



The Lindi/Cameron Team
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Coldwell Banker Properties Unlimited
979-836-0011
cbsellstexas.com
601 Medical Court | Brenham, TX



WILLOW CREEK RANCH 7940 Minarcik Road | New Ulm, TX

Property Description

Willow Creek Ranch spans an incredible 140+ rolling acres located within 12 minutes of Round Top, TX. This unique property combines luxurious country living with an outdoor enthusiast's dream, featuring two beautiful residences totaling over 4,100 SF, outdoor courtyards and decks with stunning views, a large metal barn with office, cross-fenced pastures, a stocked pond, live creek, abundant wildlife, and more—all on your own private retreat.

Residential improvements total over 4,100 SF of living space, thoughtfully divided between two homes. The owner's residence features 1 bedroom, 1.5 bathrooms, a large office, spacious open entertaining areas, and wide porches overlooking rolling pastures. The second residence offers 3 bedrooms and 2 bathrooms, ideal for family or guests. Between the two homes, a stone courtyard with pergola and fireplace creates a seamless indoor/outdoor gathering and living space.

Designed with cattle and ranching in mind, the property is currently Ag Exempt. There are eight total pastures, a large metal barn with office, working pens, fuel tanks, and ample water sources. Elevations range from 310' to 360', with a mix of open pastures, wooded areas, and sandy soil. Willow Branch Creek meanders through the ranch with multiple manicured crossings, complemented by a stocked pond and additional pond/lake sites. Wildlife is abundant, and the property is equipped with feeders and hunting blinds.

With close proximity to Houston, Brenham, and Bryan—College Station, Willow Creek Ranch is a luxury farm and ranch property that combines working ranch functionality with timeless retreat qualities. Between New Ulm, Fayetteville, Round Top, and Industry on paved road frontage.



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Outline of Improvements

Main House

This thoughtfully crafted 2,368± SF home, built in 2004, offers a perfect balance of timeless design and modern amenities. With a Hardi Plank and stone exterior, a brand-new composition roof and gutters (2025), and inviting living spaces designed for both comfort and function, the property is move-in ready. Expansive windows throughout frame serene pasture views, while custom finishes like hickory cabinetry, built-in shelving, and a chef's kitchen make this residence truly stand out.

- **Library/Office:** 18-foot ceilings, wall of windows, and three walls of built-in shelving
- **Chef's Kitchen:** Large island with 6-burner gas cooktop, breakfast bar seating, pantry safe room, built-in paneled refrigerator, and custom pull-out cabinetry
- **Living Room:** Stone fireplace and wall of windows overlooking the covered porch and rolling pastures
- **Primary Bathroom:** Tile and stone shower, soaking tub with stained-glass window, dual vanities, and two large closets
- **Additional Features:** Roll-in shower, tech closet, security system with cameras, composite decking, hickory cabinetry, and whole-home water filtration system

Guest House

Built in 2016, this 1,732± SF home blends modern design with timeless details. The Hardi Plank and stone exterior is complemented by soaring ceilings with wood beams, a stone-accent fireplace wall, and a wall of windows that flood the living space with natural light. The chef's kitchen is ideal for both everyday living and entertaining, while the thoughtfully designed primary suite features an oversized closet with built-in washer/dryer. A split floor plan places two additional bedrooms and a full bathroom on the opposite side of the home

- **Living Area:** Stone fireplace, wall of windows, high ceilings with wood beams
- **Kitchen:** Large island with sink and seating, abundant cabinetry, gas oven/range, wall oven, warming drawer, custom pull-out cabinets
- **Primary Suite:** Oversized closet with built-in storage and washer/dryer
- **Additional Features:** Plantation shutters, tankless water heater, composition roof & gutters (2016)



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Courtyard & Grounds

The outdoor spaces are designed for both beauty and function, offering seamless transitions between indoor comfort and open-air entertaining. From thoughtfully landscaped grounds to multiple seating areas with panoramic views over the pastures, every detail invites relaxation and gathering.

- Professional landscaping with sprinkler system
- Sandstone and concrete hardscaping throughout
- Pergola and stone fireplace for shaded and cozy gathering spots
- Water fountains adding charm and ambiance
- Expansive 3-car carport that doubles as a covered party space
- Multiple seating areas with breathtaking views, connecting both residences for easy indoor/outdoor living and entertaining

Metal Barn

This versatile building, built in 2000, offers ample space for storage, work, or hobbies with thoughtful functional additions. A large slab foundation, enclosed office, and multiple access points make it highly adaptable to a variety of uses.

- 70' x 50' slab with additional 15' x 50' dirt floor section
- 15' x 10' office with window unit
- 13' x 4' storage room
- Full-length back lean-to for added coverage
- Sliding barn doors and walk-through doors for convenient access



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Other Improvements

- Water Well – Well house built and tank replaced in 2023
- Septic System – 2 tanks located west of Guest House
- Livestock Working Pens
- Fuel Tank Building – 2 tanks
- Cow Shed – 2001
- Storage Building – 2007
- Equipment Shed – 2021
- In-Ground Propene Tanks – Both homes

Land Details

- Pond stocked with catfish, never gone dry
- Pasture Breakdown – 8 total pastures, cross fenced with gates
- Willow Branch Creek – live water, spring-fed creek, two crossings, manicured access spots, some floodplain only around creek.
- Trees – Pecan, Oak & Misc.
- 4 Cattle Guards
- Water Trough

Implements Available for Negotiation

- Tractor – 2016
- Mule – 2023



PLAT OF A 140.384 ACRE TRACT (CALLED
139.59 ACRES, VOL. 577, P. 99,
D.R.F.C.)

James Miles League, Abstract No. 69
Fayette County, Texas

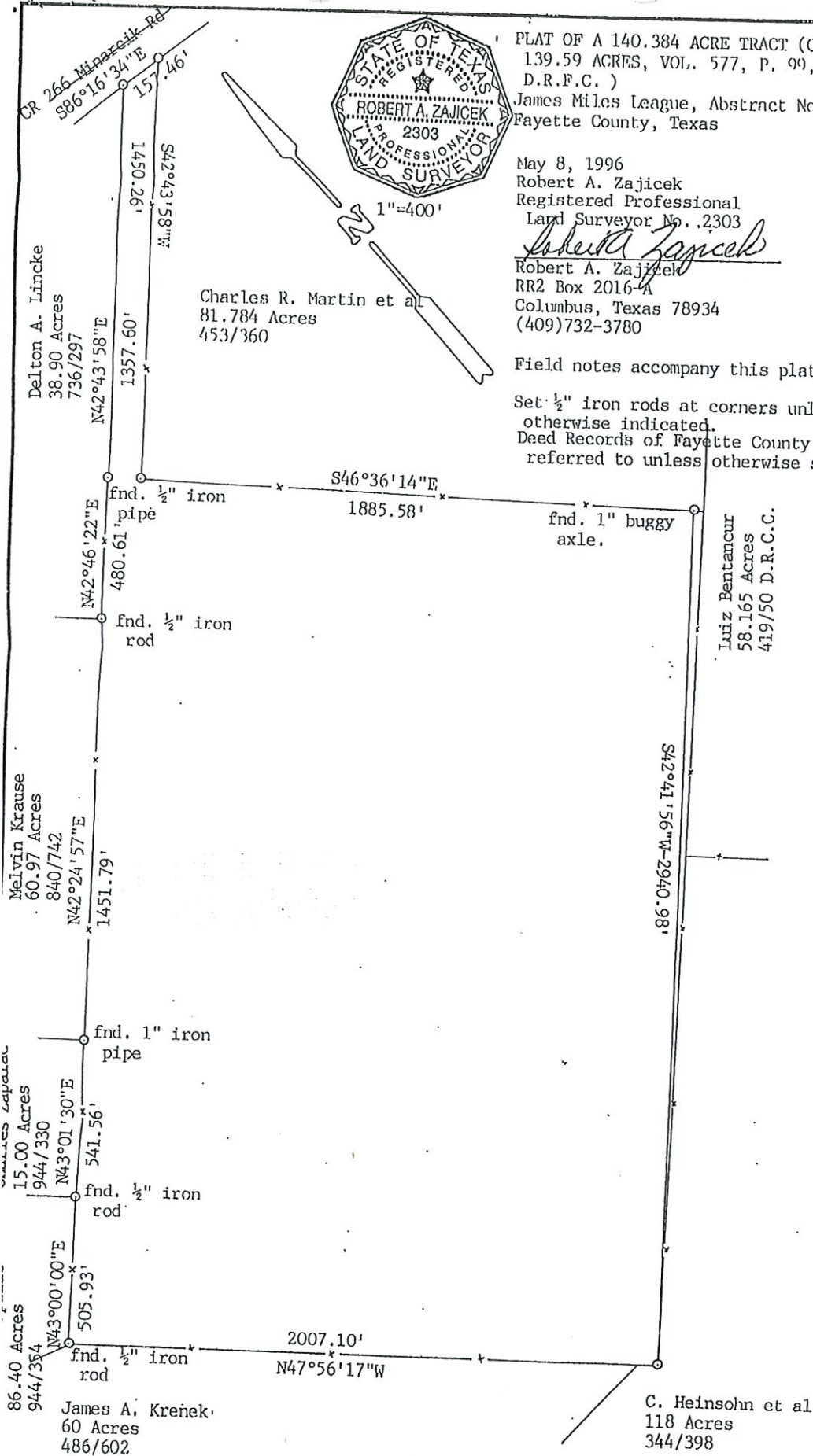
May 8, 1996

Robert A. Zajicek
Registered Professional
Land Surveyor No. 2303

Robert A. Zajicek
Robert A. Zajicek
RR2 Box 2016-A
Columbus, Texas 78934
(409)732-3780

Field notes accompany this plat.

Set $\frac{1}{2}$ " iron rods at corners unless
otherwise indicated.
Deed Records of Fayette County are
referred to unless otherwise shown.





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Charles R. Martin et al
81.784 Acres
453/360

Luiz Bentancour
58.165 Acres
419/50 D.R.C.C.

C. Heinsohn et al
118 Acres
344/398

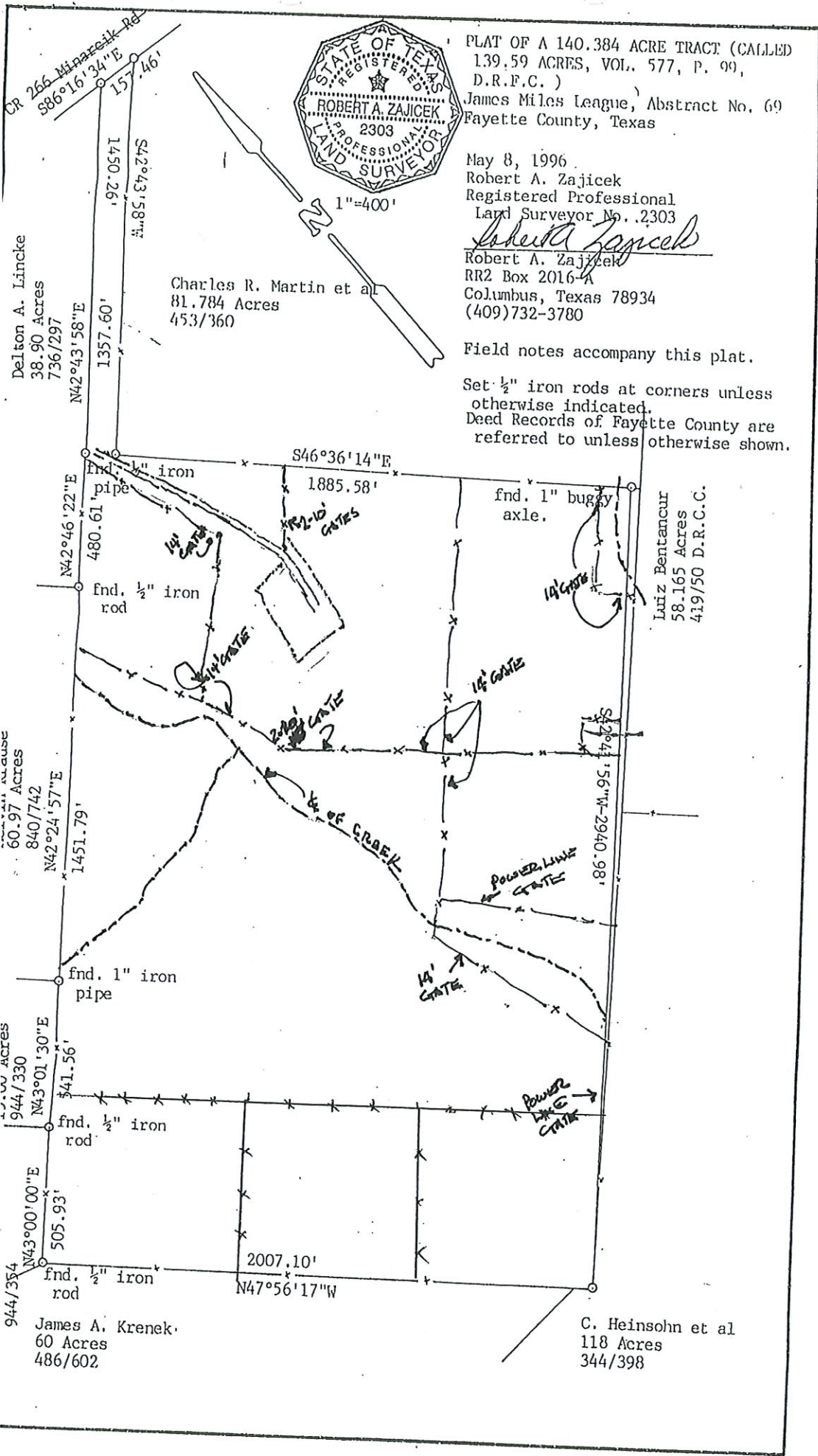
Delton A. Lincke
38.90 Acres
736/297

60.97 Acres
840/742
N42°24'57"E
1451.79'

60.97 Acres
840/742
N42°24'57"E
1451.79'

60.97 Acres
840/742
N42°24'57"E
1451.79'

James A. Krenek
60 Acres
486/602



ZAJICEK ENGINEERING & SURVEYING

PROFESSIONAL
ENGINEER
Reg. No. 28938

ROBERT A. ZAJICEK

337 WALNUT STREET • COLUMBUS, TEXAS 78934
(409) 732-3780

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Reg. No. 2303

May 8, 1996

STATE OF TEXAS Ø

COUNTY OF FAYETTE Ø

BEING a 140.384 acre tract of land located in the James Miles League, Abstract No. 69, in Fayette County, Texas; said 140.384 acre tract being all of those certain tracts of land (3 tracts) containing a total of 139.59 acres, described in Deed from C. C. Obermueller and wife, Nellie Obermueller to Clarice Imogene Obermueller Davis, Marion Louise Obermueller Henkhaus and Genelle Andrey Obermueller Kohutek, dated May 11, 1981, recorded in Volume 577, Page 99, Deed Records of Fayette County, Texas to which reference is made for all purposes; said 140.384 acre tract being more particularly described by metes and bounds as follows, TO-WIT:

BEGINNING at a $\frac{1}{2}$ " iron rod found for the West corner of the said 139.59 acre tract and also the West corner of the herein described tract; said $\frac{1}{2}$ " iron rod also being the Southeast corner of the Charles Zapalac 86.40 acre tract (Vol. 944, P. 354 O.R.F.C.);

THENCE along the Northwest line of the said 139.49 acre tract, N43°00'00"E, (Reference Bearing), 505.93 feet to a $\frac{1}{2}$ " iron rod found for an angle point, continuing N43°01'30"E, 541.56 feet to a 1" iron pipe found for the East corner of the Charles Zapalac 15.00 acre tract (Vol. 944, P. 330, O.R.F.C.) and also the South corner of the Melvin Krause 60.97 acre tract (Vol. 840, P. 742, D.R.F.C.), continuing N42°24'57"E, 1451.79 feet to a $\frac{1}{2}$ " iron rod found for the East corner of the said Krause 60.97 acre tract and also the South corner of the Delton Lincke 38.90 acre tract (Vol. 736, P. 297, D.R.F.C.), continuing N42°46'22"E, 480.61 feet to a $\frac{1}{2}$ " iron pipe and N42°43'56"E, 1357.60 feet to a $\frac{1}{2}$ " iron rod set in the South line of C.R. 266 (Minarcek Road) for the East corner of the said Lincke 38.90 acre tract and also the Most Westerly North corner of the said 139.59 acre tract and also the Most Westerly North corner of the herein described tract;

THENCE S86°16'34"E along the said South line of C.R. 266 a distance of 157.46 feet to a $\frac{1}{2}$ " iron rod set at the base of a corner post for the apparent Most Easterly North corner of the said 139.59 acre tract and also the Most Easterly North corner of the herein described tract; said $\frac{1}{2}$ " iron rod also being the North corner of the Charles Martin 81.784 acre tract (Vol. 453, P. 360, D.R.F.C.);

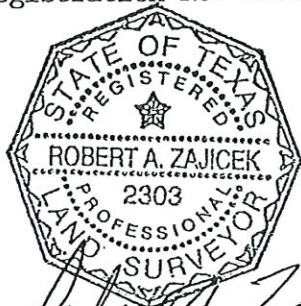
THENCE S42°43'58"W along the Northwest line of the said Martin 81.784 acre tract a distance of 1450.26 feet to a $\frac{1}{2}$ " iron rod set for the West corner of the said Martin 81.784 acre tract and also a re-entrant corner of the herein described tract;

THENCE S46°36'14"E along the Southwest line of the said Martin 81.784 acre tract a distance of 1885.58 feet to a 1" buggy axle found for the East corner of the said 139.49 acre tract and also the East corner of the herein described tract; said 1" buggy axle being N46°36'14"W, 28.60 feet from a corner post found for the apparent South corner of the Martin 81.784 acre tract;

THENCE S42°41'56"W a distance of 2940.98 feet to a ½" iron rod set at the base of a corner post for the apparent South corner of the said 139.59 acre tract and also the South corner of the herein described tract; said ½" iron rod also being the re-entrant corner of the C. Heinsohn et al 118 acre tract (Vol. 344, P. 398, D.R.F.C.); THENCE N47°56'17"W along the South west line of the said 139.59 acre tract a distance of 2007.10 feet to the PLACE OF BEGINNING, containing 140.384 acres of land.

Robert A. Zajicek
Registered Professional Land Surveyor
Registration No. 2303

Note: A plat accompanies
these field notes.



Robert A. Zajicek
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