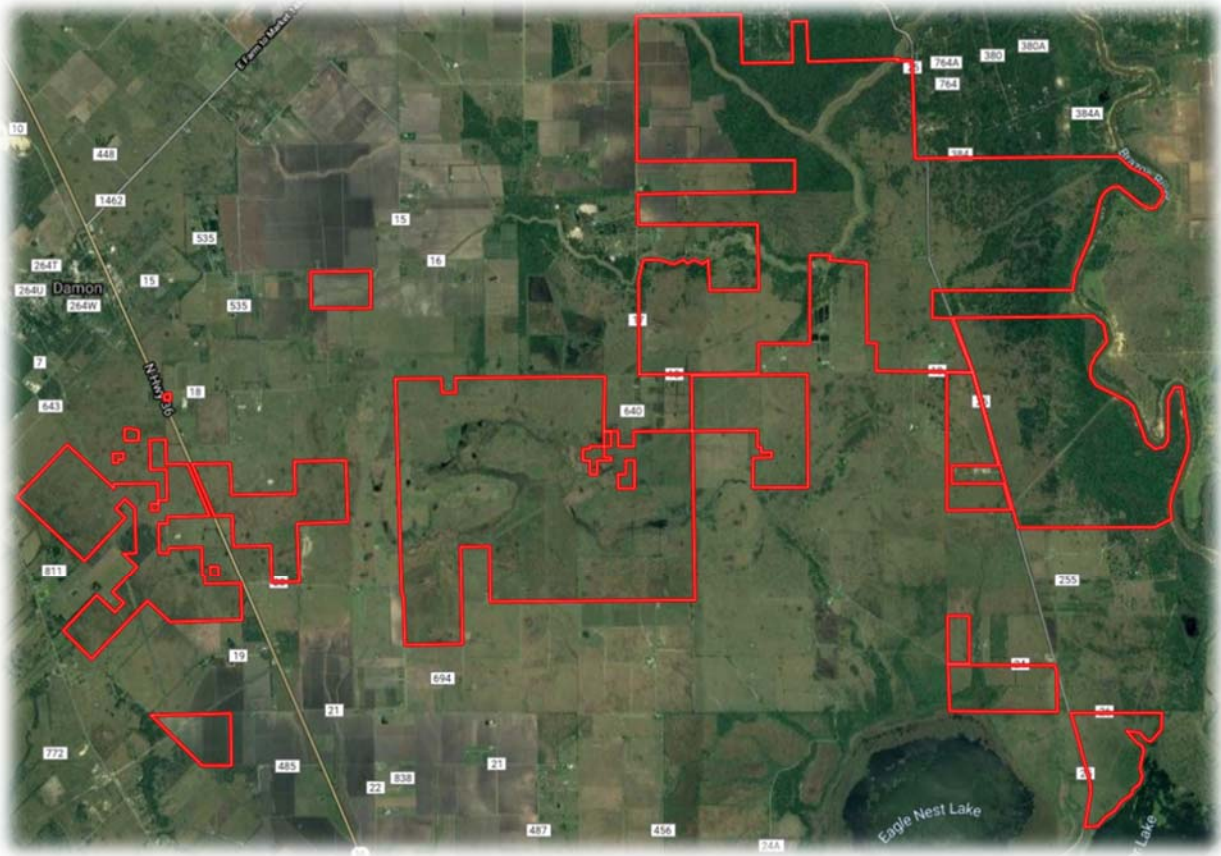


# WR Nash Ranch

**12,083 Acres +/-**

Brazoria & Fort Bend Counties, Texas

**\$55,000,000**



WR Nash Ranch: Own a piece of Texas history. The WR Nash Ranch has been under the same ownership for over 100 years and has never been available for purchase until now! The raw natural beauty of the WR Nash Ranch is in its rolling prairie of lush grass and the hardwood bottoms of the Brazos River. This property offers unlimited opportunities to create the ranch of your dreams while serving as an attractive investment.

**WR Nash Ranch**  
**12,083 Acres +/-**  
**Brazoria & Fort Bend Counties, Texas**



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**Location:** Located about sixteen miles southwest of Houston, the ranch is a short 30-minute drive to the sweet silence of this Brazoria County treasure.

**History:** Over the years portions of the ranch have been farmed while other areas have been grazed. The ranch has mostly remained the same as it was back when Santa Anna and the Mexican army crossed the Brazos River back in 1836. The ranch has a rich history which included colorful characters such as Graves Peeler who is known as the "Savior of the Texas Longhorn" Peeler worked as the ranch's manager from 1930 to 1944 during which time the ranch ran nearly 3,000 head. Peeler went on to operate his own South Texas ranch and the modern day Texas longhorn cattle are descendants of one of seven herds and one of which was the Graves peeler ranch. The WR Nash Ranch continues today to be operated as a working cattle ranch. The ranch includes thousands of acres of hardwood timber bottomland which is spectacular habitat for a variety of wild game including whitetail deer.

**Kittie Nash Groce:** One of the more fascinating aspects of the ranch was its owner Kittle Nash Groce. Kittie spent the early part of her life living in the famed Nash House on Westmoreland Street in Houston, Texas. Her life story would make a sensational movie that would appear as a Hollywood creation except it is a real story. She lived a life of high society in Houston, Florida, New York, and Paris, but after the death of her father (William Rufus Nash) she moved to the ranch where she took on the management and control of this vast land and cattle enterprise. She lived through tough times that included living off of turtle soup and wearing her father's tattered ranching clothes, but she made the ranch into a prosperous South Texas icon. She was known as a kind and yet strong lady that was both generous with her time and her money. The WR Ranch is a symbol of Texas toughness, fortitude, determination, ingenuity, and persistence.

**Features:** WR Nash Ranch has over 5 miles of Brazos River frontage and is crossed by several paved county roads and one state highway which provide tremendous access to the ranch. The terrain is gently rolling to generally level and despite its river frontage the ranch has functioned well during periods of inclement weather. The ranch is crossed by several drainage tributaries including Cow Creek and Turkey Creek.

The WR Ranch is current agricultural exempt for ad valorem taxation purposes and much of the ranch is income generating with existing farming and livestock grazing leases. The diversity of ranch also offers

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the potential for income from recreational hunting, as well as alternative energy projects.

**Wildlife:** The wildlife on the ranch is plentiful and includes a well-established whitetail deer herd while the migratory bird hunting has been fabulous in the past. In the past portions of the ranch had been farmed in rice and if that habitat were restored the ranch would be an annual destination for huge flocks of ducks and other migratory bird species. Both Ducks Unlimited and the local NRCS office are excellent resources to assist with habitat design and development.

**Investment:** The close proximity of the WR Nash ranch to the Houston area makes the ranch an exceptional investment and development property. There are very few, if any, large acreage properties available within a 1 hour drive of Houston. The ever increasing population of the Houston MSA yields an unrelenting demand for large acreage tract for future development with residential and master planned communities. According to the Greater Houston Partnership the metro Houston area has a population of over 7.1 million people and could surge to in excess of 9 million people by 2030. The WR Nash Ranch is well poised for development to meet this demand. The ranch is less than 6 miles south of the proposed right of way of Segment C of the Grand Parkway. Plus, the ranch is bisected by State Highway 36 which is currently being updated to a four lane divided highway to provide enhanced travel from the Southwest Freeway to Freeport and its industrial development.

**Broker's Comments:** "For those looking to live a dream on a large historical ranch with unlimited possibilities for an exceptional life built around natural beauty, wildlife, and agriculture, the WR Nash Ranch is the place for you."

This is a surface only offering with no minerals to be transferred with a sale. Surface protections can be negotiated.

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