumer spending

*Benchmarks include: 77485 Zip Code, Sugar Land, Fort Bend County, Houston, Houston CBSA, Houston, DMA, Texas & the US

NOTE: All data for 2012

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

Available CCIM Reports: <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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