

Triple L Ranch

COOL THINGS TO KNOW | It's more than a ranch. It's a way of life.

9458 CR 227 | Bedias, Texas | 42 Acres

THE LITTLE THINGS THAT MAKE LIFE SWEETER

- No traffic noise — just the sounds of nature.
- Looking up to see a baby blackbuck bounding through the pasture.
- Enjoy morning and afternoon country breezes.
- Large surrounding tracts contribute to the peaceful, wide-open setting.
- The garden has always been organic and practically waters itself with a timed irrigation system.
- Located in a historic area of Grimes County where family legacies run deep.
- The county roads are well maintained.
- The school bus stops right at the front gate.

Mischievous Margarita

Those extra tethers on the tack room door? Mischievous Margarita, the owners' donkey, figured out how to open the door and help herself to the feed!

Margarita and her horse companions will be moving with the owners. All chickens and seller-selected goats will convey.



HOW YOU'LL WANT TO SPEND YOUR DAYS

- Floating in the pool, watching the sunset over native pines and gently rolling hills.
- Fishing in the stocked, spring-fed pond.
- Watching wildlife, including the ranch's beautiful blackbuck antelope.
- Tending the garden and caring for livestock.
- Gathering around the firepit with friends and family.

WHEN THE SUN GOES DOWN

- Watching fireflies dance around the pond.
- Taking moonlit rides around the ranch.
- Stargazing beneath expansive country skies.
- Bringing out the telescope or simply enjoying views of the Milky Way on clear, dark nights.

A FEW EXTRA BONUSES

- The ranch is already set up for livestock.
- The tractor and farm implements convey.
- The firepit and large swing with built-in cooler stay with the property.
- A wheelchair-accessible detached bunkhouse offers extra space for guests.
- Original architectural blueprints tell the story of the unique bermed earthen home.

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