

# \$5,499,900 - +/-323 Ac Ferrill Creek Road, Bryan

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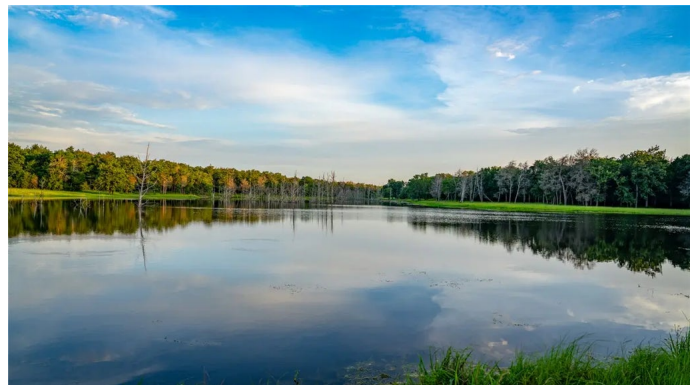
MLS® #25007998

**\$5,499,900**

Bedroom, Bathroom,  
Land on 323.11 Acres

Other, Bryan, TX

This highly versatile and scenic 323 acre property is located in the heart of Brazos County, ideally positioned just minutes from B/CS and Texas A&M. 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. The surface water includes six sizable bodies of water, ranging in size from approximately 1.5 acres to 10 acres. These lakes and ponds are stocked with largemouth bass, crappie, and bluegill, and have been carefully managed over the years through selective harvesting and supplemental forage to support a thriving ecosystem. With over 60 feet of elevation change the property offers a gentle rolling landscape with multiple scenic hilltops and private lakefront views. The ranch offers a rich environment with an ideal mix of wooded cover, open lanes, and established trails, creating prime conditions for both rifle and archery hunting. Whether you're seeking a weekend getaway, a working cattle operation, or a legacy land holding, this property delivers on all fronts. This is a rare opportunity to own a high-quality ranch in one of Texas most dynamic regions. This is a property that truly offers something for every land enthusiast and opportunities like this don't come around often.



## Essential Information

MLS® #	25007998
Price	\$5,499,900
Acres	323.11
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	+/-323 Ac Ferrill Creek Road
Area	101
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

## Amenities

Waterfront	Creek, Lake
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## Exterior

Lot Description	Lake Front, Open Lot, Pond on Lot, Trees Large Size, Trees
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## School Information

District	Bryan
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## Additional Information

Days on Market	88
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## Listing Details

Listing Agent	Jeremy Young
Listing Office	Swope & Young Land Company

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