



Brushwood Rose Ranch



Markham
Realty

592 ± Acres

Walker County, Texas

markhamrealty.com/brushwood-rose-ranch



Located just south of the Walker/Madison County line in the heart of the woodland hills territory of Texas, Brushwood Rose Ranch sits on a picturesque 592 acres of prime Texas recreational land. The main focal point of this ranch is the hilltop Brushwood Lodge, a recently completed state of the art facility designed for entertaining. There is also a living area with a private master bedroom, bunk room, bath with shower, and gourmet kitchen, together with all the modern amenities of a fine home. The property has been developed for recreation to include hunting, fishing, hiking and 4-wheeling. The ranch also offers agricultural aspects for cattle and horses, with 7 separate board rail fenced pastures, hay barn, horse stalls, etc. Located minutes north of Huntsville and south of Madisonville with frontage on I-45 and FM 2989. A very special aspect is the covered entertainment area with rock fireplace, pier over the water, and firepit all overlooking Coyote Lake, an 8 acre stocked lake. South Bedias Creek crosses the property and the wetlands in this area have been developed for duck hunting. You will see all types of wildlife on Brushwood Rose Ranch, including whitetail deer, feral hogs, bobcats, coyotes, alligators and other native creatures. A unique feature of the property is that it is totally off the electrical grid.

AGENT CONTACT

G.K. (Jeff) Markham
Broker

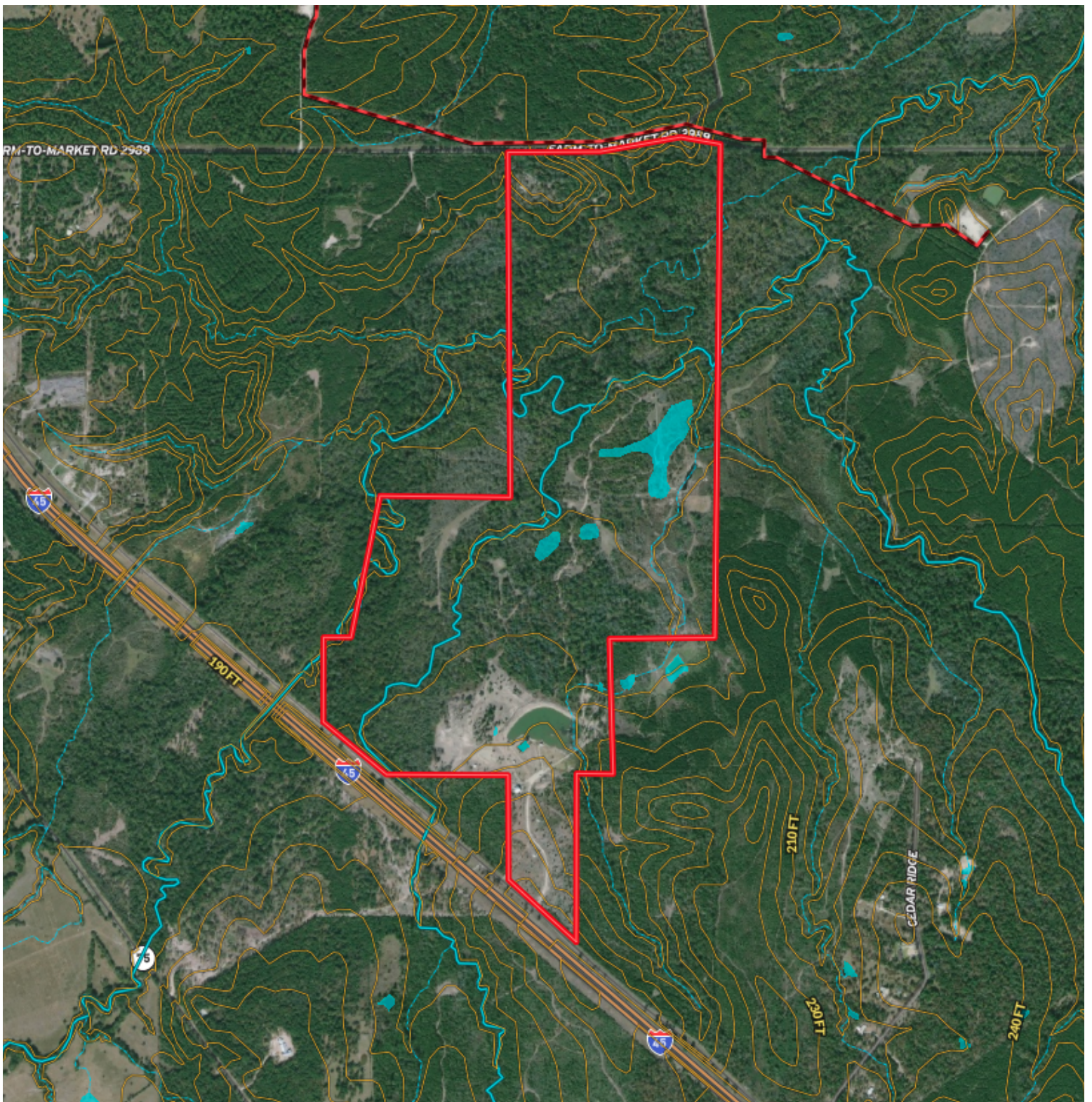
936-661-4343

jeff@markhamrealty.com



LOCATION

Located on the east side of I-45, 14 miles north of Huntsville. The main entrance fronts upon the I-45 North feeder road, 2 miles south of FM 2989. Property also fronts on FM 2989, 2 miles east of the I-45/FM 2989 intersection.



RESIDENTIAL IMPROVEMENTS

The lodge is a two-story structure with the lower floor being 3,342 ± square feet and designed as an entertainment area with 24' ceilings. This area is open and breezy from its hilltop location. Four roll-up doors and multiple walk-through doors enclose the area in cooler weather. Also included on the first level is a hunter's gear/gun room, large workshop/tool room, full bathroom and wet bar. This entire area is of rustic design with amazing wood work. Additionally, two large horse stalls with outside turn outs adjoin the main lower floor. The upper floor is 1,400 ± square feet, also of rustic design and includes a living area or great room, large master bedroom with closet, bunk room with closet, bathroom and a modern kitchen/dining area. This entire facility is attractive, functional and oozes relaxation. The building has a metal roof with gables and amazing windows.





AGRICULTURAL IMPROVEMENTS

The ranch is home to a registered herd of Texas Longhorn Cattle, fitting the motif of this property. There are seven large pastures, each with loafing sheds. Each pasture has its own water source, either one of the 5 ponds or a trough fed by water lines from the well. The pastures are all fenced with five-board rail fencing and five-board rail lanes between the pastures along with modern cattle working pens. A 40'X60' wooden structure, metal roofed hay barn is located central to the pastures.







UTILITIES

Brushwood Rose Ranch is completely off the grid...

Water Well (depth is 844') is powered by 8 large solar panels which keeps three, 100-gallon tanks full and pressurized. In the event of low sunlight or heavy water usage, where solar is not enough, a 45kw Generac generator automatically turns on well to keep tanks full. The generator is powered by a 1000-gallon propane tank.

45kw generator powers the lake party deck, water well, and was originally designed to be the backup generator for the main home site when built.

The barn electricity is powered by 32 solar panels and four Tesla power walls. This includes providing enough wattage to power a 5-ton A/C unit. The system is not currently connected to the grid (MidSouth), but could be, to sell back power. Freedom Solar (Austin) and Tesla, combined on this project for design and completion. In instances where power walls are low on power (continuous no sun days), a 14kw Kohler generator automatically recharges the power walls. There is a 500-gallon propane tank for this purpose. This system was completed in mid-2021 and has run continuously since.

Septic is an aerobic system.



LAKES, PONDS, & CREEKS

South Bedias Creek traverses the ranch in a West to East fashion, draining toward the main Bedias Creek, eventually to the Trinity River and Lake Livingston. Several small drains flow from both North and South into South Bedias Creek. Approximately 2/3 of the ranch is known to be in the flood plain, primarily in the creek bottom area. Two high hills of approximately 90 acres are located on the ranch, one hill is at the I-45 side (or west side) of the ranch, and the other hill is located at the FM 2989 frontage (or north side). The ranch can be traversed from the West to the North hills by a road that crosses South Bedias Creek in two locations, each having steel bridge crossings wide enough for four wheelers and ATVs.

An approximate 8 acre lake (Coyote Lake) was built in 2021 and is stocked with bass, catfish and perch. The lake is approximately 18' deep and also has an underground spring that adds to the water supply for the lake. Five additional ponds are located in the pastures for stock water.



WILDLIFE

Native wildlife is abundant on the property and in the area. The Bédias Creek area of Walker and Madison County continually produce large whitetail bucks. Many county “Big Deer” awards have been won by deer harvested in this area. Not only is the ranch home to whitetails but also feral hogs, squirrels, bobcats, coyotes, an occasional mountain lion, racoons, alligators and all other native species. Waterfowl are known to be abundant and portions of this property have been devoted to waterfowl improvements attracting ducks throughout the season. Another wildlife feature is the bald eagles that frequent Coyote Lake.



HUNTING

The main focus on the ranch has been primarily on deer, duck and hog hunting and it has proven to be very successful. With continued management and good weather conditions, it will only get better. The deer blinds and feeders in place will remain with the ranch. If you don't partake in hunting, then the wildlife photo ops are everywhere.





Markham Realty



2715 11th Street - Huntsville, Texas

(936) 295-5989

markhamrealty.com