



**RIVERSTONE**  
LAND AND RANCH

**FERRILL CREEK RANCH**

10285 FERRILL CREEK ROAD, BRYAN, TX 77808

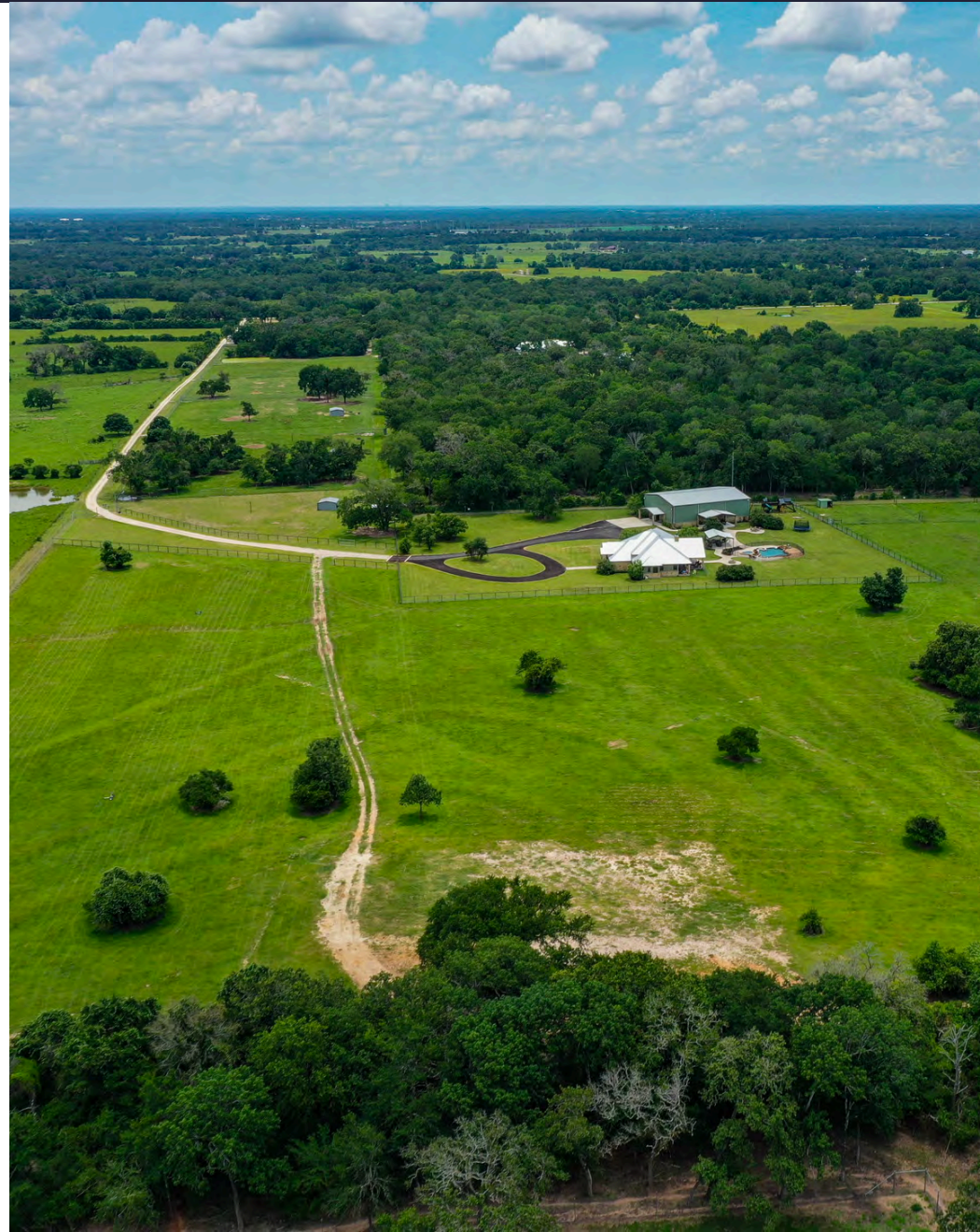


## PROPERTY DESCRIPTION

A rare and remarkable opportunity awaits just minutes from Texas A&M and Kyle Field—this 112-acre ranch is a picturesque retreat that seamlessly blends functionality with charm.

At the heart of the estate is a stately 3,312 SF main residence, offering 5 bedrooms and 4.5 baths with resort style pool. Nearby, a beautifully designed 4,800 SF barndo provides additional living space with a full kitchen, wet bar, along with two bedrooms and 2.5 baths. Thoughtfully designed for both comfort and functionality, the property includes 15 small sheds for animal breeding, a 30x50 equipment barn, and a 40x40 horse barn. Equestrian enthusiasts will delight in the round pen and riding arena. Water features include 1-acre stocked pond complete with an aluminum dock for peaceful fishing moments and Ferrill Branch Creek meanders through the back wooded section of the property.

The ranch is fully enclosed by an 8-ft galvanized high fence with a 4-ft varmint wire and hot wire. Security cameras are strategically placed throughout, ensuring peace of mind. Currently operating as an exotic game breeding business, the ranch offers numerous revenue opportunities, with additional potential for livestock operations, short-term rentals, or a distinguished event venue. A truly exceptional offering, this ranch is a sanctuary of beauty, versatility, and opportunity—an investment destined to be treasured for generations.



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## PROPERTY HIGHLIGHTS

- **Water Features:** Stocked pond (bass, crappie, catfish) with an aluminum dock and Ferrill Branch Creek
- **Fencing:** 8-ft galvanized high fence with 4-ft varmint wire & hot wire.
- **Main Residence:** 3,312 SF | 5 Bed | 4.5 Bath
- **Barndominium:** 4,800 SF | Full kitchen, wet bar, eating bar | 2 Bed | 2.5 Bath
- **Outbuildings:** 15 small sheds for animal breeding, 30x50 equipment barn
- **Equestrian Facilities:** 40x40 horse barn, round pen & riding arena for training and recreation
- **Infrastructure:** 2-acre yard sprinkler system, irrigation, 2 water wells, deer pens with alleyway to working barn
- **Security:** Surveillance cameras throughout property
- **Multiple Revenue Streams:** Currently used for exotic game breeding, plus (4) Duplexes located near the front of property
- **Additional Acreage:** Adjacent contiguous 314 acres for sale

## OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	±112.91 Acres
Utilities:	Septic on Site, Gas on Site, Wickson Water, Water Well
Accessibility:	Ferrill Creek Rd
Terrain:	Open Pasture Land & Wooded Areas



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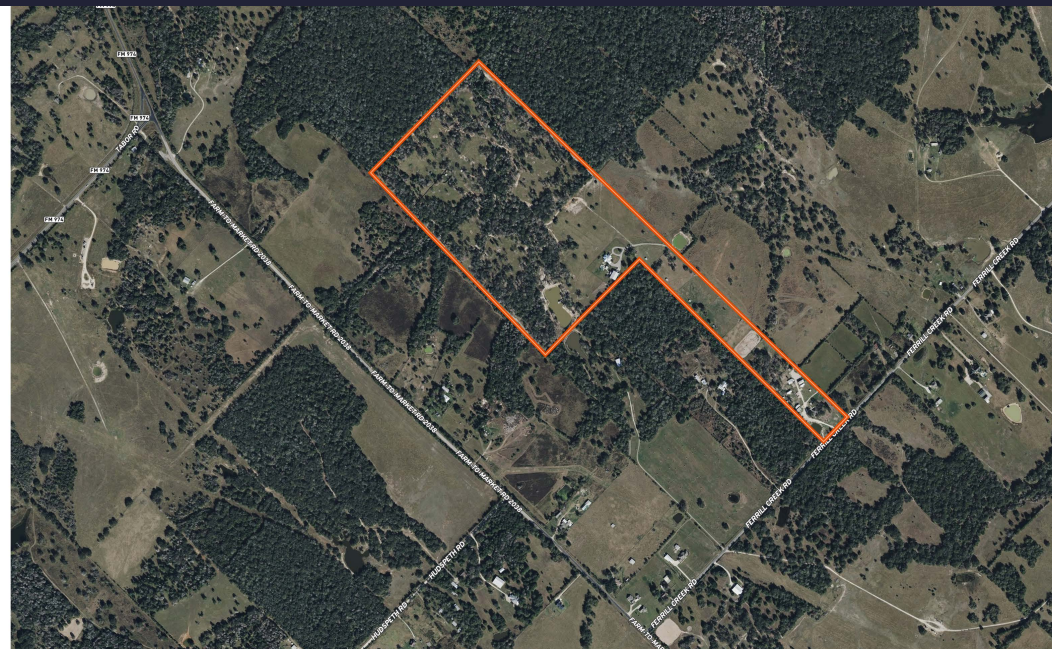
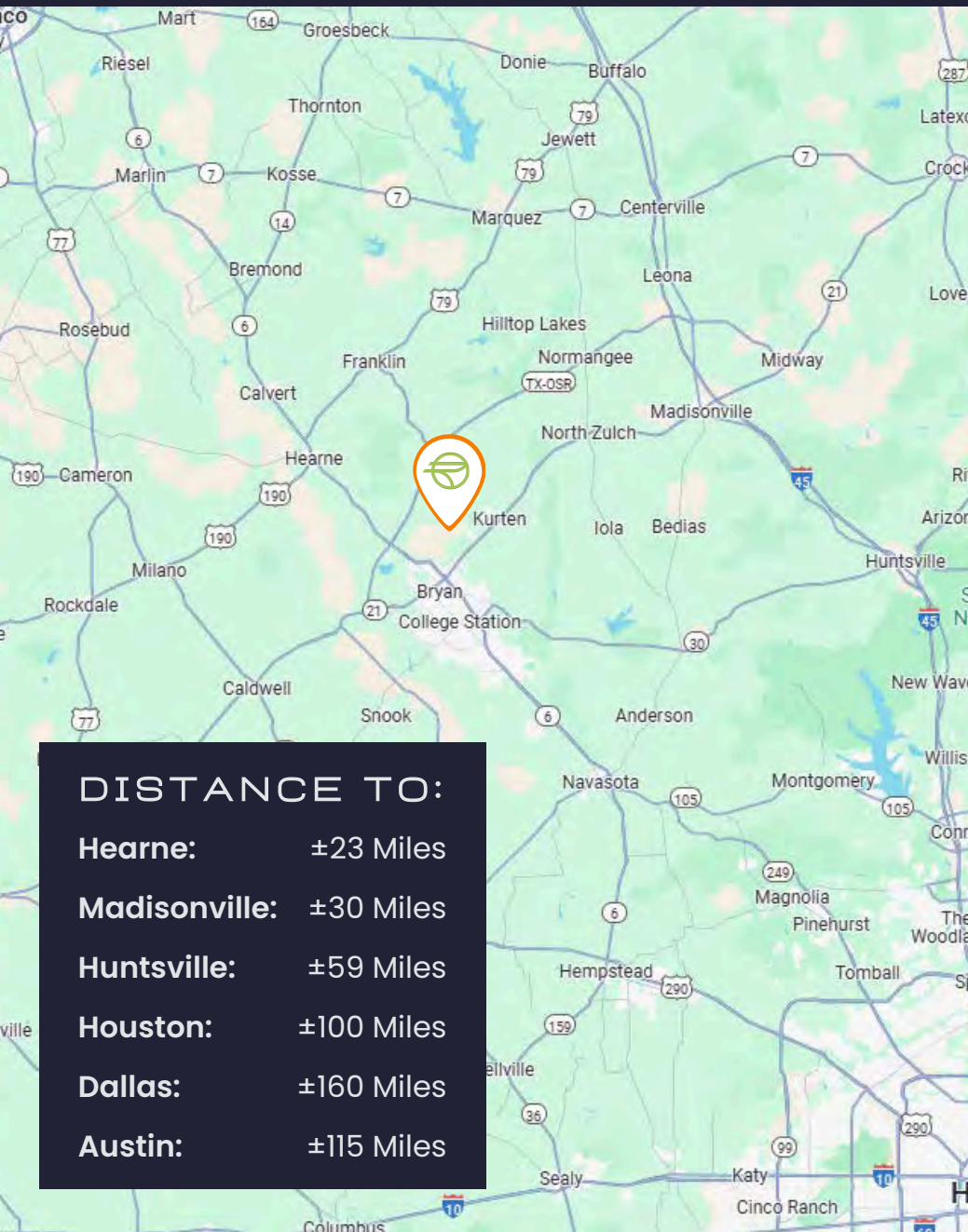


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# INFORMATION ABOUT BROKERAGE SERVICES

**Texas law requires all real estate license holders 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Landon Allen

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date