

Mullen Ranch

**Brenham, Texas
Austin County**

**65 Acres Of Beautiful, Wooded
Country Seclusion**

**7521 Schoenau Road
Brenham, Texas 77833**

This heavily wooded 65 acres is conveniently located approximately a 15 minute drive south-west of Brenham, just inside the Austin County line. The gently rolling property is complemented with a spacious 5 bedroom, 4 bath one story home built of a beautiful Arkansas native stone, and a large tree shaded patio surrounding a heated swimming pool. In addition, there is a large equipment barn with a 2 bedroom apartment, numerous sheds, and equipment buildings, a stocked pond, and two meandering wet weather creeks. All of these improvements are placed among the native vegetation and trees on the property to provide for maximum privacy and a natural habitat for the variety of wildlife found in this part of the Austin and Washington County area.

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Mullen Ranch Property Details



Location:

The property is located approximately 14 miles southwest of Brenham, near the Washington County, Austin County line. From the west side of Brenham, at the intersection of Hwy 290 and FM 389 (the Blinn College Exit) travel west on FM 389 for approximately 8.5 miles. At the intersection of FM 389 and FM 2502 turn left onto FM 2502. Travel 3.1 miles to a stop sign. Turn right onto FM 2502 and continue .9 of a mile to Shelby Rd. Turn right onto Shelby and travel .4 of a mile to a fork in the road. Take the left fork onto Schoenau Rd. The gate to the ranch will be on the immediate right as you turn onto Schoenau.

Property Address:

Mullen Ranch
7521 Schoenau Rd.
Brenham, Texas 77833

Land:

Approximately 65.532 acres of gently rolling land sloping from the beautiful home site down to two converging wet weather creeks which traverse the property. The soil is mostly classed as Straber Loamy Fine Sand. The vegetation is mostly native and there is a tremendous variety of the hardwoods and softwoods normally found in this part of the county. The native undergrowth covers approximately 50 acres which has

been maintained that way to insure privacy for the owners and a habitat for the abundant native wildlife in the area. The remaining 15 acres centered on the well-shaped property have been selectively manicured to allow for the addition of several pens, sheds, barns and machinery and equipment storage buildings.

Current Use:

After the purchase of the land in 1999, the current owners began a carefully planned and designed program of developing the property as a permanent retreat for their young family and friends to enjoy. First, they built a custom designed home that would complement the heavily wooded native tract and blend in to the gently rolling terrain. Following that, they addressed their life long appreciation and love of wildlife by establishing a renowned white-tail deer breeding operation. With careful planning and selective development of the property and improvements the operation has succeeded. Although not included in the sale of the property, the breeding facilities and specialized equipment and fencing are available for purchase through a separate personal property transaction, sale and transfer.

Water Features:

There is an approximately one acre pond on the property constructed to provide water for





the native wildlife and recreational fishing for the family and guests. There are also two wet weather creeks which enter the property from different sides of the ranch and converge before running off the property as a tributary to the nearby Dogwood Branch which flows through neighboring properties.

Home:

The main entrance to the home site is through a custom designed secured access gate which is remotely controlled through a phone system in the home. Upon entering the gate you drive a short distance through one of the heavily wooded sections of the property to a beautifully landscaped area where the home is built on one of the property's higher points to take advantage of the views of the manicured wooded areas along one of the tree lined creeks.

Constructed of beautiful Arkansas Hackett Blue Stone, the one story home seems to nestle into the wooded gentle rise on the property.

Entering through the beautiful oversized double door entry from the porte-cochere, you are immediately introduced to the general openness of design of the house which is intended to bring the outdoors in rather than intruding on the outdoors. The living space is punctuated with two wings of the house. One with a master suite and a guest bedroom and another with an even larger master suite with two guest bedrooms. Be-

tween the two master wings there is a large open concept living room with a 23 foot vaulted ceiling, a dining area and an unusually large, beautiful Chef's Kitchen. A wall of windows and glass doors along the pool side reinforce the "outside to the inside" concept. There is also an office off the entry hall with built in bookcases, a large utility/laundry room, another household administrative office workspace, a mudroom, and a fourth bathroom near the pool area entry way.

The climate controlled living space (all sizes are according to Austin County Appraisal District Records) covers a comfortable 4,737 sq. ft. The attached three car garage adds another 1,242 sq. ft. and the 430 sq. ft. of porte-cochere making a total footprint under one roof a spacious 6,409 sq. ft.

The pool and patio areas complement the comfortable spaces in the home, providing an overall welcoming location for a large family gathering or for entertaining guests.

Chef's Kitchen:

Certainly unique among the many features of this fine home is the Chef's Kitchen. Located in the end of the large open main living area in a 21ft x 11ft space. The kitchen contains all granite counters in a soothing light tropical green color cut from a single slab for conformity of color and veining, an oversized central island, dual refrigerator drawers, two under counter sinks, one with an instant hot water feature and





a reverse osmosis system and one warming drawer. There are two dishwashers, a Sub-Zero refrigerator/freezer, and a commercial grade ventilation hood over the Dacor 48 in. 6 burner dual fuel gas stove with double electric ovens and a gas broiler. There is enough storage cabinetry, counter space and drawer space for a commercial kitchen. There is also a large built-in china hutch and a walk-in pantry. The flooring is a continuation of the beautiful, easily maintained slate which is carried throughout most of the public areas of the home. Recessed task lighting as well as the large glass windows light up the area for beauty and efficient functionality.

Outbuildings:

Near the pool is an 8ft. x 10ft. building used for the pool pump, filtration and heating systems. Located around the property in the deer pens are 13 loafing sheds for the deer. These sheds are included with the sale. Other buildings and sheds included is a 40ft. x 75ft. equipment building, a 28ft. x 120ft. fawn shed with sixteen 15ft. x 30ft. stalls and miscellaneous other equipment sheds and carports, including two 22ft. x 30ft. sheds.

Above the largest equipment barn is a 2 Bedroom, 1 Bath apartment with a large open area that includes a living area, a dining area, and an office area that could be converted to a third bedroom. Additional space on the ground floor of this building is a large partitioned space with several rooms and pens used as a medical treat-

ment area for bucks, does and fawns. The deer treatment equipment is not included in the sale.

Swimming Pool Area:

The heated swimming pool is located just behind the house and adjacent to a large concrete patio area. It is situated among the beautiful parklike landscaped area that has been enjoyed by countless guests and at countless family gatherings.

Utilities:

The residences are serviced by two water wells and 2 septic systems. One of each for the main home and one of each for the barn apartment. All systems have been installed by the current owners and are permitted by appropriate regulatory agencies. Detailed information and appropriate disclosures are available.

Property Taxes:

Mullen Ranch (R6793 and R9104) is currently classed for tax purposes by the Austin County Appraisal District for Wildlife Use. The total 2016 property taxes were \$11,577.91. .

Minerals & Royalties:

The Sellers' ownership interest in the minerals and royalties associated with the property is to be verified by title search and through a title commitment. Any conveyance to a buyer would be considered a separate, negotiable issue.



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Showing Requirements:

This ranch is a full time residence of the owners. An appointment and a 24 hour notice prior to all showings are requested. The entry to the property is by access through a secured gate. All showings must be accompanied by the listing Broker. To arrange for a viewing of the property please contact Brian C. Piercy. Thank you for your cooperation.

Broker's Notice:

Buyer Representation is welcomed. Buyer's agent must be present at all showing to participate in any earned Brokers Fees.

Information About Brokerage Services (IABS): Texas law requires all brokers and sales agents to provide written notice regarding information about brokerage services at the first substantive communication with a prospective buyer, tenant, seller, and landlord concerning specific real property. The Information About Brokerage Services form (or the IABS) is the required method to provide that information to those parties.

To be in compliance with the IABS requirements the IABS must be filled out completely before it is provided during the first substantive communication with a party about specific real property. A completed IABS is included with this property information package.



Mullen Ranch Property Amenities

Provided by Owners of Mullen Ranch



A 20KW GENARAC Brand Emergency Backup Power Generator and Supply System to Multiple Zoned Areas of the Home.

Approximately 10,000 linear feet of 8ft high, 3in high-tensile game fencing with predator wire apron buried at the base, horizontal barbed wire strands at the top and surrounded with 3 strands of electric hot wire on the perimeter of the 14 individual pasture pens. A complete system designed to control and protect wild game from predators.

Remote Operated Electric Entrance Gate with Phone Communications to the Home.

Well Water Softener Systems in the Home and in the Barn Apartment.

Extensive Automatic Underground Sprinkler System for the House Grounds and Flower Beds.

Residential Emergency Security and Alarm System including smoke, fire and CO2 detection.

DIRECT TV Satellite Systems in the Home and Barn Apartment.

WILDBLUE EXCEDE Satellite Internet Access Systems in the Home and the Barn Apartment.

3 Zoned Systems of Dual Fuel HVA/C in the Home. (Electric Cooling and LP Powered Furnaces).

3 Zoned Electric Powered Systems of HVA/C in the

Main Barn with the Barn Apartment.

2 LP Hot Water Heater Systems in the Home, one “on demand”.

1,000 Gallon LP Storage Tank at the Home.

LP Heated Swimming Pool.

Custom Made Built in Chest of Drawers and Shelving in Bedroom Closets of the Home.

Custom Made Built in Entertainment Cabinet in the Great Room.

High Efficiency Dual Pane Windows throughout the Home and in the Barn Apartment.

Custom Made Built in Cabinets and Shelving in the Main Office, Household Administrative Office, Utility/Laundry Room and Mud Room.

Custom Made Cart/Walking Trail Bridge over one of the Wet Weather Creeks.

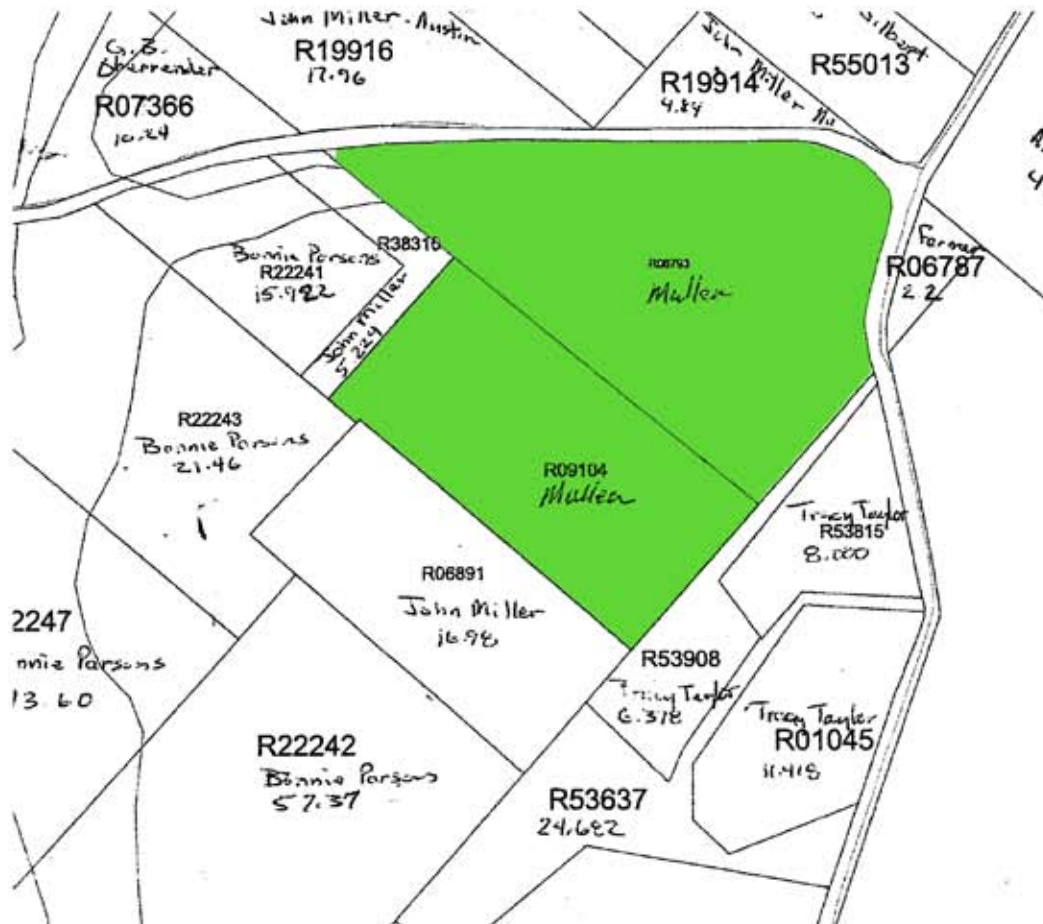
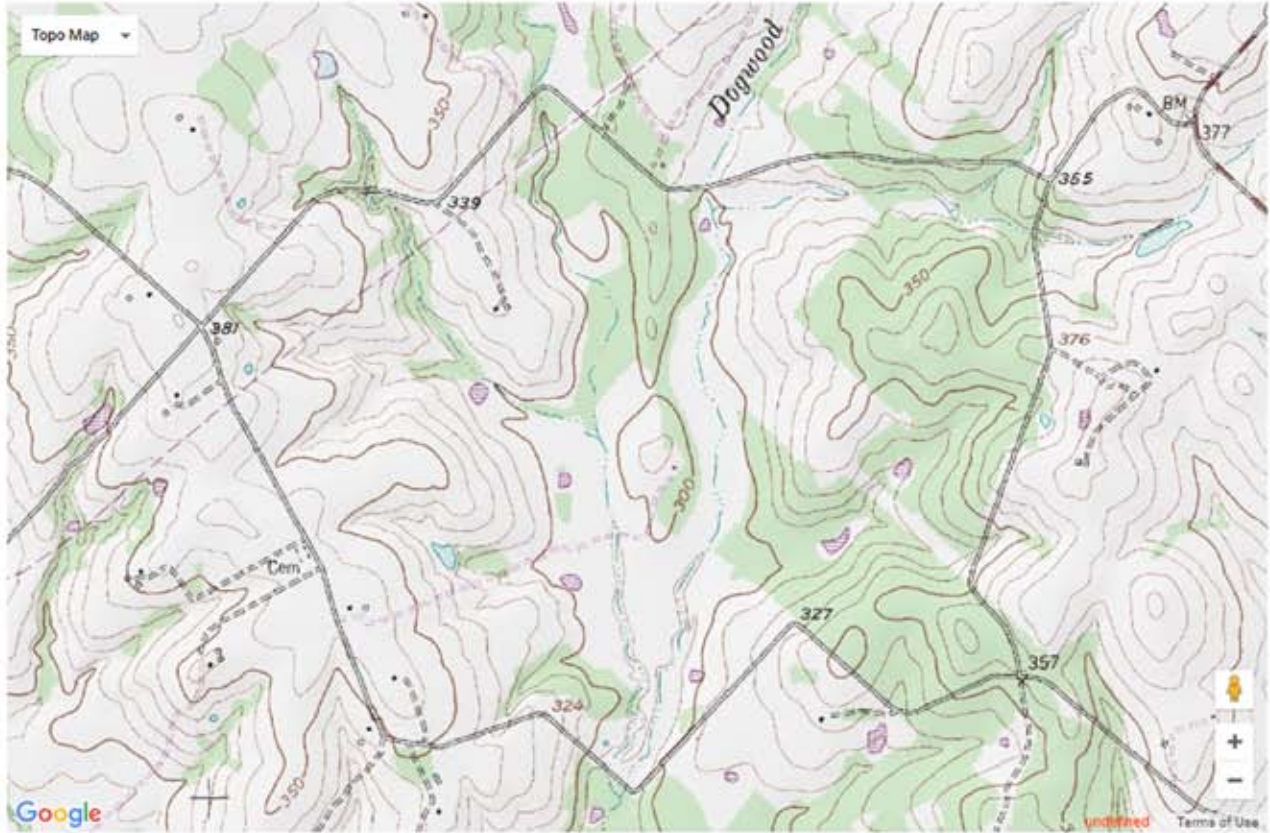
A Beautiful, Meandering One Acre Stocked Recreational Fishing Pond.

Central Vacuum Cleaner System in the Home.

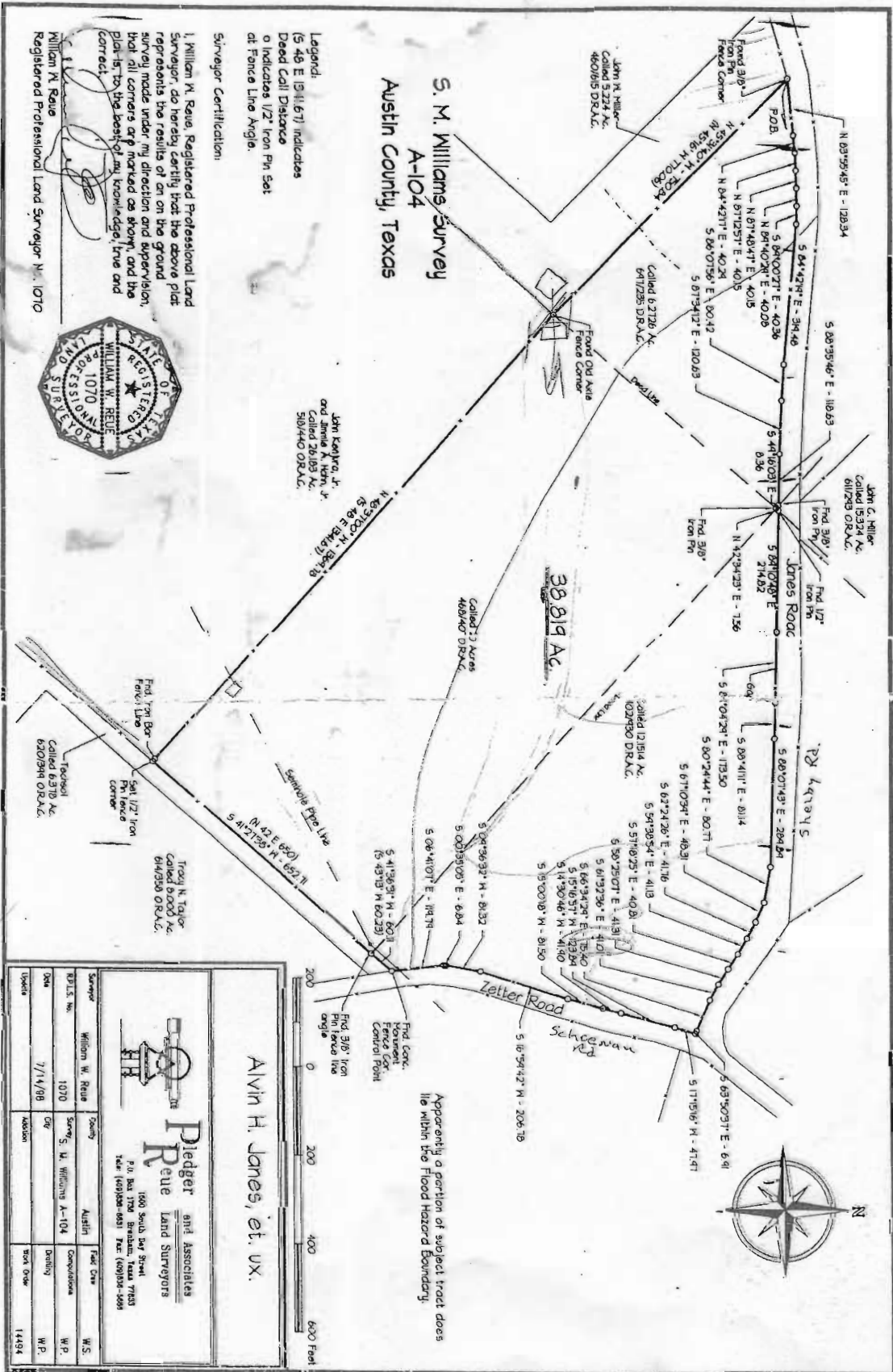
Wide and Maintained Cart and Walking Trails.



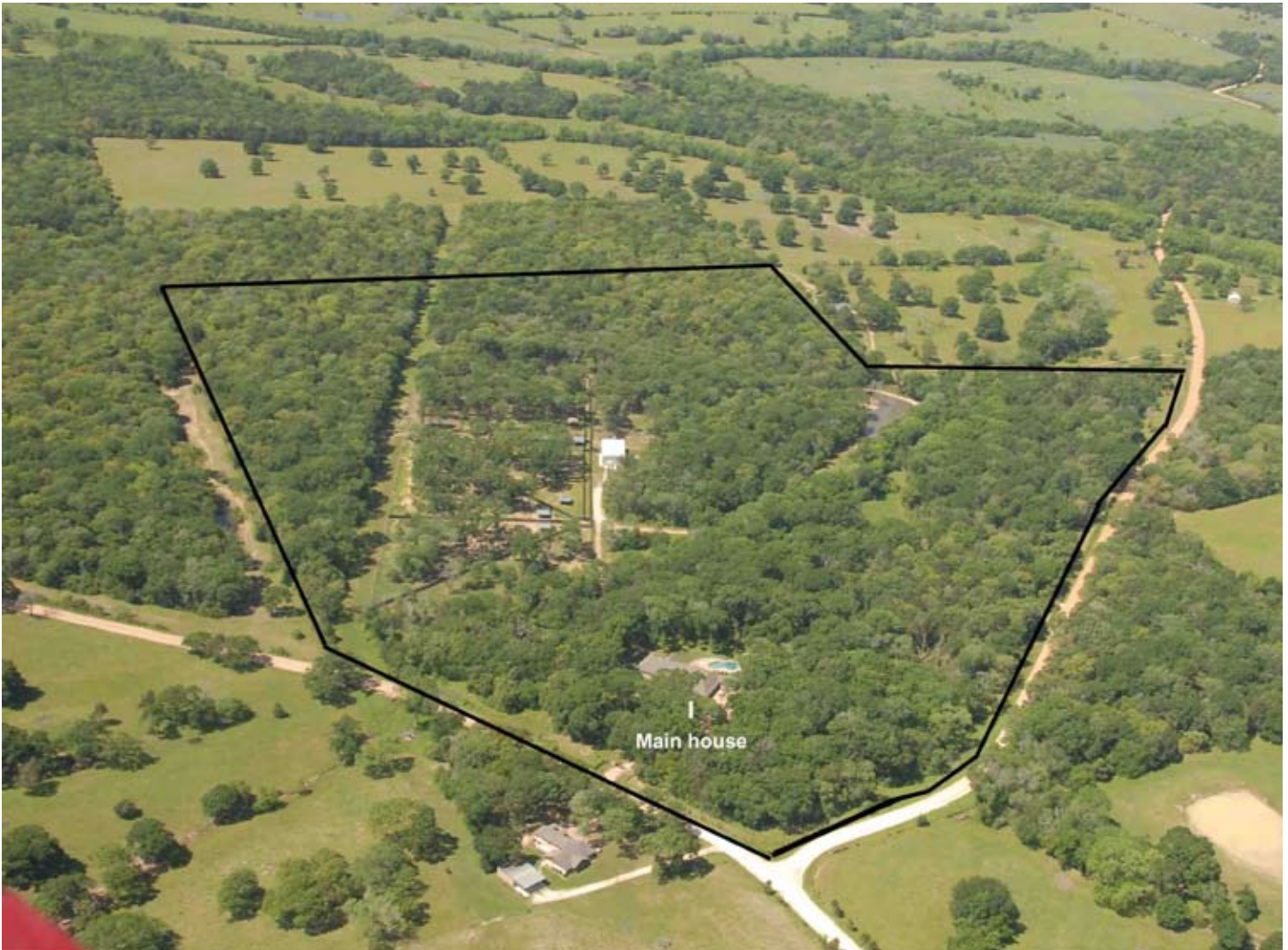
Mullen Ranch Maps 1



Mullen Ranch Maps 2



Mullen Ranch Maps 3



Marketed by:
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