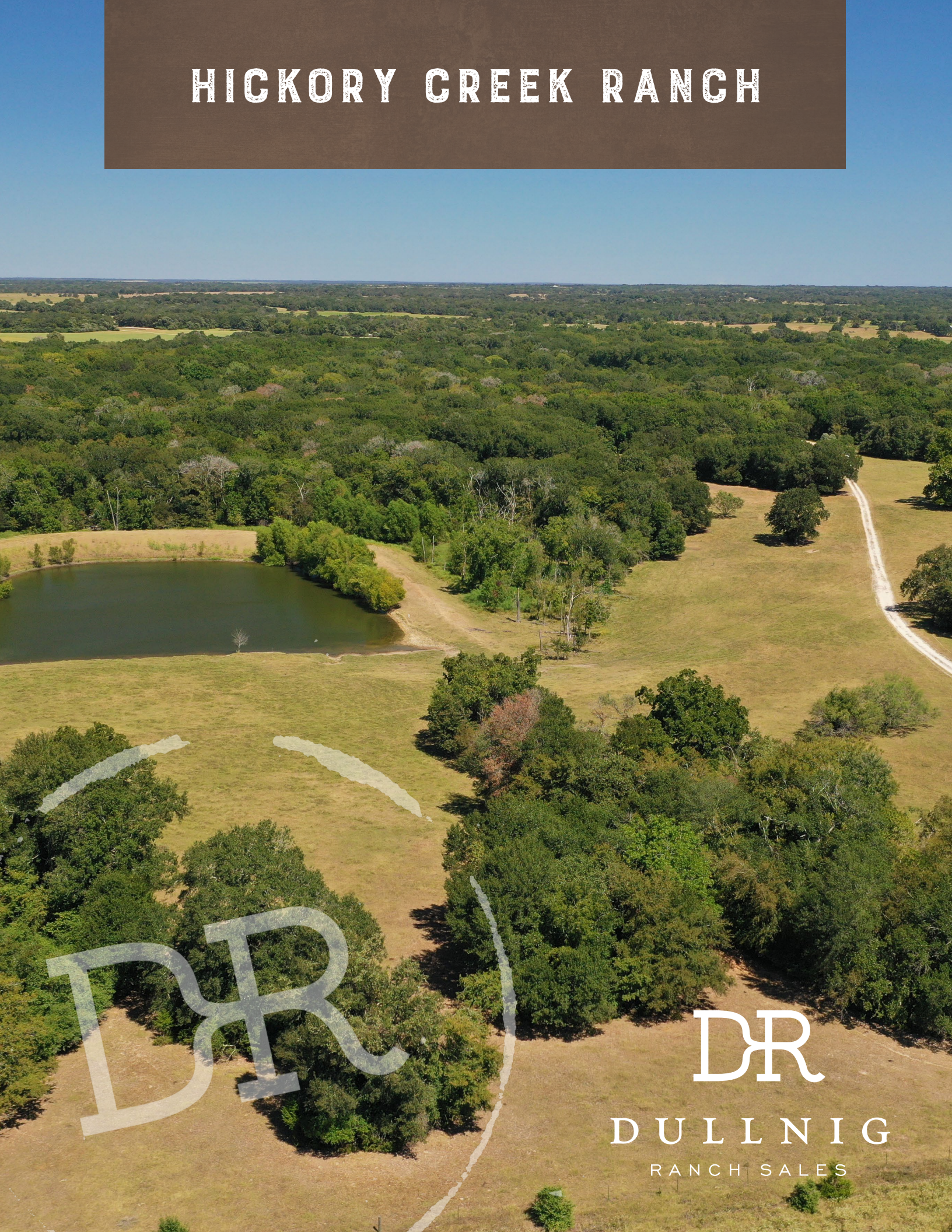


HICKORY CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Hickory Creek Ranch, uniquely situated in one of the most beautiful locations in all of Robertson County, offers a rare combination of recreational enjoyment, superb cattle grazing, and hunting opportunities. Comprised of 1,136.26± acres of prolific land, this ranch provides a weekend oasis that includes fantastic recreational opportunities, dynamic elevated views, and ideal proximity to several major cities. This blank canvas has large trees, excellent water, and large rolling hills unlike anything else in Robertson County.

VEGETATION/TOPOGRAPHY

The ranch offers a variety of mixed-use habitats, within the Post Oaks Savannah Ecoregion, including a blend of open pasture, post oaks, blackjack oaks, and Cedar elm. Numerous pastures have been cleared and improved with Coastal Bermuda grass for grazing. Native grasses are prevalent throughout the wooded areas, which include majestic mature hardwood bottoms and scattered post oaks. The soils primarily consist of Shadow loam, Gasil loamy fine sand, Eufaula loamy fine sand, Hearne fine sandy loam, Silstid loamy fine sand, and Uhland loam. The elevation on the ranch varies from 370'± along Mud Creek to 440'± along the eastern border of the property, which is considered to be extremely unique for this geographical area. The topography provides multiple dramatic contrast points that offer beautiful views beyond the property.

1,136± Acres

Robertson County



1,136± Acres
Robertson County



WILDLIFE

The Hickory Creek Ranch has an abundance of wildlife and sporting opportunities. Whether your passion involves angling or the pursuit of deer, ducks, doves, hogs, or predators, you will find no shortage here. Located within one of the most productive zones of the Central Flyway, there is potential for phenomenal waterfowl hunting in the multiple ponds and along Mud Creek. The thick wooded corridors throughout the ranch provide plentiful cover and sanctuary areas for the wildlife to thrive.

WATER

Both surface and subsurface waters are abundant throughout the Hickory Creek Ranch. The main bodies of surface water include a 2± acre pond, two smaller stock tanks and nearly one mile of Mud Creek frontage. There are two water wells located on the property. The 2± acre pond located on the property has amazing fishing and regularly produces largemouth bass and bream.

1,136± Acres

Robertson County



1,136± Acres
Robertson County



TAXES

The property is under an agricultural tax exemption program.

MINERALS

Negotiable - Please Contact Broker for Details.

NOTE

Property is Co-Listed by TT Ranch Group and Dullnig Ranch Sales.

1,136± Acres
Robertson County

MAP LINK

[Click here to view map](#)



1,136± Acres
Robertson County



**1,136.26± ACRES ROBERTSON CO.
SOUTH HICKORY LOOP ROAD
FRANKLIN, TX 78837**

The property is 35 minutes northwest of Bryan/College Station, 2 hours east of Austin and 2.5 hours northwest of Houston. The property is located in the Calvert Community, west of the town of Franklin. The ranch entrance is on the south side of South Hickory Loop Road. The Easterwood Regional Airport (KCLL) is located 3 miles SW of College Station and has a 7000-foot runway. It is 35± miles from the ranch gate.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.