

TRIPLE LAKES RANCH

323+/- ACRES | BRAZOS COUNTY

LP: \$5,499,900



979.314.1400

Ryan Swope

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Jeremy Young

SUMMARY

We are proud to offer Triple Lake Ranch, a highly versatile and scenic ±323-acre property located in the heart of Brazos County. Ideally positioned just minutes from Bryan-College Station and Texas A&M University, this exceptional ranch combines recreational appeal, productive grazing land, and long-term investment potential in a prime location. Triple Lake Ranch is a recreational haven, offering abundant surface water—including over 25 acres of fishable lakes—alongside fertile pastures and pristine hardwoods. Whether you're seeking a weekend getaway, a working cattle operation, or a legacy land holding, this property delivers on all fronts. The landscape showcases a balance of open grazing land and wooded areas, providing natural beauty and utility. With easy access to both Houston and the amenities of Aggieland, this is a rare opportunity to own a high-quality ranch in one of Texas' most dynamic regions. Triple Lake Ranch is a property that truly offers something for every land enthusiast—and opportunities like this don't come around often.



HUNTING & RECREATION

Triple Lakes Ranch offers a rich and diverse wildlife habitat that supports populations of whitetail deer, waterfowl, feral hogs, dove, grey squirrels, and rabbits, along with a variety of varmints and non-game species. The property features an ideal mix of wooded cover, open lanes, and established trails, creating prime conditions for both rifle and archery hunting. Numerous strategic clearings and potential feeder sites further enhance the ranch's potential as a productive hunting property.



LAND & TERRAIN

Triple Lakes Ranch is a well-balanced and highly versatile property offering a blend of productive agricultural land, recreational appeal, and future income potential. Spanning diverse terrain, the ranch features pristine hardwoods, fertile open pastures, multiple creeks, and over 25 acres of fishable surface water. With

over 60 feet of elevation change—from approximately 310 to 370 feet above sea level—the property offers a gentle, rolling landscape with multiple scenic hilltops and private lakefront views. With its combination of natural beauty, functional land use, and recreational opportunity, Triple Lakes Ranch presents an exceptional opportunity for the next steward to enjoy and further develop.



SURFACE WATER

Triple Lakes Ranch offers a rare opportunity to own over 25 acres of scenic surface water, including multiple lakes and ponds stocked with trophy largemouth bass, crappie, and bluegill. The fishery has been carefully managed over the years, with selective harvesting and supplemental forage to support a thriving ecosystem and produce high-quality sport fishing. Beyond angling, the ranch's expansive water features also offer exceptional recreational opportunities such as kayaking, canoeing, and wildlife viewing. The serene lakefront settings provide ideal locations for picnics, family gatherings, or simply enjoying the outdoors. With its combination of managed fisheries and recreational versatility, the surface water at Triple Lakes Ranch significantly enhances the property's appeal and overall enjoyment.



LOCATION

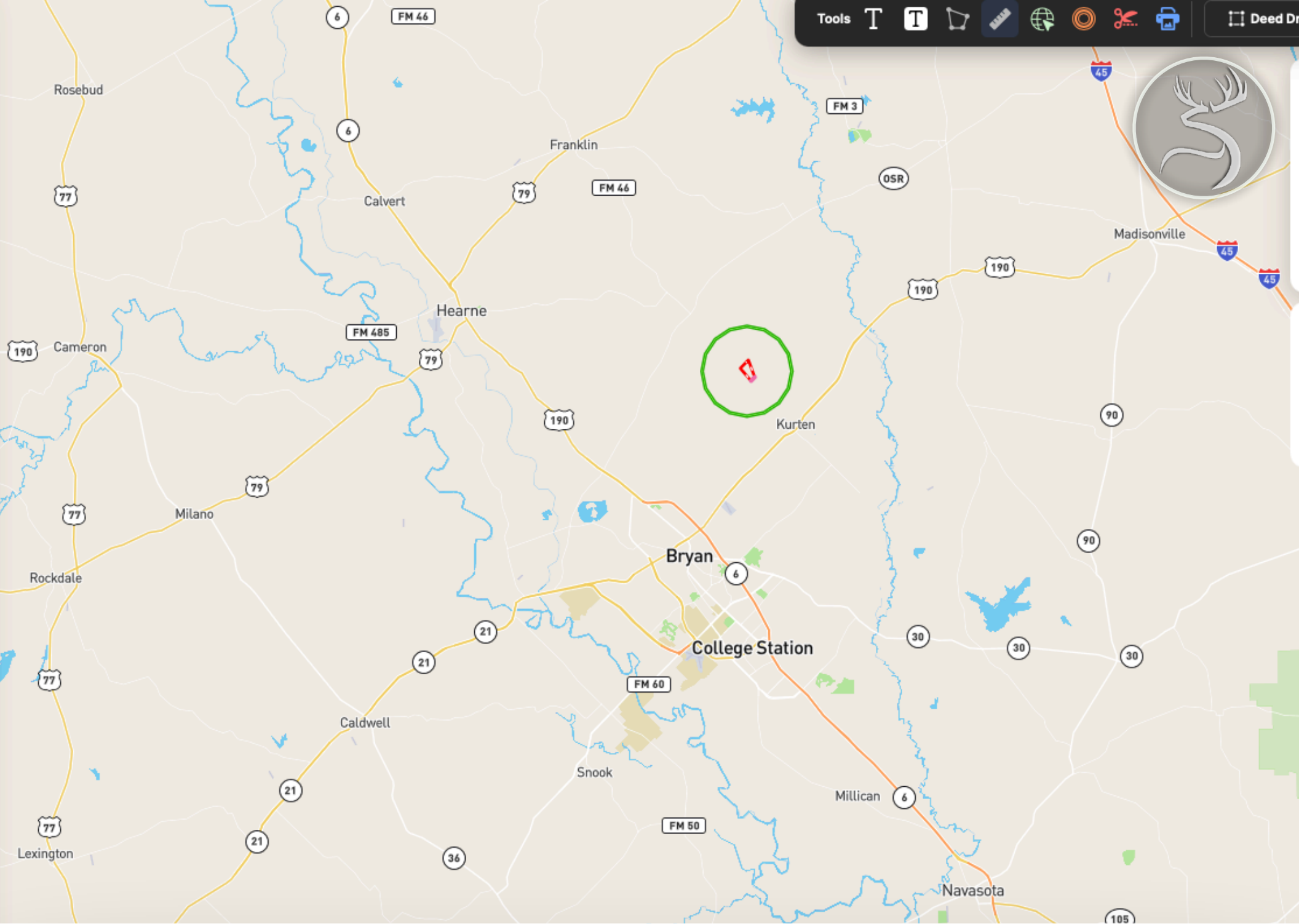
Triple Lakes Ranch is a picturesque ±323-acre property ideally located in the heart of Brazos County. Situated just a few miles west of Highway 21 off Ferrill Creek Road, the ranch enjoys over 1,600 feet of paved county road frontage, providing excellent year-round access. Its strategic location offers both privacy and proximity to major urban centers and amenities. The property is approximately 30 minutes from Texas A&M University and Kyle Field, making it a convenient weekend escape for Aggies or those with ties to Bryan/College Station. Houston is just 90 minutes to the southeast, while Dallas can be reached in approximately 2.5 hours—making this an exceptional location for a primary residence, recreational retreat, or long-term investment.

BOUNDARY LINES ARE APPROXIMATE

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FM 974

AERIAL MAP



FERRILL CREEK RD

FERRILL CREEK RD

FERRILL CREEK RD

DILLY SHAW TAP RD

BOUNDARY LINES ARE APPROXIMATE

land id

CONTOUR MAP



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Swope & Young Land Company</u>	<u>9007996</u>	<u>info@swopeyoung.com</u>	<u>(979)314-1400</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Jeremy Young</u>	<u>611696</u>	<u>jeremy@swopeyoung.com</u>	<u>(979)220-8025</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Ryan Swope</u>	<u>644479</u>	<u>ryan@swopeyoung.com</u>	<u>(512)632-0792</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Swope & Young Land Company, 3833 Texas Avenue Ste 277 Bryan, TX 77802
Ryan Swope

Information available at www.trec.texas.gov

IABS 1-0 Date

Dorothy Rachui -