

# \$4,400,000 - 10285 Ferrill Creek Road, Bryan

MLS® #25001965

**\$4,400,000**

7 Bedroom, 8.00 Bathroom, 8,112 sqft

Residential on 106.93 Acres

Other, Bryan, TX

A rare and remarkable opportunity awaits just minutes from Texas A&M and Kyle Field—this 107-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 horse boarding, 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. Adjacent contiguous 314 acres for sale.



Built in 2016

## Essential Information

MLS® #	25001965
Price	\$4,400,000
Bedrooms	7
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	8,112
Acres	106.93
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	10285 Ferrill Creek Road
Area	101
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

## Amenities

Utilities	Electricity Available, High Speed Internet Available, Septic Available, Water Available
Parking	Attached Carport

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Multiple Water Heaters
Heating	Central, Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas Log
# of Stories	1
Stories	One

**Exterior**

Exterior Features	Satellite Dish
Windows	Thermal Windows

**School Information**

District	Bryan
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**Additional Information**

Days on Market	235
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**Listing Details**

Listing Agent	Charles Allen
Listing Office	Riverstone Companies, LLC

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