

Circle E Ranch

2,100± acres | \$15,750,000 | Bédias, Texas | Grimes County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Circle E Ranch

We are pleased and excited to offer for sale the Circle E Ranch. This property is the dream ranch for the owner or family that is looking for an outdoor paradise with fishing, hunting, skeet range, long distance gun range and ATV trails across the entire property. Centrally located in the region where you transition from the Piney Woods to the Post Oak Savannah, 80 miles north of Houston, Texas. The ranch entrance is located on F.M. 2620 which is approximately 30 miles east of College Station, Texas and 30 miles west of Huntsville, Texas. Access to I-45, which is the main route to Dallas/Ft. Worth and Houston, is only a short drive from the front gate.

The ranch has been owned by the same family for many years and is high fenced into several pastures. While the ranch currently has a small cow/calf operation, the main focus of the ranch has been the management of exotic wildlife. The topography of ranch varies from beautiful wheat fields/food plots, to huge pine trees and scattered Oaks. Heavy brush has been meticulously manicured so as to protect all the wildlife, but all boundaries have been neatly mowed to provide easy access around the ranch.





LOCATION:

Circle E Ranch is very centrally located between Houston and Dallas/Ft. Worth just west of I-45. Madisonville, Texas is 15 minutes north of the ranch with Huntsville and College Station about 30 minutes east and west of the property. The ranch has frontage on F.M. 2620 which runs south out of Bedias, Texas. One gated entrance is located on F.M.2620.







IMPROVEMENTS:

The Circle E Ranch has some spectacular improvements with ample room for both family and friends. The main lodge is approximately 7,500+ square feet with 7 bedrooms and 7 baths. The furnishings are beautiful and ready for immediate occupancy.

All the bedrooms are set up as suites with large private bathrooms. The upstairs is set up with 8 twin beds, perfect for children or a bunk room for guests. The kitchen is beautiful with all modern appliances and granite countertops. A great room has a large, beautiful rock fireplace with high ceilings for entertaining all your friends or company. Outside there is a large fire pit surrounded by chairs for sitting around the fire after dinner. A running fountain stream in the backyard is a nice addition to the atmosphere.

There are two other smaller houses located on the ranch. One is a small log cabin located near the main house and the other is a small house where one of the employees lives. Two large barns are located on the property, one with a large walk-in cooler and cleaning area for hunting activities. There is also a hay barn for storage along with a facility for equipment. Cattle pens are also located on the ranch.

There is an extensive list of equipment with the sale, including but not limited to, several pickup trucks, D6 Bulldozer, Maintainer, Hay equipment, several tractors and much more. A full equipment list is available upon request.

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HUNTING, WILDLIFE AND RECREATION:

The high fenced Circle E Ranch is home to 26 different exotic game species including Sika deer, Blackbucks, Fallow deer, Axis deer,

Nilgai Antelope, Wildebeest, Water Buffalo and Elk. Whitetail deer are also found on the ranch with improved genetics having been introduced in the past. A 1,000-yard gun range is also located on the ranch.

Fishing on the ranch is available in the 60-acre lake along with several smaller lakes and ponds on the property. Both Largemouth bass and Stripers can be found along with catfish and bluegills. Duck and dove hunting can also be good in season. There is a fully equipped skeet range for practicing your shooting skills with friends. Approximately 15 miles of improved roads run throughout the ranch presenting great ATV opportunities to explore the property.

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WATER FEATURES:

The Circle E Ranch is considered to be very well watered. A water well located near the front of the property supplies all the improvements with a great water source. A 60-acre lake is the center piece of the ranch with fishing and hunting options available year-round. There are approximately 15+ additional smaller lakes and ponds scattered through the ranch, all stocked with fish. Mooring Creek also runs through the ranch providing seasonal water and scattered holes of year-round water.

PRICE:

\$15,750,000.00. (\$7,500 per acre)

REMARKS:

Very seldom do you find a ranch that is attractive and this well-manicured. This beautiful property has hundreds of huge trees, fabulous improvements and an amazing collection of wild game. This is a ranch that is move in ready for you, your family and friends.





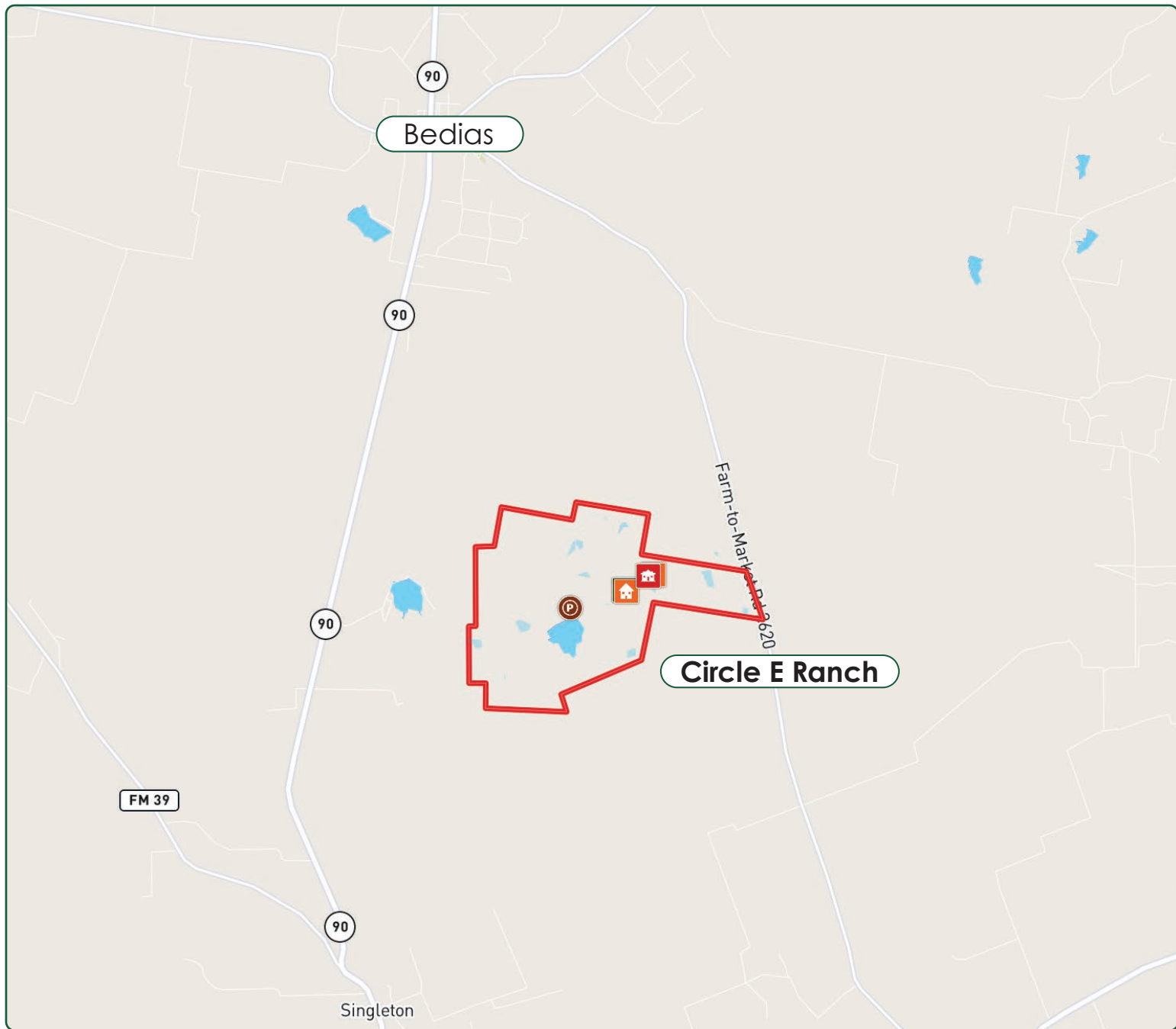








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