

CLEAR CREEK RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Located in the northern part of Robertson County, near Franklin, TX, Clear Creek Ranch makes for an excellent investment, agricultural, or recreational property. This is a turnkey cattle and horse property ready to be enjoyed right away. From clear coastal fields to heavily wooded areas and rolling hills and the spring-fed creek, it makes for an excellent mixed-use ranch and great long-term investment.

IMPROVEMENTS

This property is ready to go for the cattle and/or horse owner with its good fencing with eight (8) pastures, a nice set of cattle pens, and large equipment barn. Clear Creek is well watered with a good water well, nine (9) ponds, and 1400±' of Cook Branch Creek.



589± Acres

Robertson County



589± Acres
Roberston County



VEGETATION/TERRAIN

This property features rolling hills, well-manicured fields, and selective brush clearing that has left strips of cover for wildlife. Scattered Post Oaks, Red Cedar, Pin Oaks, Blackjack Oaks and Yaupon make up the majority of the tree cover. Pastures are coastal Bermuda and some common Bermuda, which are highly productive for hay.



589± Acres
Robertson County

WATER

The creek is spring fed with flowing clear water year-round and has never run dry, even in the most severe and sustained drought. There's also a municipal water meter.

WILDLIFE

Whitetail deer, ducks, dove, hogs, and various varmints are present.



589± Acres
Roberston County



TAXES

Agricultural Exempt

MINERALS

Surface Estate only

SCHOOL

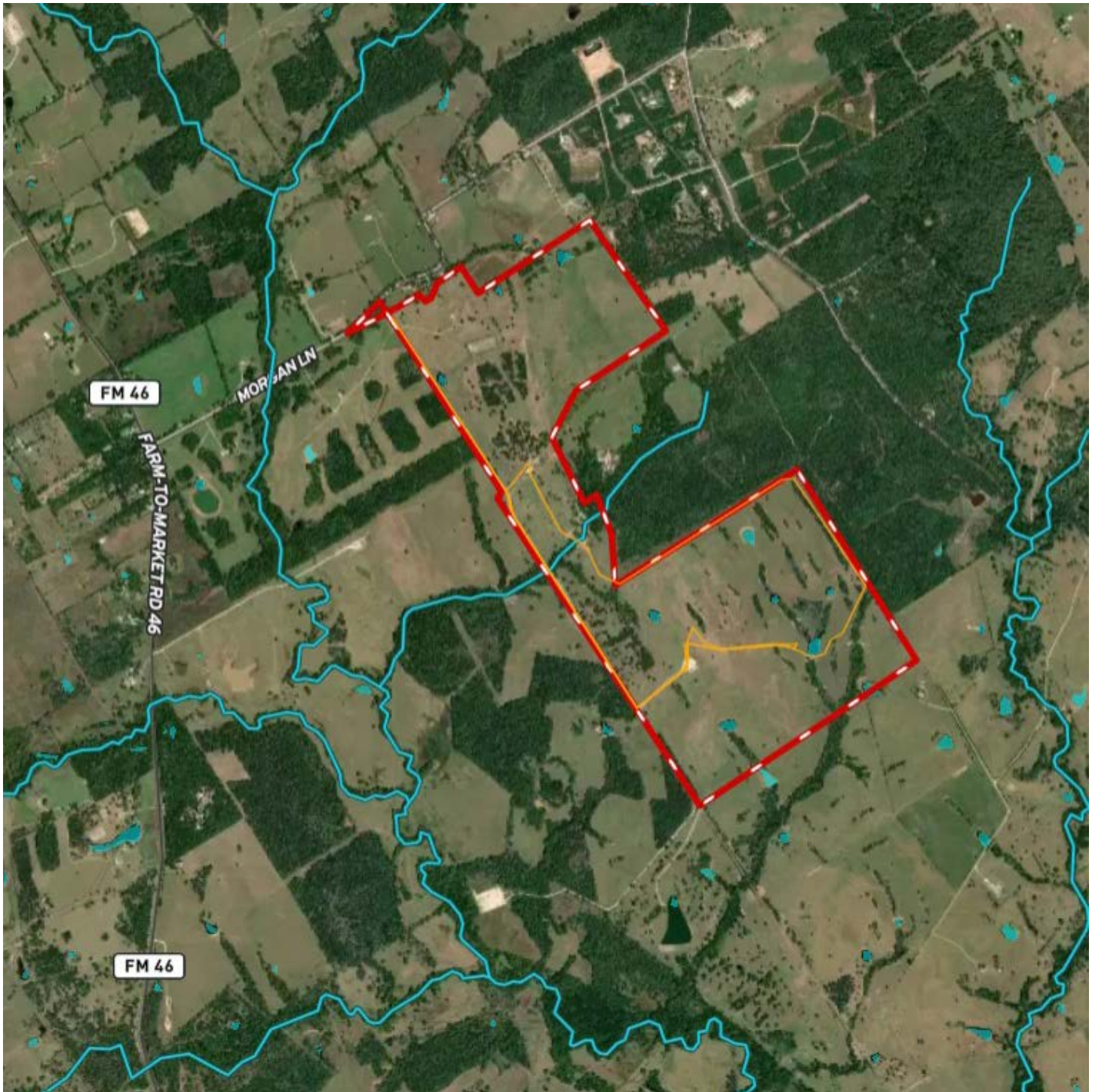
Franklin ISD



589± Acres
Robertson County

MAP

[Click here to view map](#)



589± Acres
Roberston County



589± ACRES ROBERTSON COUNTY MORGAN LANE FRANKLIN, TX 77856

Located on Morgan Lane, a county-maintained road, just 6± miles SE from Franklin, TX, and only 25± miles North of Bryan-College Station. 100± miles from Houston, 90± miles from Austin, 125± miles from Dallas, 160± miles from San Antonio.

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

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VIDEO LINK

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