

# Homes & Commercial Kitchen

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## Main Home:

- 44,602 SF
- 4,000+ SF great room
- 12 bedrooms including:
  - 3,000+ SF master retreat
  - Mother-in-law suite
  - 1,700+ SF bunk room with 3 full baths, 2 TV areas, breakfast room & office
  - 8 spacious secondary bedrooms
- 15 full baths & 11 half baths
- 10 car garage
- 5 game rooms & 3 bars
- 4 living rooms
- 2 exercise rooms
- Indoor Endless Pool with treadmill
- Huge 4,600 SF recreational pool area
- 7 fireplaces
- 3 laundry rooms
- 600 KW generator
- Extensive & unique security features
- 3,400+ SF unfinished flex room, full bath, indoor shooting range, & pistol range
- Insulated Rollok storm & security protection on all windows & exterior doors
- Metal roof (3 coatings of galvalume material ranging from 16-gauge to 22-gauge)
- 20 A/C units (geothermal & electric)
- 6 high efficiency hot water heaters

## Other Homes:

### Foreman's House:

- ~4,100 SF
- 4 beds, 3.5 baths
- Game room or office
- Gigantic laundry room & MUD room
- Recently remodeled
- 2 A/C units (3 years old)
- Roof replaced 1 year ago
- 3 hot water heaters (1 year old)

### Miscellaneous:

- Cabin with 4 beds, 2 full baths, kitchen, & living room
- 3 apartments near commercial buildings & equestrian facilities

### Commercial Kitchen & Dining:

- ~3,300 SF
- 1,000+ SF dining room with extensive built-in serving area
- Processing room
- Walk-in fridges & freezer
- Commercial-grade outdoor kitchen
- Smokehouse room with commercial-grade ventilation
- Smokehouse prep & catering storage

# Land, Equestrian, Cattle Working, & Commercial Buildings

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## Land:

- +/- 230 acres of rolling terrain with 12 different elevation changes
- Concrete interior roads run from the entrance to the main home & commercial portions
- 8 wells
- 7 ponds (2 are underground fed)
- Fully fenced
- 9 pastures cross-fenced with high quality durable, effective, & exclusive fencing
- 3 pecan orchards (~270 trees)
- 3 excellent hay or crop fields
- High game fencing
- Equipment shop
- Livestock barns
- Sandy lome soil & coastal grass

## Other:

- Horse barn with 19 stalls, breeding mount, 3 stocks with foal stalls, Vet's office, 50' round covered working pen, & motorized hot walk
- Covered cattle working pens with hydraulic squeeze, cattle crush, electric scale, sorting gates, & multiple corrals with pipe fencing
- FFA Livestock area (inside of barn) with 2 holding pens, squeeze, & scale
- 32,000+ SF feed manufacturing, distribution, & storage facility (formerly The Diamond L Feed Store)
- 14,000+ commercial shop with 300 SF office & loading dock (currently houses a commercial cabinet & millwork facility)
- Ideally located in Washington County between Brenham, Bryan-College Station, Round Top, & Navasota

# Land Features, Equestrian Facilities, Cattle Working Pens, Feed Manufacturing, & Commercial Buildings

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Land masterfully planned to allow for endless commercial, farming, & recreational opportunities:

- +/- 230 acres of rolling terrain
- Concrete interior roads through the heart of the property, main home, & commercial portions
- Fully fenced & cross-fenced into 9 pastures
- 8 wells
- 7 ponds (2 are underground fed)
- 3 recently planted pecan orchards (~270 pecan trees)
- 3 excellent hay or crop fields
- Equipment storage & livestock barns
- Enclosed machine shop with shelving, work table, air compressor, & steel barn doors
- Open 2,900 SF shed with metal roof, steel support, concrete floors with inset middle drain, & large dog kennels
- Sandy lome soil & coastal grass

Working pens planned to allow for an all-inclusive cattle operation:

- Covered
- Working shoot with a hydraulic squeeze, cattle crush, and electric scale
- Sorting gates
- Multiple corrals (with pipe fencing) that are all accessible from the barn, pastures, & loading area
- Separate cattle working pens adjacent to the Foreman's house

High quality tough, durable, effective, & exclusive cross-fencing:

- Fencing around all exterior borders
- 9 cross-fenced pastures
- Metal pipe fencing surrounding the main house
- High game fence installed in 2020
- The exclusive fence on the back 20 acres was installed in 2020 & goes down ~2' to aid in keeping the hogs out. The north fence is an 8' high metal sheeting fence & the other 3 sides are lined with a 5' high 5 strand barbwire/hog wire fence
- Cattle working area has metal pipe fencing on the exterior & all interior corral areas

Equestrian facilities designed to support breeding, performance, & recreational riding:

- 19 stall horse barn
- Breeding mount
- 3 stocks with foal stalls
- Vet's office
- Covered 50' round working pens
- Motorized hot walk
- Tack room
- Commercial-grade washer/dryer
- Additional storage room with washer/dryer
- FFA livestock area (inside of the barn) with 2 holding pens, squeeze, & scale

Feed manufacturing, distribution, & storage facility created to support a sizeable operation:

- 32,000+ SF building with a metal roof & steel support beams lining the ceiling
- Office with a wall of windows overlooking the inside of the manufacturing facility
- Interior has 8 divided areas making it easy to separate your commodities
- Multiple sections of custom adjustable conveyor systems & custom hoppers to allow for maximum output of your commercial-grade grinders
- Ceiling mounted trough that allows for options to route the feed product into a truck, dump into a tractor-trailer, or send to a separate mixer
- Automatic sacker that sews the bag then drops it onto a conveyor that flattens it to load onto a pallet
- Legs that run from the inside of the manufacturing facility to the 3 exterior silos
- 2 additional exterior storage silos

Commercial-grade building constructed to allow for unlimited options:

- 14,000+ SF warehouse (currently houses a commercial mill working & cabinet facility)
- ~300 SF office & bathroom
- 18-wheeler loading dock
- Steel sliding/barn doors

# Commercial Kitchen (~2,300 SF), Dining Room, & Outdoor Kitchen

## Commercial Dining Room:

- 1,000+ SF
- Extensive built-in serving area with salad station, dual cooling tables, 8 warmers, & plate/utensil storage
- Built-in sound system hub that controls the built-in speakers that are located in every room of the commercial kitchen, dining, & outdoor kitchen areas
- Fireplace with floor-to-ceiling stone surround
- Floor-to-ceiling cedar wall detail
- Wall of windows line 2 sides of the room; one looking over the saloon area & the other looking over the garden/greenhouse area
- 5 ceiling fans
- Center wrought iron chandelier
- Floating rafters
- 4 wall mounted HVAC units in addition to the central A/C system

## Prep/Cleaning Area

- Huge commercial-grade SS sink with 3 sections and 2 faucets
- Commercial dishwasher with adjacent SS sink
- Commercial-grade Hoshizaki ice maker
- Extensive overhead built-in storage
- 3 wall mounted HVAC units in addition to the central A/C system

## Cooking Room:

- Radiance gas range
- Radiance griddle
- StarMax grill
- Bakers Pride Cyclone series oven
- American Range
- 2 gas fryers
- Commercial-grade exhaust/ventilation system
- Floor-to-ceiling storage line both sides
- Additional center storage & prep space

## Smoker Room:

- 500+ SF smoker room with commercial-grade dual Bally exhaust
- Wall of windows looking directly over garden & greenhouse area

## Commercial-Grade Outdoor Kitchen:

- Dual Memphis Wood Fire Convection Grill – Oven – Smoker with Intelligent Temperature Control with overhead commercial-grade exhaust system
- Commercial-grade crawfish cooking station & overhead commercial-grade exhaust system
- Stainless steel sink
- Stainless steel serving ledge on two sides
- Storm shutters on the entrance & both serving areas to allow it to be fully enclosed

## Processing Room:

- ~350 SF
- Dual Bally A/C coolers allowing it to also be an additional walk-in fridge
- Floor drainage system drains directly outside

## Walk-in Coolers:

- 14X14 Myra Custom Coolers walk-in fridge with 2 entry points
- 13X9 Walk-in freezer

## Center Breezeway:

- Center hub connecting the walk-in fridge, smokehouse prep/catering storage, processing room, outdoor entertaining area off the main pool, & garden/greenhouse area
- Huge commercial-grade SS sink anchored by prep space on both sides
- ½ bath
- Overhead SS shelves line one wall
- Overhead built-in wood shelves on adjacent wall
- Lined with ceiling fans

## Smokehouse Prep & Catering Storage:

- 27' of built-in storage
- Gigantic SS commercial-grade sink with 3 sections, dual hot/cold faucets, pull down sprayer, & a sanitize/disinfectant water line
- Lined with ceiling fans
- Wall of windows looks directly over garden & greenhouse area

# Recently Remodeled Foreman's House

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## Overview:

- 4,113 SF 1 story ranch style home
- 4 beds, 3.5 baths
- Brick & Hardie exterior
- Situated on one of the highest elevations of the land with stunning panoramic views on all sides
- Covered front porch looks down over the 3 ponds located on this portion of the land
- Covered back patio looks over the largest pecan orchard & the fully fenced backyard surrounded by mature oak trees
- Easily accessible via a private entrance of Palestine Road or from the road just past the main home
- 2 A/C units (3 years old)
- Roof replaced 1 year ago
- 3 hot water heaters (1 year old)
- Insulated Rollok storm protection rolling security shutters on all windows
- Durable "wood look" tile floors throughout the entire home
- Recent interior paint throughout
- Adjacent cabin with 4 bedrooms, 2 full bathrooms, & an open concept kitchen living room
- Additional set of cattle working pens ideally located between the foreman's house & cabin

## Welcoming Entryway:

- Leaded glass front door anchored by energy efficient windows
- Gorgeous cedar accents
- Designer lighting
- ½ bath
- Coat closet

## Spacious Open Concept Kitchen (16X13):

- Lined with custom cabinets accented by crown molding, thick wood trim, designer hardware, & under cabinet lighting
- Large eat-up breakfast bar
- Island highlighted by cedar on both sides
- Stainless steel KitchenAid appliances include a 5-element electric convection range, microwave, & fridge
- Gigantic walk-in pantry

## Dining Room with Stunning Views (14X12):

- Wall lined with floor-to-ceiling cedar
- Designer ceiling oil rubbed bronze ceiling fan with 74" dual fan heads
- Oversized window highlighted by wood trim

## Huge Primary Bedroom (17X14):

- Vaulted ceilings with crown molding
- Built-in dresser
- Built-in vanity area with custom cabinets
- Custom barn door leading to en-suite bath
- Dual walk-in closets with built-ins
- His/her sinks with custom cabinets
- Jetted garden tub
- Separate stand-up shower
- Enclosed toilet area with additional storage
- Separate door leads directly outside
- Designer ceiling fan

## Large Family Room (18X14):

- Gas fireplace with raised hearth & floor to ceiling brick accent
- Vaulted ceilings with wood beam & dual fans
- Wood molding wall accents
- Custom barn door

## Home School/Office/Game Room (12X11):

- Extensive built-ins lining the walls on 3 sides
- Custom barn door
- Sloped ceilings with designer fan & can lights
- Wall of windows overlooking the front porch

## Gigantic Laundry & MUD Room (13X12):

- Upper & lower custom cabinets line 2 sides
- Built-in fridge space
- Clothes hanging rack with wood border
- Sink
- Large window over the washer/dryer area
- MUD room with bottom cubby holes, hooks, & top shelf

## Mother-In-Law Suite (15X14):

- Crown molding, painted paneling with wood trim accent, designer fan, & recessed lights
- En-suite bath with a walk-in shower, custom cabinets, & designer lighting

## Bed 3 (15X11):

- 2 walls lined with built-in shelves & built-in desk area below the wall of windows
- Walk-in closet
- Designer ceiling fan

## Bed 4 (14X11):

- Built-in desk area is ideally situated underneath the oversized window & is anchored by floor-to-ceiling built-in shelves

## Property Description

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Situated on 225+ acres of rolling terrain, the iconic Diamond L Ranch is a fully updated, impeccably maintained, & thoughtfully curated property with unmatched recreational, entertainment, farm, equestrian, cattle, & commercial possibilities. This extraordinary property is designed to seamlessly & and simultaneously run a variety of businesses while having a private homestead retreat to live & entertain.

The fully updated property includes equestrian facilities designed for breeding & performance, cattle working pens planned to allow for an all-inclusive operation, a 32,000+ SF feed manufacturing, distribution, & storage facility, a 14,000+ SF commercial shop, 8 wells, 7 ponds, 9 cross fenced pastures, high game fencing, concrete interior roads, 3 pecan orchards, & SO MUCH MORE!

The custom 44,600+ SF main home features a 10-car garage, a stunning 3,000+ SF primary suite, mother-in-law quarters, giant 1,700+ SF bunk room, 8 secondary bedrooms, 15 full baths, 11 ½ baths, 5 game rooms, a 4,500+ SF recreational pool area, indoor Endless pool, 600 KW generator, storm shutters on all windows, & extensive security features.

Fully loaded 2,300 SF commercial kitchen, huge dining room with extensive built-in serving area, processing room, large walk-in fridges & freezer, & commercial grade outdoor kitchen.

Other homes on the property include a recently remodeled Foreman's house with 4,100+ SF, 4 beds & 3.5 baths, a cabin with 4 beds & 2 baths, & 3 apartments near the commercial portion of the land.

The level of quality and attention to detail put into creating this one-of-a-kind property is evident in all aspects of the land, its endless amenities, & masterfully designed main estate. Conveniently located in Washington County between Brenham, Chappell Hill, Navasota, Round Top, & Bryan-College Station.

## Links

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Full Video:

<https://youtu.be/8GtuuGHgRlc>

Exterior Video:

<https://youtu.be/XU2V7E2U4oM>

Interior Video:

<https://youtu.be/h22pAErhGU>

Land Features Map:

<https://mapright.com/ranching/maps/55c87262c7712c66e633175169ad3b2f/share>

Website:

<https://kiecke-becker.com/diamond-l-ranch>

Flipping Book:

<https://online.flippingbook.com/link/300757/>