

**Rock Island Ranch**  
Eliasville, TX 76481

**\$2,497,318**  
312.360± Acres  
Young County



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**Eliasville, TX / Young County**

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**SUMMARY**

**City, State Zip**

Eliasville, TX 76481

**County**

Young County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.974566 / -98.743585

**Acreage**

312.360

**Price**

\$2,497,318

**Property Website**

<https://cfrland.com/detail/rock-island-ranch-young-texas/40250/>



## **PROPERTY DESCRIPTION**

Boulder T Ranch encompasses 100 +/- high-fenced acres boasting numerous amenities, lodging, and exotic hunting in northern Young County. As you traverse the ranch, you will soon realize where it gets the "Boulder T Ranch" name. A significant elevation change gives way to Brushy Creek's bottom on the eastern side, creating some of the most immense boulders in the area. The land transitions from harsh terrain to a lush, fertile bottom country. Boulder T Ranch is completely wooded with large hardwoods and scattered mesquite and cedar. Heavy hardwoods and winding interior ATV roads give a sense of a much larger property. A 60-gallon per minute water well provides water to the lodge, a pond, a whitetail breeding facility with pens, and various water troughs on the ranch. In addition to being a turn-key exotic hunting ranch, it should come as no surprise that the pond is stocked with fish and has a dock with a deck which is ideal for relaxing. With Brushy Creek being a significant creek within Young County, the owners decided to high fence above the waterway, leaving roughly 15 acres dubbed the "wild side". This area allows for native hunting of whitetail deer, feral hogs, and varmints appealing to those who love exotic native hunting.

The hunting lodge and outdoor entertainment area are integral to the Boulder T Ranch. This lodge was built at the request of a frequent return client and was constructed for entertaining. As you enter the hunter's lodge, you arrive in a large common area with a vaulted ceiling and a full-functioning bar, all accented with stunning natural stone. Around the corner from the bar area is the dining room with charming saloon doors adjoining the kitchen, walk-in pantry, and laundry facilities. Opposite the kitchen is a space dedicated to entertaining guests. Here a billiard table and shuffleboard table anchor the area with a pot-bellied stove strategically placed in the corner of the room. To complete the first story is a bedroom, bathroom, and "man cave" living room with a television and seating. Two upstairs bedrooms in the lodge share a second bath and a bonus area currently used as an office. Everything in the lodge can stay, should the buyer want.

Outside the lodge lies a fully furnished pavilion with three roll-up garage doors that allow the pavilion to be shut on the east and west sides to help block the wind or left open to create a breezeway on hot days. Next to the pavilion is a 13,000-gallon custom pebble-tec-finished pool with a waterfall and lights. Custom sidewalks surround the pool and pavilion area and extend to a dock/patio overlooking the pond to complete the atmosphere for entertaining.

*Agent's Comments* -- The owners have taken pride in how Boulder T Ranch operates and have it set up turn-key. A new owner can move in and use it for their own or continue to sell exotic hunts. Some oil and gas activities are present; the operator is responsive and communicates with the owner when entering the property. This is a courtesy that will extend to the future owner.

### **-- HUNTING LODGE --**

- Built in 2009; 3 Bed / 2 bath; 3,210 sq ft
- Metal siding and roof
- One bedroom downstairs with two bedrooms upstairs
- Open concept with kitchen and bar
- Fully furnished

### **-- CABINS --**

- Two mobile wooden cabins, one is 96 sq ft, larger is 180 sq ft
- Bathhouse in between the cabins
- Can sleep between 12-15 on twin beds

### **-- OUTDOOR ENTERTAINMENT --**

- 40 X 30 Covered entertainment area with 20' ceilings, built in 2019
- Three garage bay doors
- Electricity and plumbed for a bathroom
- Swimming pool and outdoor entertainment are adjacent

### **-- RANCHING & HUNTING IMPROVEMENTS --**



- 8' High tensile fence; in good shape
- 5 Breeding pens with piped water and a divider lane down the middle
- 1,650 sq ft deer facility building
- 2 Walk-in coolers and one meat-cutting room
- 4 Fiberglass 6 shooter 12' blinds
- 8 Timer feeders and 3 bulk protein feeders
- ATV/UTV dirt roads
- Numerous other improvements and equipment which will be provided at showings

-- WATER & TERRAIN --

- 2 Ponds--Large one in front of lodge is stocked with fish
- 60-gallon-per-minute water well provides water for the entire property
- 2060' of Brushy Creek
- Hardwood trees with scattered mesquite and cedar
- 70 feet of elevation

-- COVER & WILDLIFE --

- *Whitetail* -- No longer used for whitetail purposes
- Exotics--5 buffalo, 3 mouflon rams, 2 axis doe, 7 fallow deer, 2 cow elk, 7 red deer, 2 sika does, 4 aoudad
- *Native wildlife* -- Mourning & White-Wing Dove, variety of duck, hogs & varmint
- *Tree Cover* -- 100% wooded; most hardwood varieties in the area
- *Underbrush* -- Moderate to light; Lotebush, Bumelia, Skunkbush, Cat Claw, Yucca, and minimum Prickly Pear

-- MINERALS & WIND --

- 8 shallow producing wells
- 2 deep producing wells
- 2 saltwater injection wells
- No minerals owned
- Trinity Hills Wind Farm is 5 miles NW
- 100% Owned wind rights convey

-- ACCESS & DISTANCES --

- Two automatic gates on Pumphrey Road
- 20 mile N of Graham
- 40 miles S of Wichita
- 100 miles NW of Fort Worth
- 120 miles NW of DFW Airport

Listing Agent -- Heath Kramer ([940-456-0575](tel:940-456-0575))

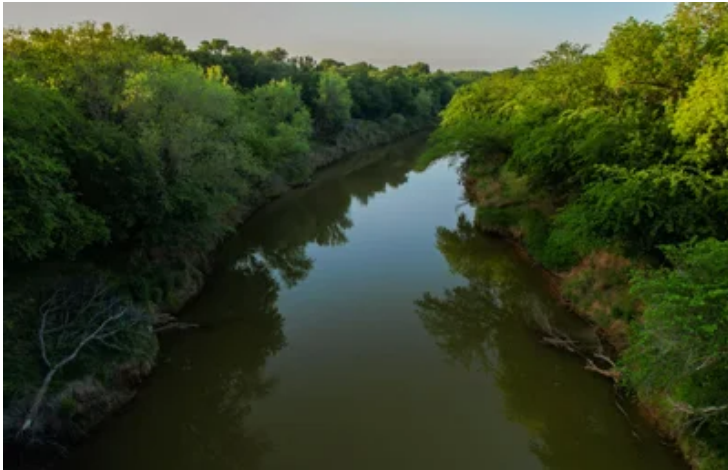
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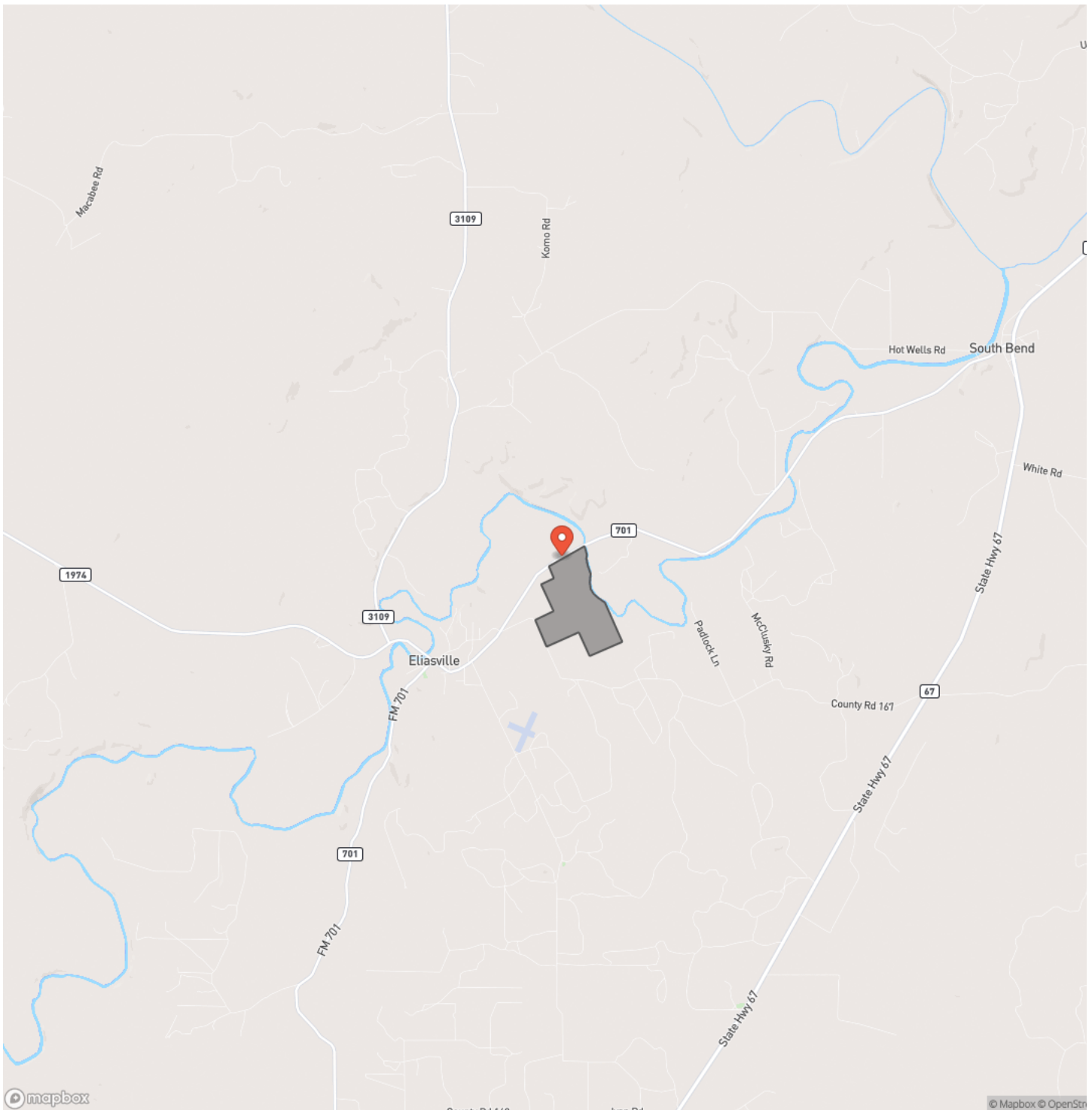


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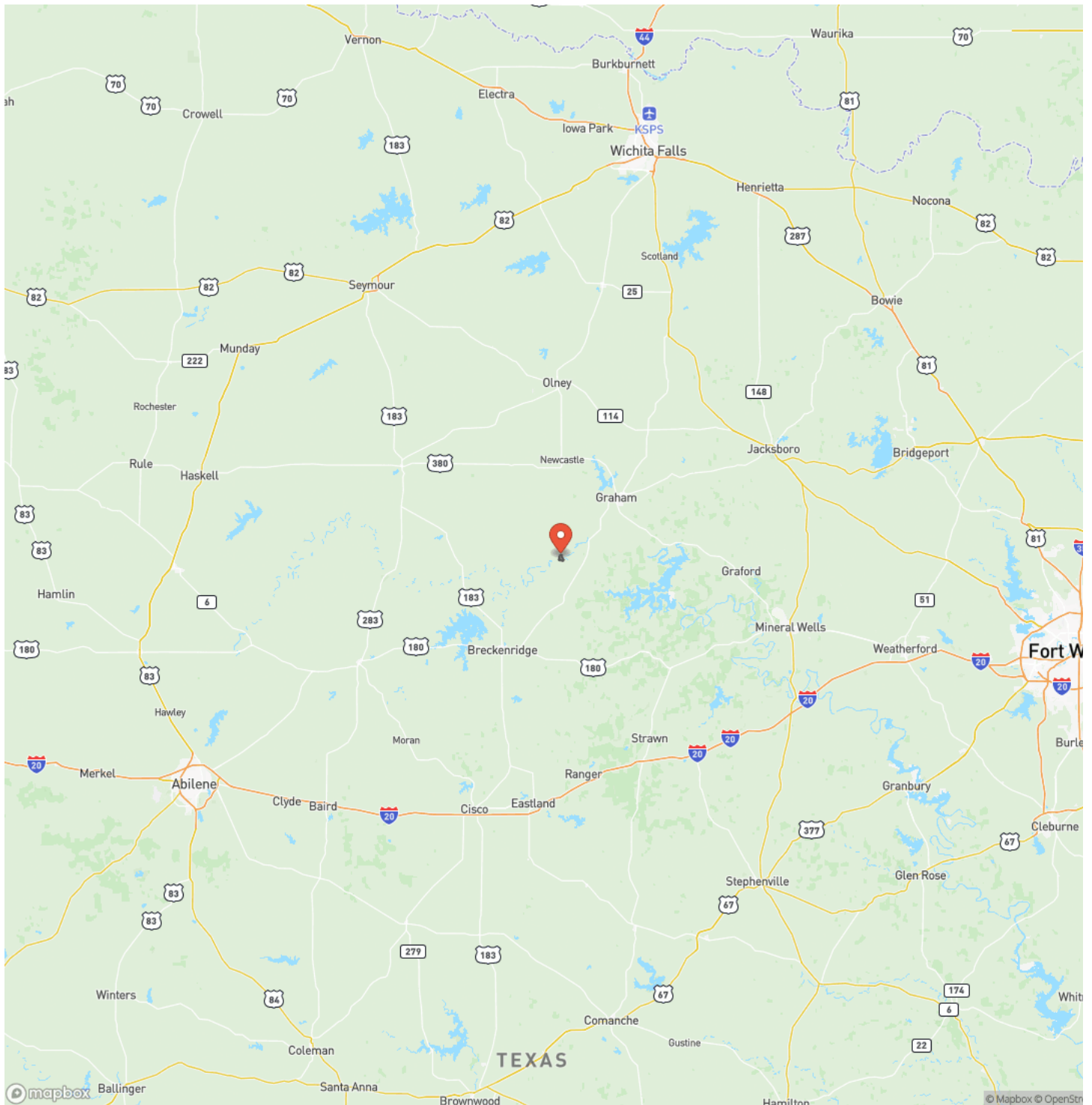
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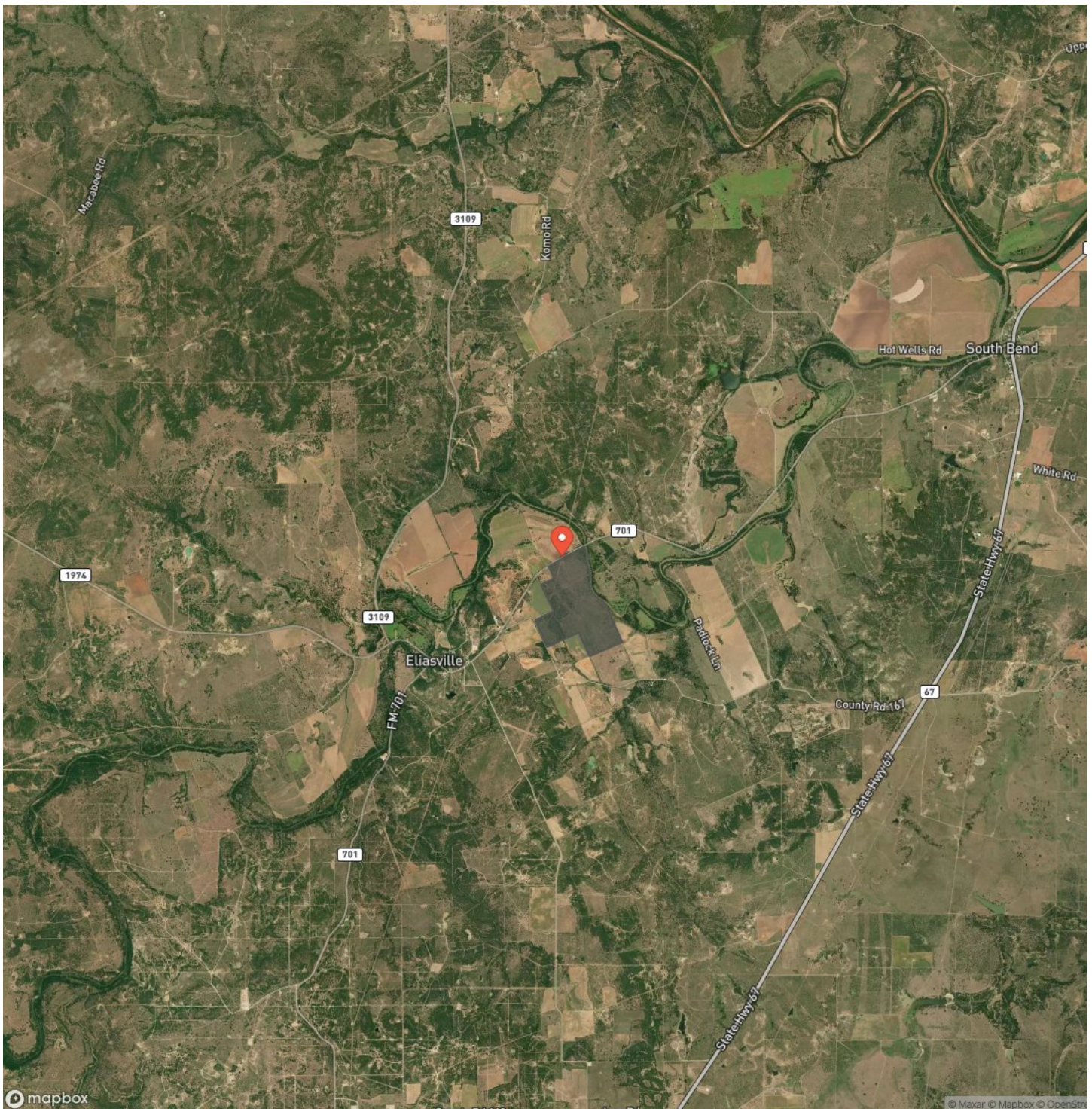
## Locator Map



## Locator Map



## Satellite Map





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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